

**BY DIRECTION OF THE FREEHOLDER**

**R/27901**

**H.HODSON-WALKER & SON**

**TO LET UPON A NEW LEASE**

**WORKSHOP OR WAREHOUSE PREMISES WITH USEFUL  
YARDAGE AND GENEROUS PARKING FACILITIES  
KNOWN AS**



**UNIT 10 DONKHILL FARM CATTON DE12 8LW**  
BETWEEN TAMWORTH, LICHFIELD AND BURTON UPON TRENT  
GROSS INTERNAL AREA 3,240 SQ FT (301.03 SQ.M)  
COMPLETE WITH 3-PHASE ELECTRICITY  
ROLLER SHUTTER VEHICLE ACCESS DOOR  
OVERHEAD LIGHTING  
CLEAR WORKING AREA WC/WASH FACILITIES  
AND OFFICE

**£25,950 PER ANNUM (VAT NOT APPLICABLE)**

**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.



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## **10 DONKHILL FARM**

A Conventional and functional industrial warehouse building being a detached facility with generous parking and external areas suitable for yardage or external storage, occupying a discrete position at Donkhill Farm but having convenient access within five minutes drive of the A38 linking with M6T and A5 to the south west.

The building is steel portal frame construction offering a clear working area and has dimensions of 22.6 m. depth x 13.32 m width and has a concrete floor throughout, 3 phase electricity connection, overhead lighting and a roller shutter vehicle access doorway.

Constructed within the building is an administrative office suite comprising 2 private offices, fitted kitchen and WC/wash facility.

Externally, the building has generous parking facilities and potential yardage, currently being hard core surfaced but capable of closure.

The building is offered upon a new lease for a term to be negotiated.

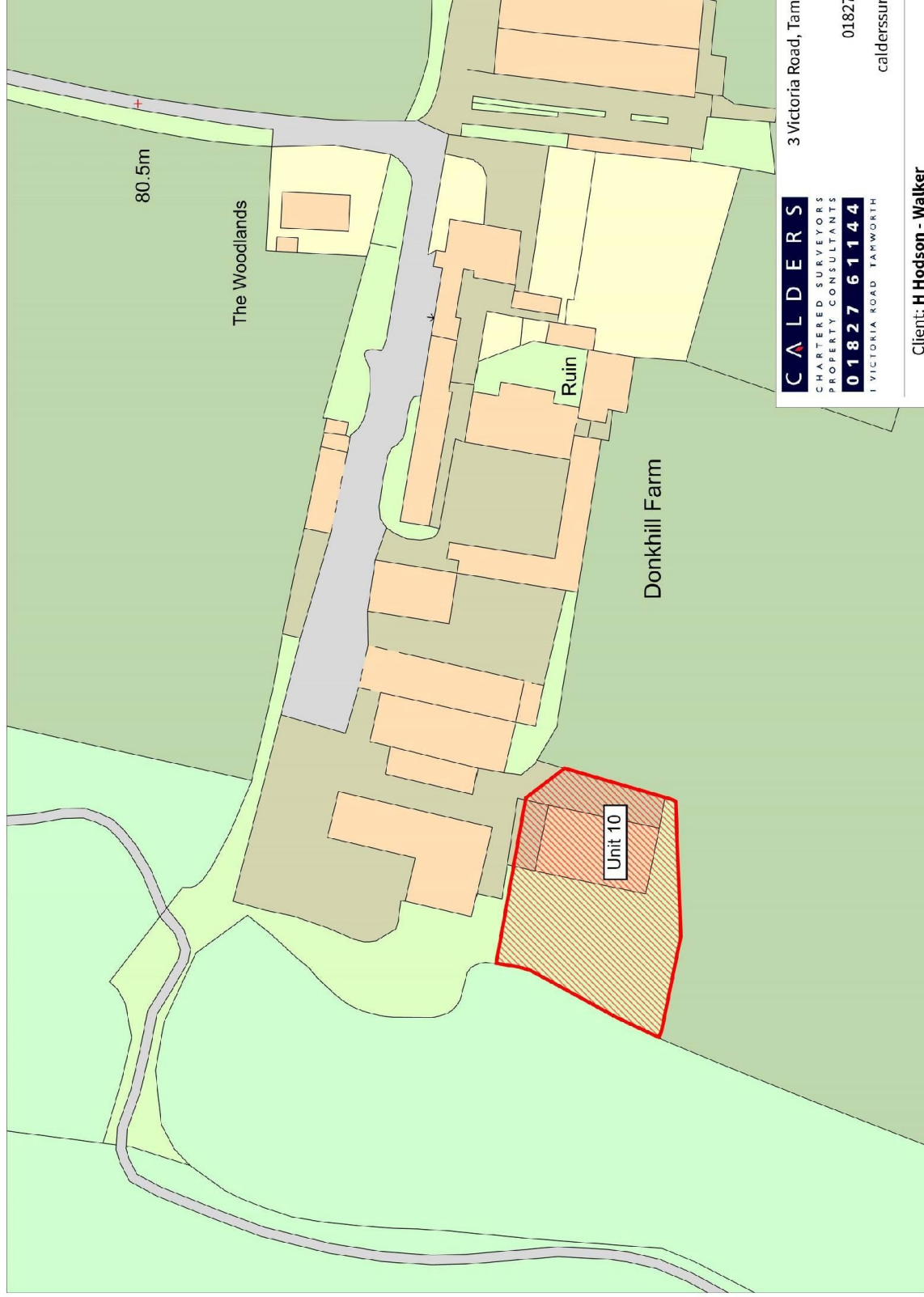
Donkhill Farm occupies a pleasant position within open countryside, within the area known as Catton Park and is accessed off Rosliston Lane leading from the A513 at the Croxall turn. It is approximately 15 minutes drive from Tamworth, Lichfield and Burton upon Trent.



10 DONKHILL FARM







**CALDER S**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
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1 VICTORIA ROAD TAMWORTH

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01827 61144

[caldersurveyors.com](http://caldersurveyors.com)

Client: **H Hodson - Walker**

Project: **10 Donkhill Farm DE12 8LW**

Title: **Site plan for identification**

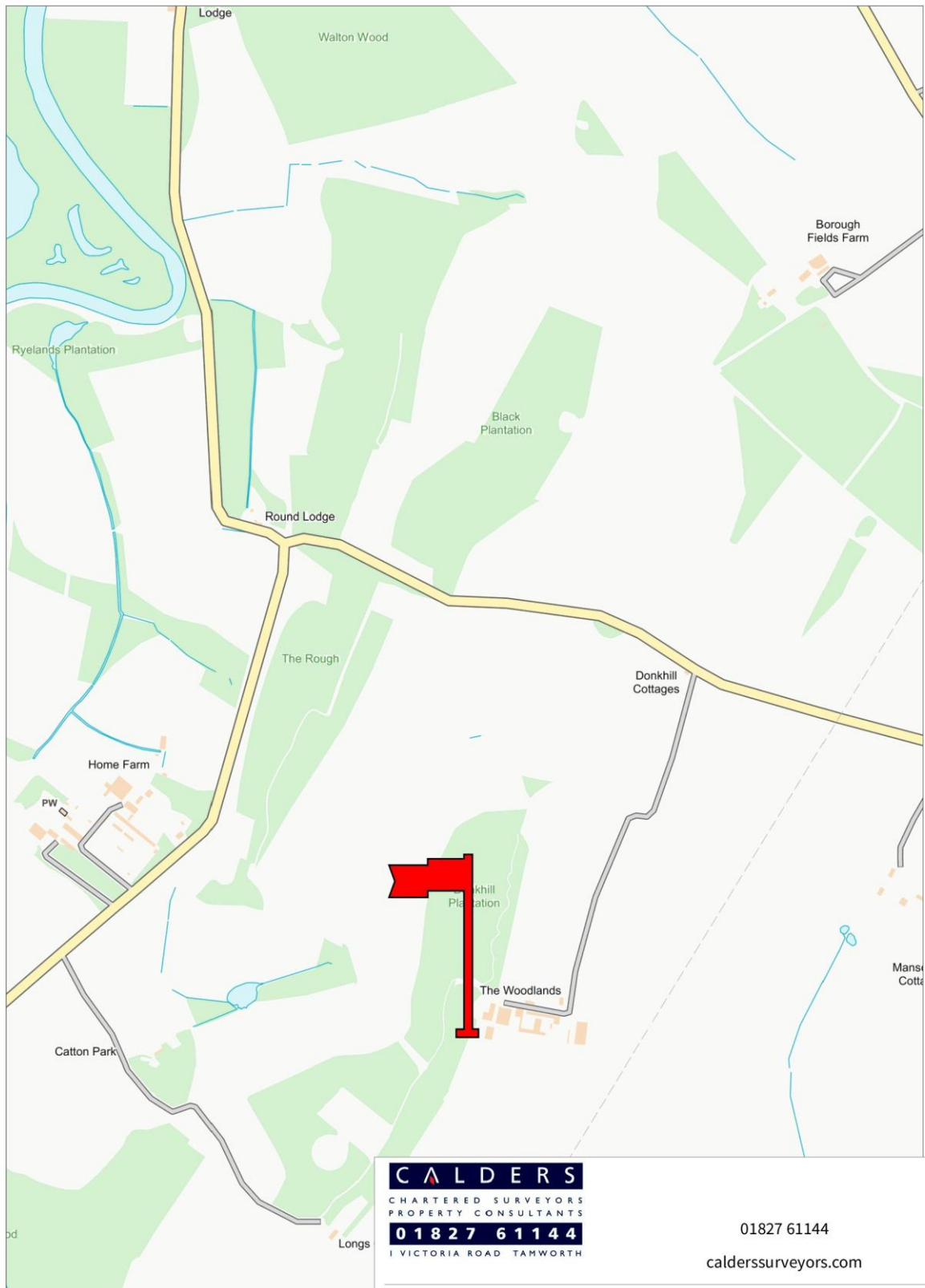
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Drawn By: rdc

Date: 30 Jul 2025

Drawing No:





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Client: **H Hodson - Walker**

Project: **Donkhill Farm Catton DE12 8LW**

Title: **location**

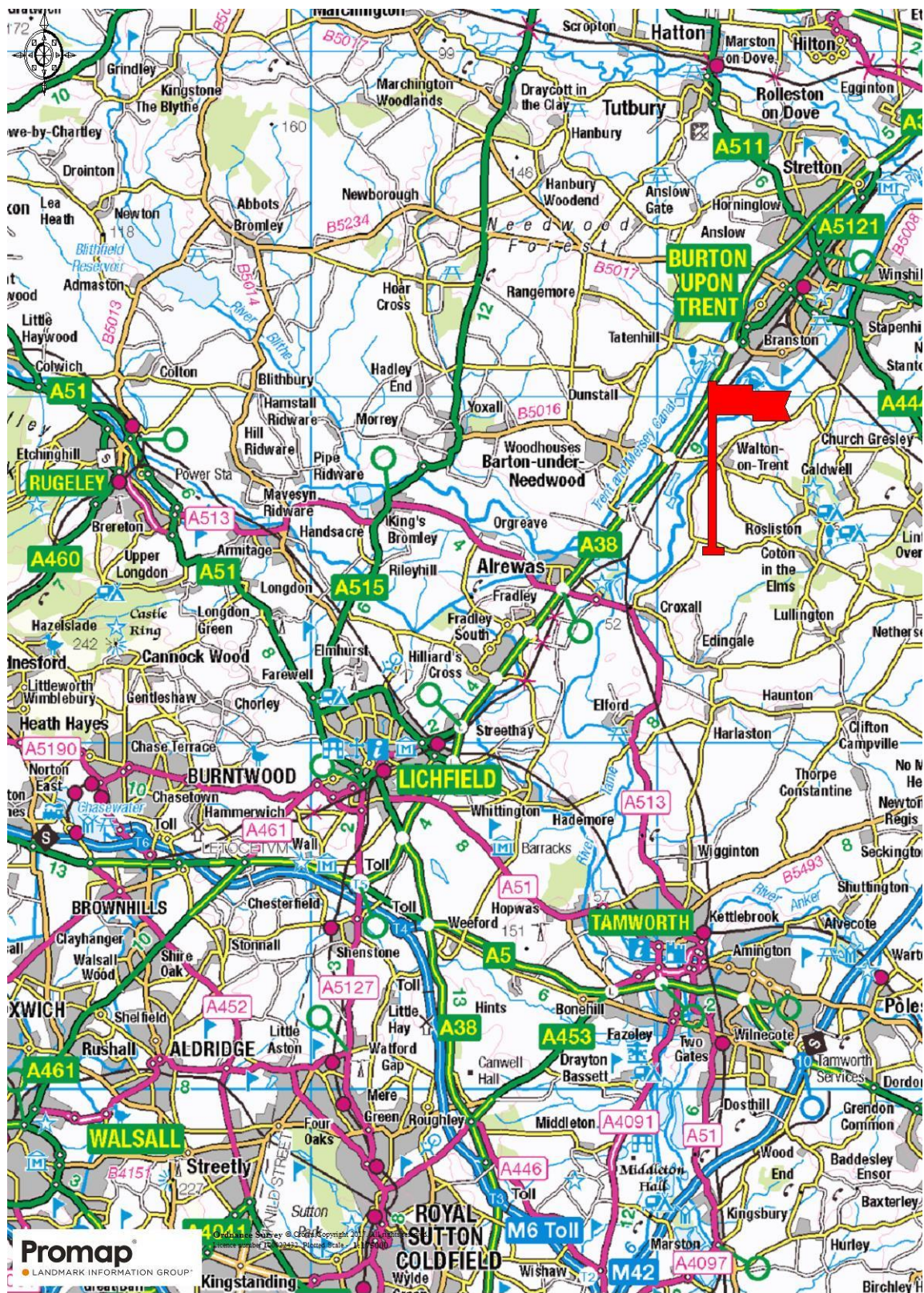
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Drawn By: rdc

Date: 30 Jul 2025

Drawing No:





## **GENERAL INFORMATION**

1. LANDLORDS H HODSON-WALKER & SON
2. RATING ASSESSMENT ON THE 2023 VALUATION OFFICE LIST THE PREMISES HAVE A RATEABLE VALUE OF £11,250. THEREFORE QUALIFYING BUSINESSES ARE ABLE TO GAIN 100% RELIEF AGAINST RATES PAYABLE. FOR THOSE NOT QUALIFYING THE CURRENT RATES PAYABLE ARE APPROXIMATELY 50% OF THE RATEABLE VALUE.
3. SERVICES MAINS ELECTRICITY AND WATER ARE CONNECTED
4. ENERGY PERFORMANCE THE PREVIOUS CERTIFICATE HAS EXPIRED BUT THIS RATED THE BUILDING GRADE C. THE LANDLORDS HAVE APPLIED FOR A REPLACEMENT CERTIFICATE
5. PRINCIPLE TERMS OF LETTING  
THE PREMISES ARE AVAILABLE UPON A NEW LEASE THE TERM TO BE NEGOTIATED AT A COMMENCING RENTAL OF £25,950 PER ANNUM FIXED FOR FIRST 3 YEARS OF THE TERM. VAT NOT APPLICABLE TO THIS PROPERTY.  
THE TENANT WILL BE RESPONSIBLE FOR MAINTAINING THE COMMENCING CONDITION OF THE PREMISES YARD AND PARKING AREAS AND FOR REFUNDING TO THE LANDLORD THE PREMIUM COSTS OF INSURING THE BUILDING. A SERVICE CHARGE IN RESPECT OF THE COMMUNAL AREAS OF THE ESTATE IS NOT APPLICABLE.
6. VIEWING PLEASE CONTACT THE AGENTS: 01827 61144  
EMAIL: [richard@calderssurveyors.com](mailto:richard@calderssurveyors.com)  
[Josephine.smith@calderssurveyors.com](mailto:Josephine.smith@calderssurveyors.com)  
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## **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](http://www.commercialleasecodeew.co.uk)