

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

**A VERY WELL POSITIONED AND LOCATED
MODERN WAREHOUSE OR INDUSTRIAL PREMISES**

AN IDEAL TRADE COUNTER OPPORTUNITY



5 VIKING
OFF CLAYMORE
TAME VALLEY INDUSTRIAL ESTATE
WILNECOTE TAMWORTH B77 5DU

3,500 SQ. FT. (325.16 SQ. M.)

LARGE FORECOURT AND PARKING AREA
OFFICE
APPROX 6 METRES TO EAVES WITH CLEAR WORKING AREA
ATTRACTIVE RENTAL AND TERM BY NEGOTIATION

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



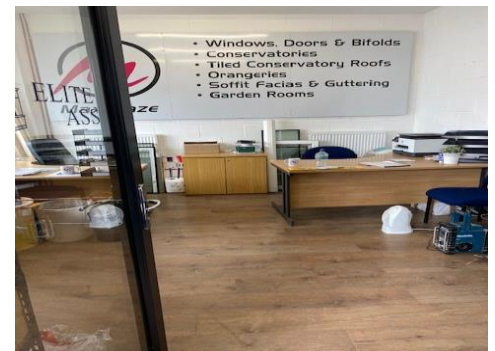
3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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5 Viking occupies a prominent and readily found position within Tame Valley Industrial Estate a mixed industrial warehousing and retailing business area on the southern outskirts of the Borough of Tamworth within five minutes drive (via the B5404 Watling Street) of the intersection of the A5 trunk road with M42 Junction 10 to the east and within ten minutes drive of the A5/A38/M6T Junction T to the west. An ideal location to access all points of the compass via the regional motorway and trunk road systems. The centre of the City of Birmingham is approximately twenty minutes drive distance in clear traffic.

The building is of steel portal frame construction enclosing a total gross internal area of 3,500 sq. ft. (325.16 sq. m.) or thereabouts with a height to eaves of approximately six metres and a clear working area.

The warehouse/workshop has a maximum depth of 18.18 metres and a maximum width of 18.02 metres and produces a clear working area over a concrete floor.



There is a commercial vehicle access doorway with an installed steel roller shutter door and the building is equipped with overhead high bay lighting, and a 3Phase electricity connection.

There is an enclosed appropriately appointed office which has a mezzanine storage area above enclosed by railing.

Within the building there is a service core comprising fitted kitchen, a WC/wash facility and an additional disabled WC/wash facility, there is an additional mezzanine storage area above this service core.

This works area has potential for the installation of a mezzanine floor hence providing potential for economic additional storage space.

The building is positioned within Tame Valley Industrial Estate an established business area of both retailing, warehousing and manufacturing. It hence presents an excellent opportunity for a variety of trades and operations and trade counter use.

The building is set behind a deep forecourt surfaced by brick pavers and providing fourteen marked private vehicle parking spaces.

GENERAL INFORMATION

- LANDLORDS:** The Trustees of the Direct Machine Tools (Midlands) Limited Retirement Benefit Scheme.
- SERVICES:** All main services are connected. Potential occupiers should make their own enquiries as to available capacities for services.
- RATING ASSESSMENT:** On the 2023 list the premises have a rateable value of £21,000.00 and that the rates payable are approximately 50% of this figure. Interested parties should make their own further enquiries as appropriate to Tamworth Borough Council Non Domestic Rates Department Telephone: 01827 709530
- ENERGY PERFORMANCE CERTIFICATE:** This building has an Energy Performance Certificate (Certificate No: 0398-2026-3630-3700-9503) and is Rated D. This Certificate and advisory notes can be Downloaded from the Government site www.ndepcregister.com. A copy of the Certificate is attached.
- VIEWING:** Please contact the Agents.

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk





