CALDERS

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

BY DIRECTION OF THE FREEHOLDERS **R/27814**
FOR SALE OR TO LET

AN IMPRESSIVE MODERN OFFICE BUILDING WITH PARKING IN A PLEASANT AND VERY ACCESSIBLE LOCATION KNOWN AS

1 HAMEL HOUSE
CALICO BUSINESS PARK,SANDY WAY, AMINGTON,
TAMWORTH, B77 4BF

3,158 SQ.FT NET INTERNAL AREA (293.44 SQ.M.)

* WINDOWS ALL DOUBLE GLAZED, COMPLETE WITH BLINDS
* FULLY AIR CONDITIONED
* RAISED FLOOR CABLING SYSTEM
*10 DEDICATED CAR PARKING SPACES
*SUSPENDED CEILINGS WITH INSET CONTEMPORARY LIGHTING
* EPC: RATED B – CERTIFICATE VALID UNTIL 2034

TO LET UPON A NEW LEASE £42,850 PER ANNUM (NET OF VAT)

TO PURCHASE £550,000 NET OF VAT

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.

RICS

3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL
E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

This is a self contained contemporary office building fitted to a high specification and offering open footplate office space on both floors, ideal for partitioning as required. Some existing partitioning remains in situ from the previous occupants but is easily removed.

The space is attractively appointed and carpeted throughout and has recently been redecorated and is complete with a heating/cooling air conditioning system a raised floor cabling system, providing maximum flexibility for computer/power/telecommunication cabling with suspended ceilings inset with a contemporary lighting system.

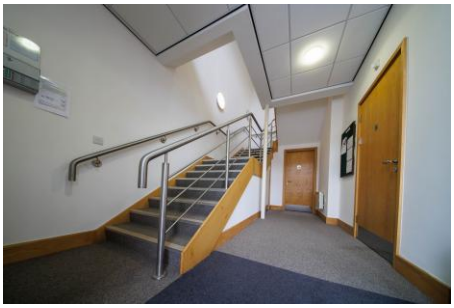
Each floor has WC/wash facilities and are therefore capable of independent occupation and both are accessed from a ground floor lobby.

The ground floor space has an existing well fitted kitchen, complete with appliances.

This location is approximately ten minutes drive from Tamworth town centre and a similar time distance from the intersection of the A5 trunk road and the M42 motorway at Junction 10 linking to the national principle road system.

Tamworth has two main line railway stations and Birmingham airport is approximately 20 minutes drive in clear traffic and East Midlands airport is approximately 30 minutes drive.

MAYDOWN



GENERAL INFORMATION

1.	VENDORS/LANDLORD	THE TRUSTEES OF THE DENTONS SIPP
2.	PURCHASE PRICE	£750,000 NET APPLICABLE VALUE ADDED TAX FREEHOLD WITH VACANT POSSESSION UPON COMPLETION
3.	TERMS OF LETTING	A NEW LEASE WILL BE GRANTED AT A RENTAL COMMENCING AT £42,850 P/A NET OF VAT FOR A TERM TO BE NEGOTIATED. TENANT WILL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE PREMISES AND FOR REFUNDING TO THE LANDLORDS THE PREMIUM COSTS OF INSURING SAME AND ANY CHARGE INCURRED IN RESPECT TO THE MAINTENANCE AND MANAGEMENT OF THE COMMUNAL PARTS OF CALICO PARK.
4.	SERVICES	MAINS ELECTRICITY WATER AND DRAINAGE ARE CONNECTED
5.	BUSINESS RATES	ON THE 2023 RATING LIST THE PREMISES HAVE A RATEABLE VALUE OF £32,500. THE CURRENT RATES PAYABLE IN THE £ IS APPROX 50%.
6.	ENERGY PERFORMANCE	CURRENT CERTIFICATE VALID UNTIL 5 DECEMBER 2034: Certificate number 2111-3191-6932-3192-2188
7.	VIEWING	PLEASE CONTACT THE AGENTS
8.	LOCAL AUTHORITY	Tamworth Borough Council Marmion House Lichfield Street Tamworth B79 7BZ Telephone No: 01827 709709

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

Promap
LANDMARK INFORMATION

Map Centre : 423296,303091

0m 10m 20m 30m

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1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Philip Stevens & Steve Duley**

Project: **1 Hamel House, Calico Business Park B77 4BF**

Title: **Site plan**

Scale: 1:1250 @A4 Date: 28 Oct 2024

Drawn By: rdc Drawing No:

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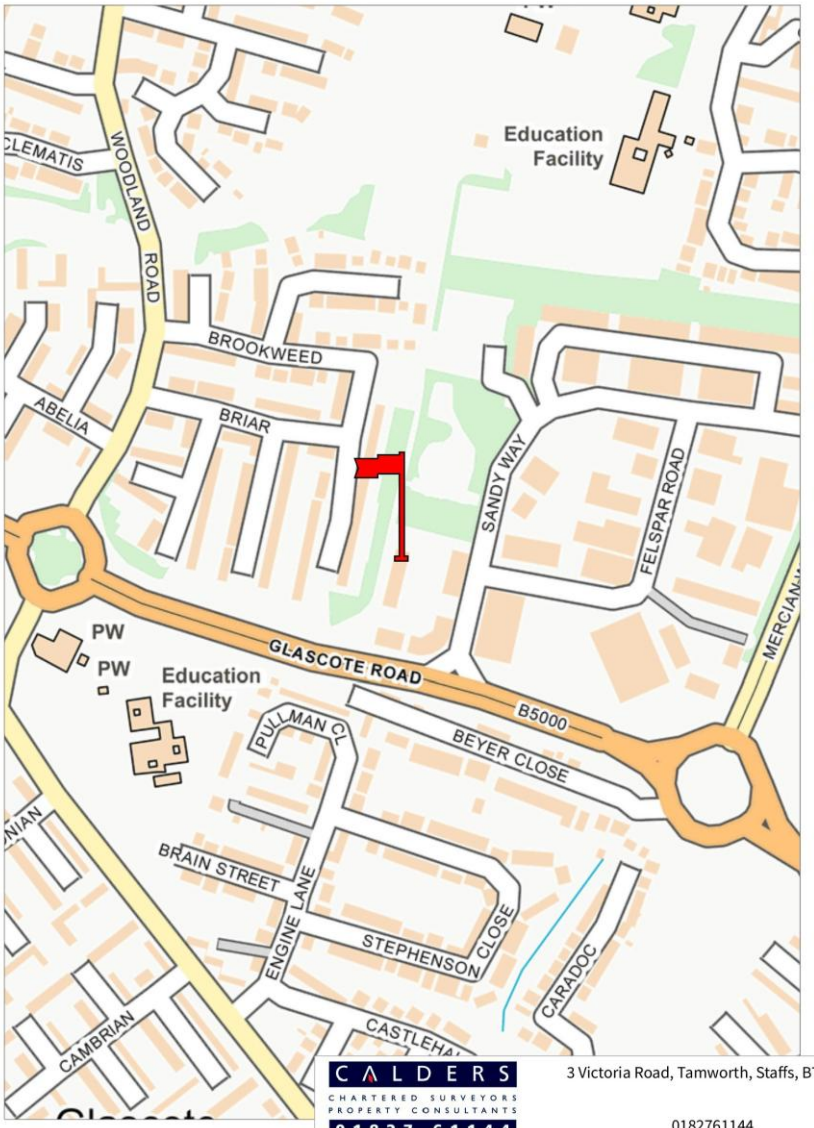
Promap
LANDMARK INFORMATION

Map Centre : 423296,303090



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Client: **Philip Stevens & Steve Duley**

Project: **1 Hamel House, Calico Business Park B77 4BF**

Title: **location plan**

Scale: 1:5000 @A4 Date: 28 Oct 2024

Drawn By: rdc Drawing No:

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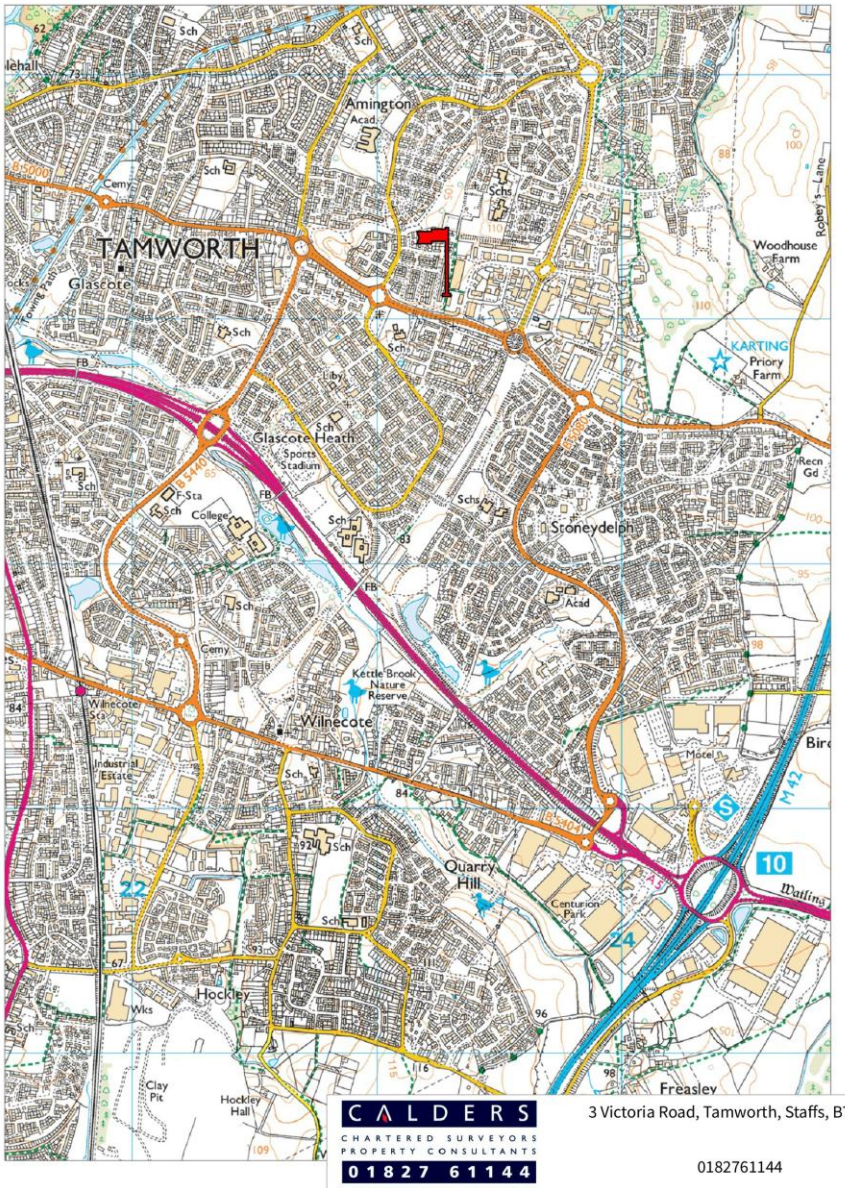
Promap
LANDMARK INFORMATION

Map Centre : 423167,301920



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Client: **Philip Stevens & Steve Duley**

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Title: **location plan**

Scale: 1:25000 @A4 Date: 28 Oct 2024

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