

TO LET UPON A NEW LEASE
BY DIRECTION OF THE FREEHOLDERS

R27254

**AN ATTRACTIVELY AND CONVENIENTLY
POSITIONED SUITE OF FIRST FLOOR
ADMINISTRATIVE OFFICES**



BERRY HOUSE
CONNEMARA CLOSE
GYPSY LANE DORDON
TAMWORTH/ATHERSTONE B78 1SX

526 SQ.FT. (48.95 SQ.M.)

EXCELLENT ACCESS TO A5 AND M42 JUNCTION 10

4 CAR PARKING SPACES (OR MORE BY ARRANGEMENT)

**AN EXCELLENT MODERN BUILDING WITH GAS FIRED
CENTRAL HEATING, DOUBLE GLAZING AND SOME CABLE TRUNKING**

£8,750 PER ANNUM EXCLUSIVE

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

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

The entire first floor is available upon this modern building as offices situated on the outskirts of the village of Dordon almost adjacent to the A5 and within five minutes drive of Junction 10 of the M42.

Both the towns of Atherstone and Tamworth are within approximately ten minutes drive and this is an ideal location for accessing other major Midland centres via the nearby trunk road and motorway system.

The space comes complete with a generous parking allocation within an attractive forecourt setting for the premises.



GENERAL INFORMATION

LANDLORDS:

Aztec Homes Limited

PROPOSED TERMS OF NEW LEASE:

A new Lease is available at a commencing rental of £8,750 per annum exclusive for a minimum three year term or longer by arrangement.

The tenant will be responsible via a service charge for fifty percent of the services consumed and rates incurred by the building and fifty percent of the insurance premium paid by the landlords for the insurance of the premises.

SERVICES:

Mains electricity, water and drainage are connected to the premises.

RATEABLE VALUE:

Under the 2017 current list the building has a rateable value of £4,100. The current rate payable is approximately fifty percent of this.

NB: For a qualifying user these premises qualify for a nil rates payment provision under current arrangements.

Under current measures qualifying businesses (i.e., their sole business premises) may achieve a nil rates payable position.

VIEWING:

Please contact the agents.

ENERGY PERFORMANCE CERTIFICATE:

This building has an Energy Performance Certificate (Certificate No: 9345-3075-0682-0700-6825 and is rated C. This Certificate and advisory notes can be downloaded from the Government site www.ndepcregister.com. A copy of this Certificate is attached.

LOCAL AUTHORITY:

Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ

Telephone No: 01827 709709

PURPOSE OF THESE PARTICULARS

The information given in these 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

Energy Performance Certificate

Non-Domestic Building



Berry House
Gipsy Lane
Dordon
TAMWORTH
B78 1SX

Certificate Reference Number:
9345-3075-0682-0700-6825

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

63

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	169
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	58.27
Primary energy use (kWh/m ² per year):	339.28

Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

73

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	Lifespan SBEM v5.4.a using calculation engine SBEM v5.4.a.1
Property Reference:	352687740000
Assessor Name:	Jonathan Parkes
Assessor Number:	EES/005659
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Midland Assess Energy
Employer/Trading Address:	c/o LBParkes, Town Wharf Business Park, 16-18 Station Street, Walsall, WS2 9JZ
Issue Date:	30 May 2018
Valid Until:	29 May 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0630-0748-4629-5725-8006.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.



3 Victoria Road, B79 7HL

01827 61144

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Client: **Aztec Homes Ltd**
Project: **offices @ Berry House**
Title: **location plan**

Scale: 1:5000 @A4
Drawn By: rdc

Date: 02 Mar 2020
Drawing No:



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Client: **Aztec Homes Ltd**
Project: **Berry House**
Title: **regional location**
Scale: 1:50000 @A4
Drawn By: rdc
Date: 02 Mar 2020
Drawing No: