

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

R/27900

**A WORKSHOP AND STORAGE BUILDING, 4,301 SQ.FT GIA (399.64
SQ.M.)
TOGETHER WITH GENEROUS PARKING AND
YARDAGE/EXTERNAL STORAGE PROVISION**



9 DONKHILL FARM, CATTON, DE12 8LW

**NEAR TO ALREWAS, TAMWORTH, LICHFIELD AND BURTON UPON
TRENT
SUITABLE FOR A VARIETY OF USERS AND WITH READY ACCESS TO A513
AND A38 BOTH WITHIN MINUTES DRIVE**

£34,500 PER ANNUM (VAT NOT APPLICABLE)

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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.
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STAFFORDSHIRE B79 7HL

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9 DONKHILL FARM

A Warehouse building of steel portal frame construction offering a clear working area and being complete with 3 phase electricity overhead lighting, concrete floor throughout and vehicle access doorway and door .

Also constructed internally are an office, WC/wash facility and a mezzanine staffroom.

The building has a minimum height to the underside of the steelwork of 4.85 metres or thereabouts.

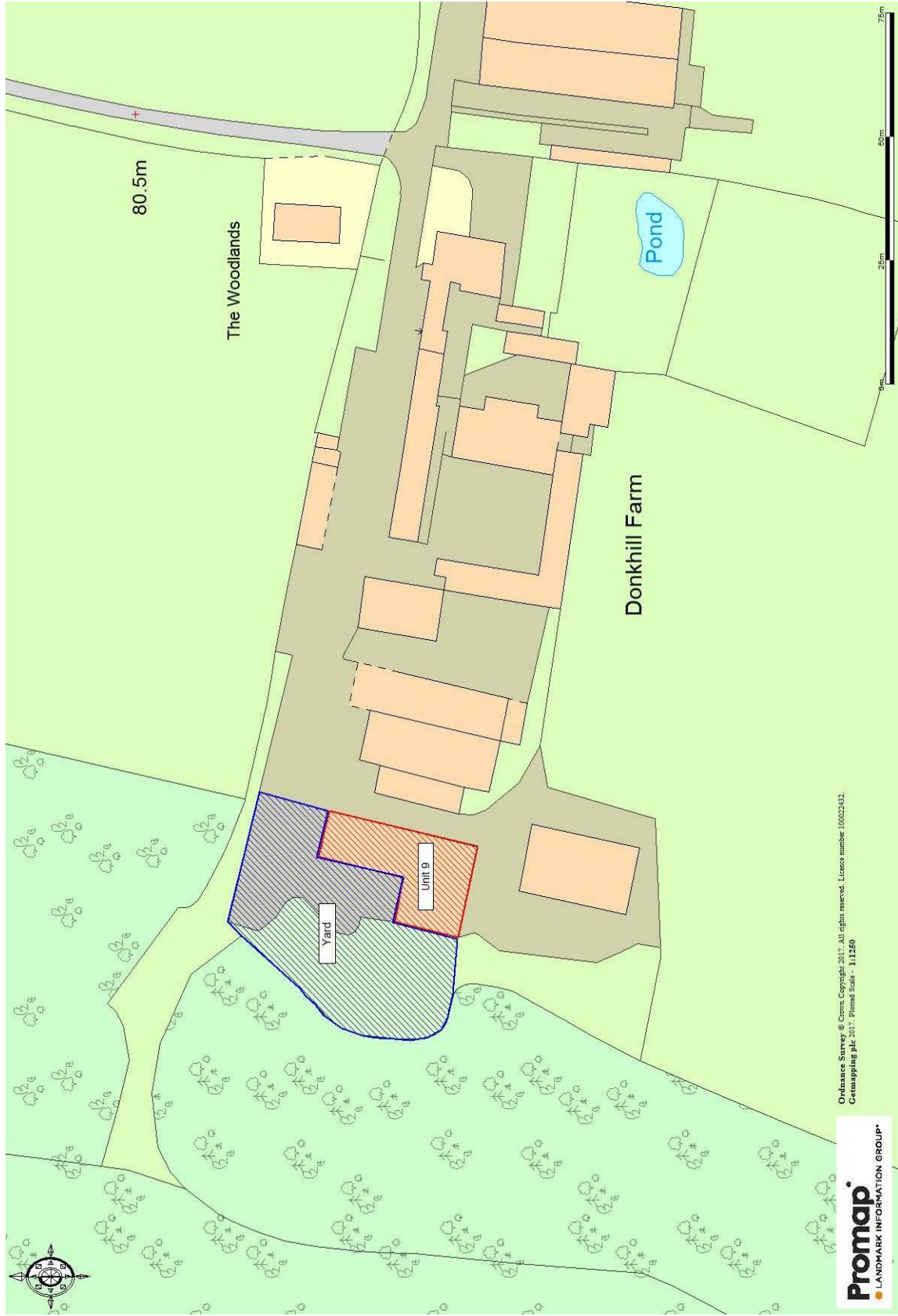
The dimensions of the principle workshop are 31.54 m depth x 8.8 m. width and the extension to the working area has a depth of 13.36 m. and a width of 8.95m.

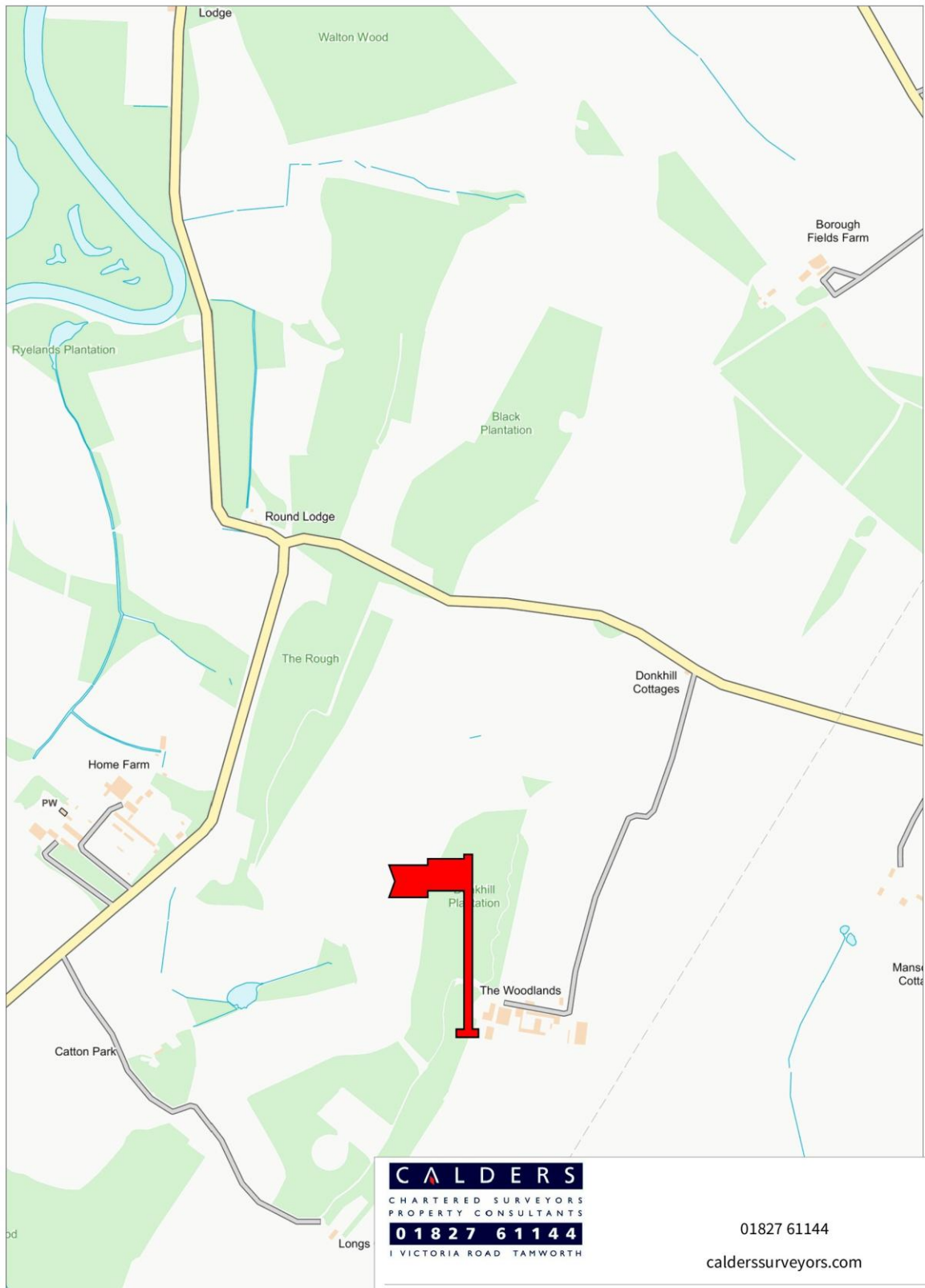
Externally there is a concrete parking forecourt and amenity area and an additional area at the side of the building forming useful yardage or external storage.

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

9 DONKHILL FARM







CALDER S
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Client: **H Hodson - Walker**

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

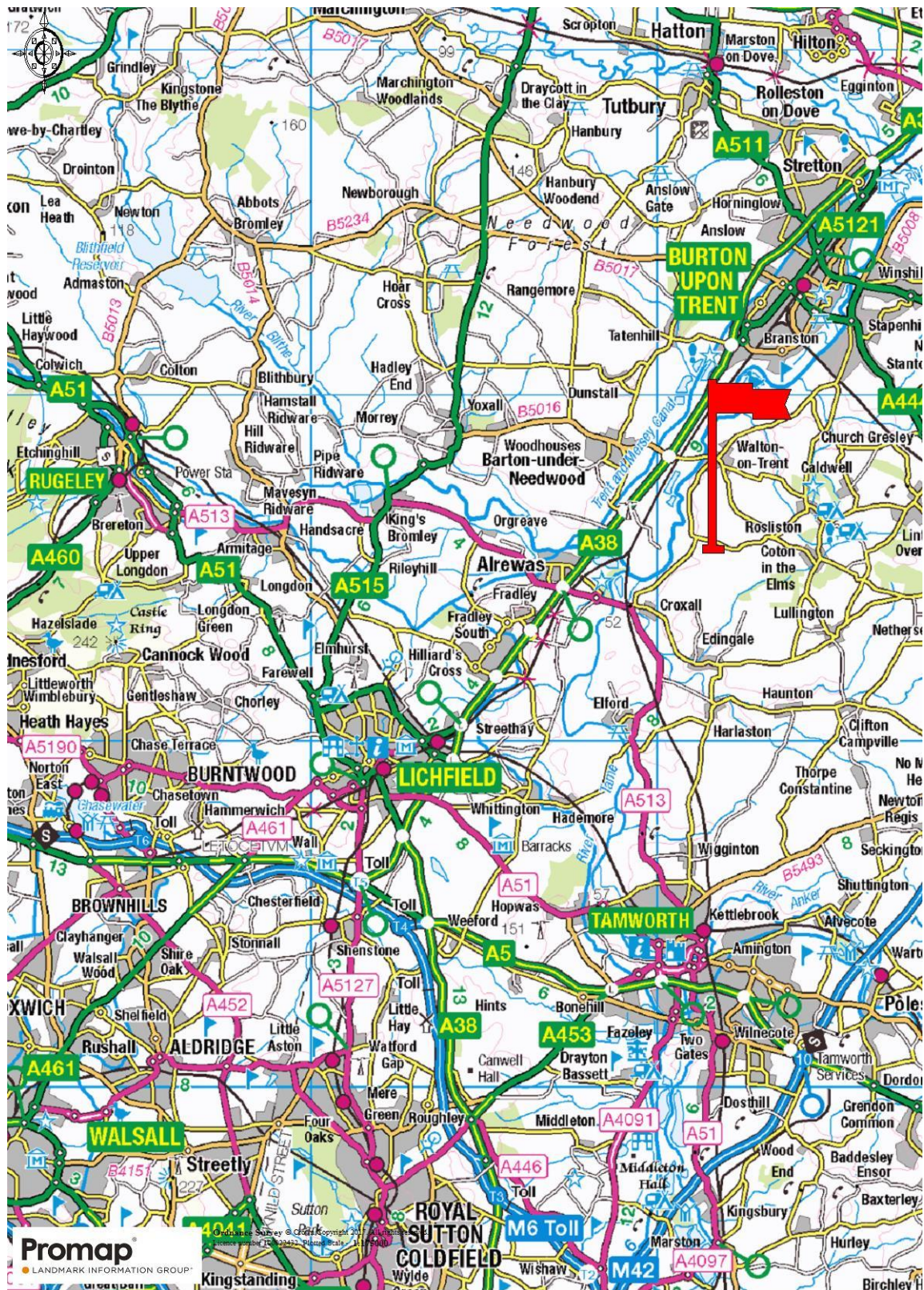
Title: **location**

Scale: 1:11000 @A4

Drawn By: rdc

Date: 30 Jul 2025

Drawing No:



GENERAL INFORMATION

- | | |
|-----------------------------------|---|
| 1. LANDLORDS | H HODSON WALKER & SON |
| 2. PRINCIPLE LEASE TERMS | THE BUILDING IS AVAILABLE BY WAY OF A NEW LEASE FOR A TERM TO BE AGREED AT A COMMENCING RENTAL OF £34,500 PER ANNUM (VAT NOT APPLICABLE). FIXED FOR THE FIRST 3 YEARS OF THE TERM. THE TENANT WILL BE REQUIRED TO MAINTAIN THE COMMENCING CONDITION OF THE BUILDING AND TO REFUND TO THE LANDLORDS THE PREMIUM COSTS OF INSURING SAME. THERE IS NO SERVICE CHARGE PAYABLE IN RESPECT OF THE MAINTENANCE AND MANAGEMENT OF THE COMMUNAL AREAS OF DONKHILL FARM |
| 3. RATING ASSESSMENT | THE PROPERTY HAS A CURRENT RATEABLE VALUE OF £ THE CURRENT RATES PAYABLE IS APPROXIMATELY 50% OF THIS FIGURE |
| 4. SERVICES | MAINS ELECTRICITY AND WATER ARE CONNECTED TO THE PREMISES. DRAINAGE IS TO A PRIVATE SYSTEM |
| 5. VIEWING | PLEASE CONTACT THE AGENT: 01827 61144 EMAIL: richard@calderssurveyors.com Josephine.smith@calderssurveyors.com Alison.rowley@calderssurveyors.com |
| 6. ENERGY PERFORMANCE CERTIFICATE | THE PREMISES HAVE A VALID CURRENT ENERGY PERFORMANCE CERTIFICATE AND ARE RATED E. |

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

