

**BY DIRECTION OF DELAMODE ANGLIA LTD**

**R27892**

**TO LET**

**AN ATTRACTIVELY SITUATED AND FULLY SELF CONTAINED  
OFFICE BUILDING WITH ADJACENT PARKING**



**4 BONEHILL MEWS  
LICHFIELD STREET  
FAZELEY  
TAMWORTH B78 3QN**

**2,796 SQ.FT. (260 SQ.M.) NET INTERNAL AREA**

**FULLY DOUBLE GLAZED & ELECTRICALLY HEATED  
MODERN LIGHTING, PART AIR CONDITIONED  
FITTED KITCHEN, FULL W.C. WASH FACILITIES  
10 DEDICATED CAR PARKING SPACES PLUS OVERFLOW POTENTIAL**

**WELL SITUATED WITHIN APPROX. 3 MILES OF M42 JUNCTION 10  
& 5 MILES OF M6 TOLL JUNCTION T3**

**£33,500 PER ANNUM RENTAL  
SHORT OR LONGER TERM AVAILABLE  
NET OF APPLICABLE VALUE ADDED TAX**

**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

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[www.calderssurveyors.com](http://www.calderssurveyors.com)

4 Bonehill Mews is part of a modern development of four self contained buildings pleasantly situated off Lichfield Street, Fazeley within five minutes drive of the A5 trunk road and within ten minutes of M42 Junction 10 and fifteen minutes from M6 Toll Junction T3.

This is a fully self contained two storey building providing contemporary open plan office accommodation complete with fitted carpets, electric heating, double glazing throughout, contemporary lighting and air conditioning to part.

The property has an electronic security alarm and the existing window blinds are included.

### GROUND FLOOR

Reception lobby with stairs off to the first floor and separate ladies, gents and disabled w.c./wash facilities off.

The open plan office area provides 1,622 sq.ft. (150.58 sq.m.) net internal area.

### FIRST FLOOR

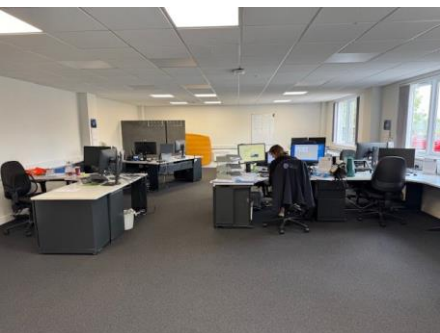
A fully fitted kitchen complete with sink unit, vinyl flooring, worktops etc.

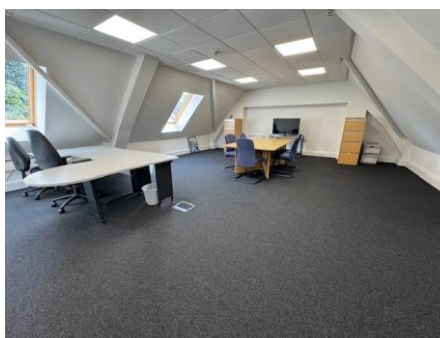
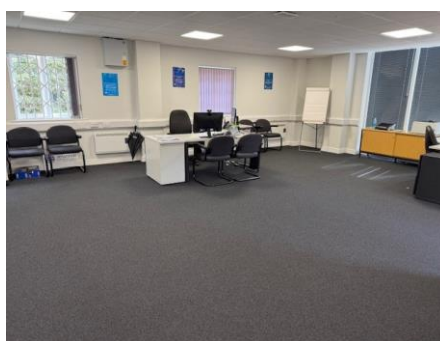
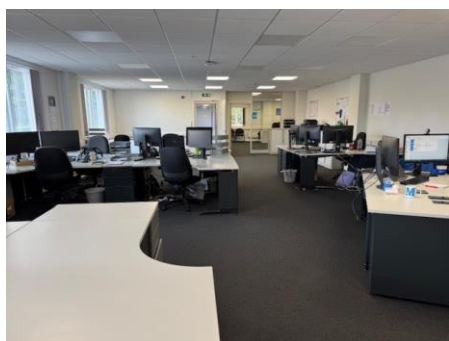
The office area is fully open plan and provides 1,098 sq.ft. (102.82 sq.m.) net internal area.

### EXTERNALLY

The parking area is tarmacadam surfaced bordered with soft landscaping and there are seven marked and dedicated private vehicle parking spaces and 3 additional spaces adjacent to the rear elevation. There is potential for overflow double parking if needed.

Tamworth town centre is approximately five minutes drive away. Fazeley village centre is within walking distance and has numerous local amenities.





## **GENERAL INFORMATION**

### **1. TERMS OF LETTING**

The property is available by assignment of the existing Lease or a sub-let from same. The passing rent is £33,500 (Thirty Three Thousand Five Hundred Pounds) per annum net of V.A.T. and the Lease expires on 25<sup>th</sup> May 2030. The existing tenants will consider a sub-let for a shorter term if required. The Landlords of the building are prepared to discuss a longer term and the grant of a new Lease should this be required. The tenant will be responsible for the repair and maintenance of the premises which are currently in very good order.

### **2. RATING ASSESSMENT**

On the current rating list the premises have a rateable value of £19,000 (Nineteen Thousand Pounds). The current rate in the pound payable is approximately 50%.

### **3. SERVICE CHARGE**

A service charge is payable in respect of a proportionate contribution to the management and maintenance of the external areas and private access driveway. Details can be provided by the agents.

### **3. ENERGY PERFORMANCE CERTIFICATE**

This property has a current Certificate and is rated B.

### **4. VIEWING**

Please contact the agents.  
[enquiries@calderssurveyors.com](mailto:enquiries@calderssurveyors.com)

### **5. LOCAL AUTHORITY**

Lichfield District Council  
District Council House Frog Lane Lichfield WS13 6YU  
Tel.: (01543) 308000

## **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)





**CALDER**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

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Client: **B and S Aucott**

Project: **4 Bonehill Mews B78 3QU**

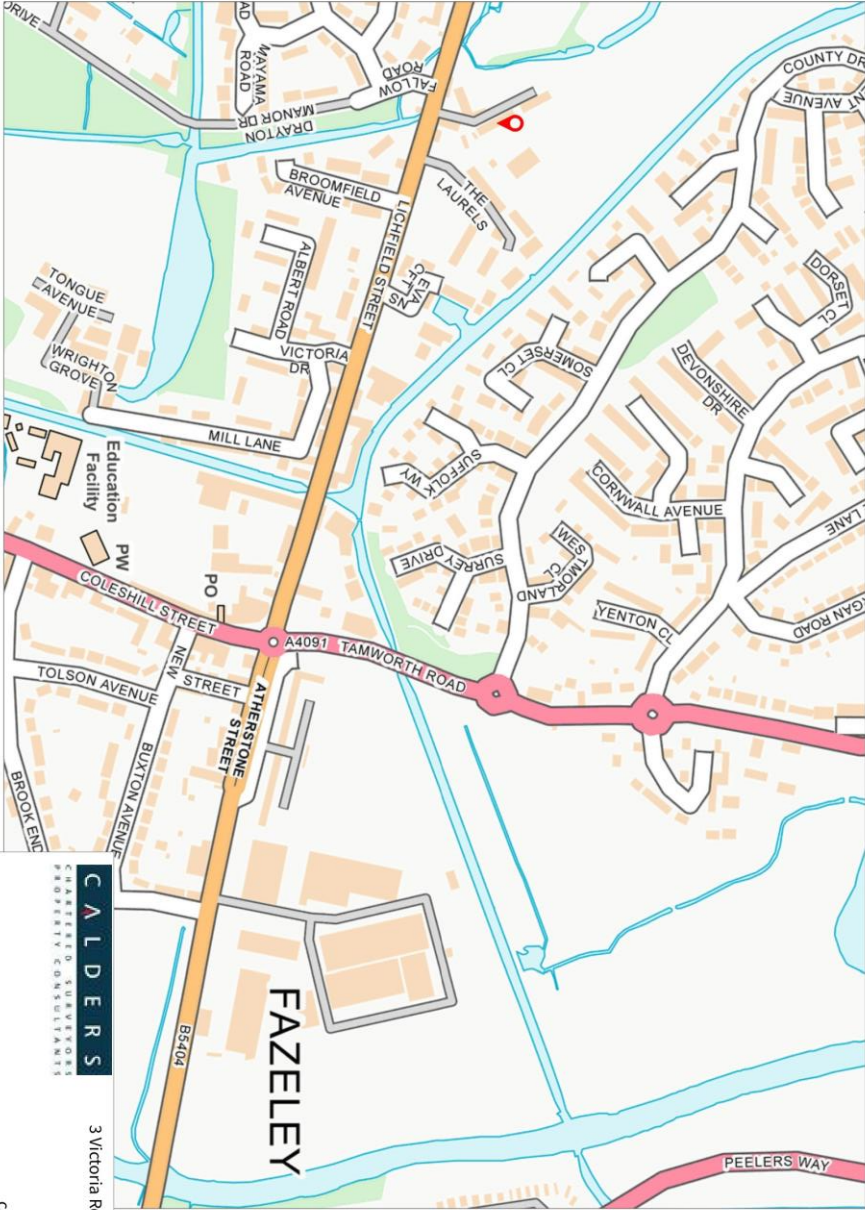
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Scale: 1:1250 @A4

Drawn By: rdc

Date: 08 Dec 2022

Drawing No:



**CALDER S**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **B and S Aucott**

Project: **3-4 Bonehill Mews B78 3QU**

Title: **location**

Scale: 1:6500 @A4

Drawn By: rdc

Date: 11 Apr 2022

Drawing No: