

BY DIRECTION OF THE OWNER
FOR SALE FREEHOLD WITH VACANT POSSESSION

WELL POSITIONED INDUSTRIAL OR WAREHOUSE PREMISES

IN A FULLY ENCLOSED AND GATED SITE

WITH PARKING/YARDAGE TO FRONT AND SIDE



**11/12/12A HEDGING LANE INDUSTRIAL ESTATE
DOSTHILL TAMWORTH B77 5HH**

GIA 9,957 SQ.FT (925.03 SQ.M.)

IN TWO BAYS

3 VEHICLE ACCESS POINTS WITH STEEL ROLLER SHUTTER DOORS

6M MINIMUM HEIGHT

2 TON CRANE AND GANTRY IN SITU

FULLY LIT

STAFF AMENITY AND WORKS OFFICE SPACE

£1,250,000.00
(net of any applicable VAT)

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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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www.calderssurveyors.com

A detached industrial or warehousing facility recently refurbished and contained within a fully fenced and gated site within the established Hedging Lane industrial estate at Tame Valley on the southern outskirts of Tamworth.

This is a readily accessible position with easy access to the nearby A5 trunk road and M42 motorway intersection at Junction 10 which is approximately 10 minutes drive to the north east providing excellent links to the regional trunk road and motorway network.

The building is currently partitioned into two separate working areas, but can readily be fully opened up and connected.

All of the building is complete with overhead lighting and a concrete floor and there are three vehicle access doorways each fitted with a steel roller shutter door.

The working area has a height to the underside of the steelwork of approximately 6 m. and other than the partition referred to above, is a clear working area.

The partitioned area is fitted with an overhead 2 ton crane on a gantry.

The building has 3-phase electricity, gas, water and mains drainage connected.

It is fitted with a staff break out room, works WC/wash facilities and an entrance lobby with two administrative offices.

There are translucent panels fitted within the roof.

Externally there is a surfaced forecourt/yard area ideal for secure parking and an additional yard area to the eastern side of the building. A good facility ideal for a variety of trades and users.





GENERAL INFORMATION

VENDORS

ES Engineering Services Ltd.

TENURE

The property is offered freehold with vacant possession.

SERVICES

Electricity, water, gas and drainage are all connected.

ENERGY PERFORMANCE

The premises have a current Energy Performance Certificate under the Minimum Energy Efficiency Standards Provisions of the Energy Act 2011 and are rated C under Certificate no. 5596-3534-0012-6729-3202 valid until 28.01.2034.

RATING ASSESSMENT

Rateable value on the 2023 list £55,000. The current rate in the £ per annum is approximately 50%.

VIEWING

Please contact the agents.

LOCAL AUTHORITY

**Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
B79 7BZ
www.tamworth.gov.uk**

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 Caldery 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

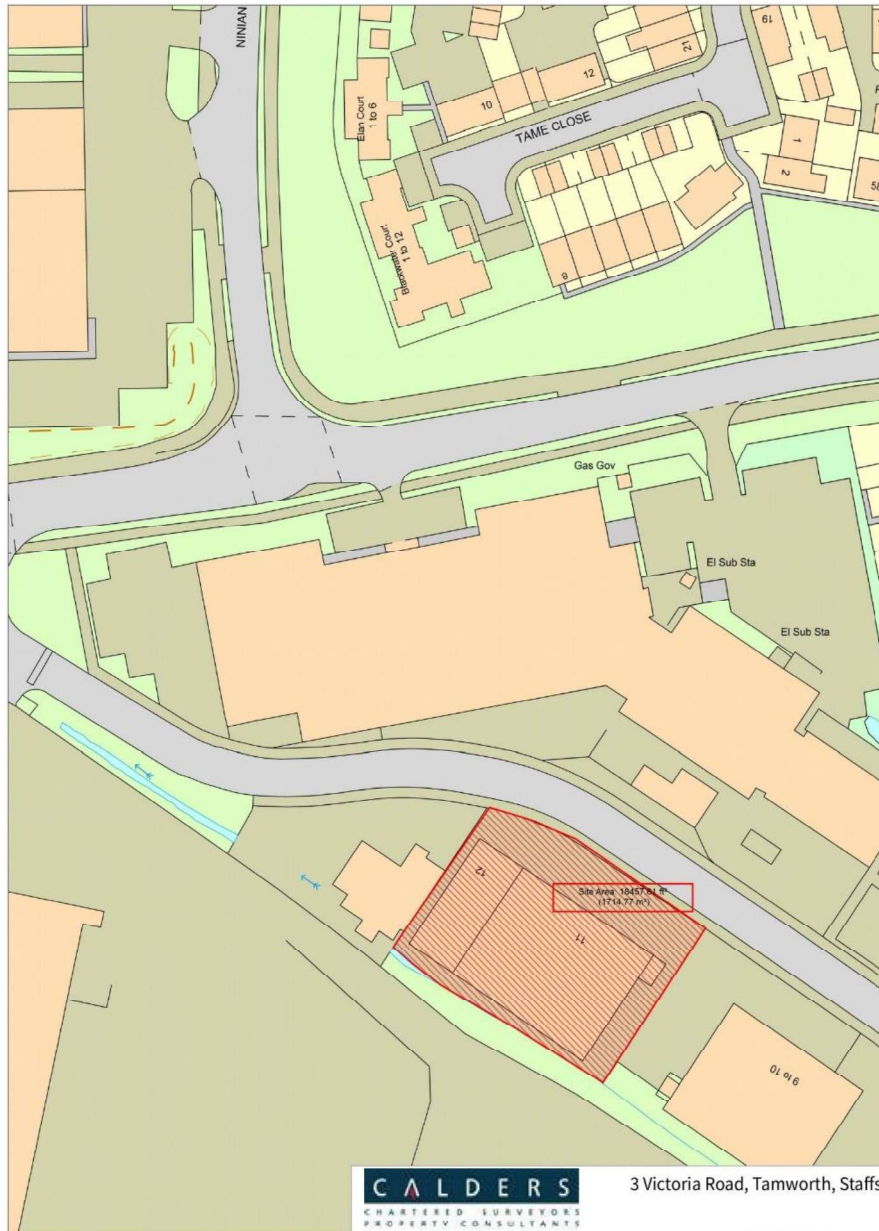
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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



CALDER
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

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calderssurveyors.com

Client: **Envirostrip GB Ltd**

Project: **11/12/12a Hedging Lane Dosthill B77 5HH**

Title: **site plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 14 Jan 2021

Drawing No:



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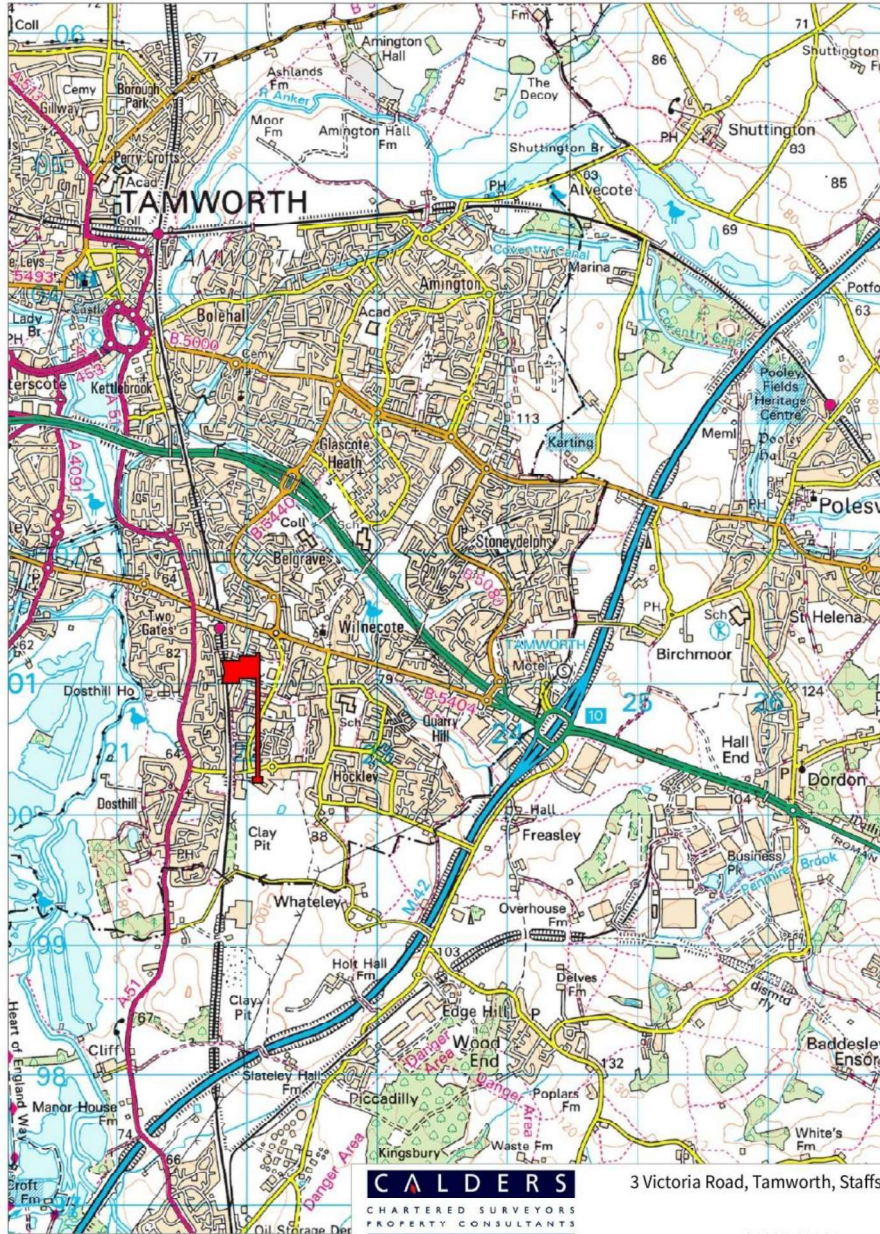
Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 14 Jan 2021

Drawing No:



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1 VICTORIA ROAD TAMWORTH

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Client: **ECS Engineering Services Ltd**

Project: **11/12/12a Hedging Lane Industrial Estate**

Title: **regional location**

Scale: 1:50000 @A4

Drawn By: rdc

Date: 02 Aug 2024

Drawing No: