

**BY DIRECTION OF BRICKABILITY GROUP THE FREEHOLDERS**  
**FOR SALE BY PRIVATE TREATY OR TO LET UPON A NEW LEASE**

**AN ATTRACTIVE WELL POSITIONED & SUPERBLY FITTED  
MODERN OFFICE BUILDING**

**KNOWN AS**

**2 HAMEL HOUSE  
CALICO PARK SANDY WAY AMINGTON TAMWORTH B77 4BF**



**NET INTERNAL AREA 2,585 SQ.FT. (240.15 SQ.M.)  
8 DESIGNATED CAR PARKING SPACES**

**FULLY AIR CONDITIONED  
RAISED FLOOR CABLING SYSTEM  
FULLY DOUBLE GLAZED  
DOOR CONTROL SYSTEM  
CARPETED THROUGHOUT  
SUSPENDED CEILINGS WITH CONTEMPORARY LIGHTING**

**\*\*\* PRICE NOW REDUCED \*\*\***

**OFFERS £599,950.00 PLUS VAT  
FOR THE VIRTUAL FREEHOLD WITH VACANT POSSESSION  
RENTAL: £33,500 PER ANNUM PLUS V.A.T.**

**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](mailto:enquiries@calderssurveyors.com)  
[www.calderssurveyors.com](http://www.calderssurveyors.com)

A very attractive and self contained office building of contemporary styling situated within a development of similar contemporary buildings forming an established office development known as Calico Park.

Calico Park is approximately five minutes drive from junction 10 of the M42 motorway being the intersection with the A5 trunk road giving an excellent link to the regional motorway and trunk road system.

Tamworth town centre is approximately five minutes drive and in clear traffic Birmingham city centre and the National Exhibition Centre can be reached in approximately twenty minutes as can Birmingham Airport. East Midlands Airport is approximately twenty five minutes drive to the north.

Tamworth has a two main line railway station.

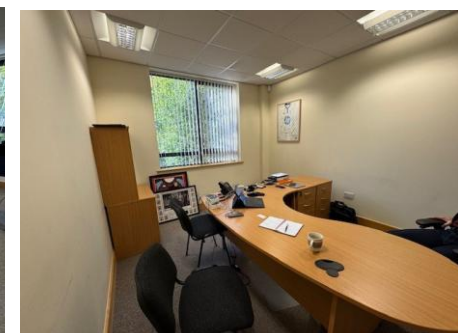
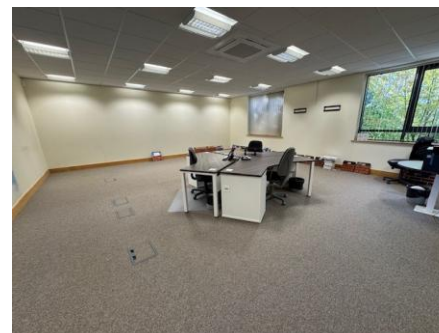
This building is in excellent condition, is fitted to a high standard throughout including carpets, window blinds and a staff break out/kitchen facility.

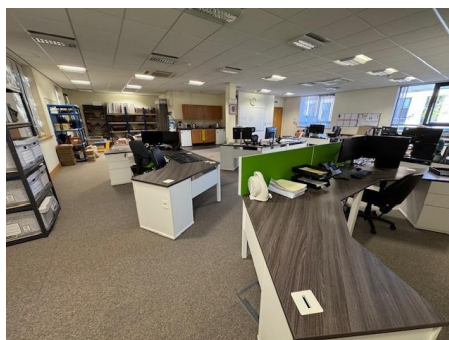
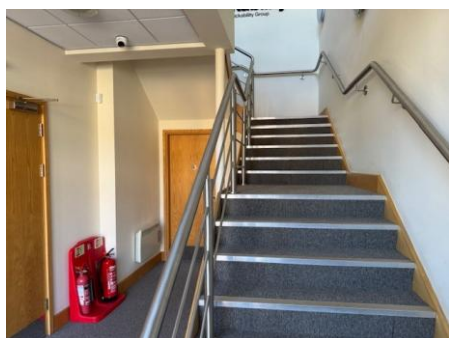
On the ground floor there is an impressive entrance foyer with stairs off to the first floor accommodation and w.c./wash facilities off including disabled.

The remainder of the ground floor area has an open plan office and includes a fitted kitchen/staff break out area complete with dishwasher and refrigerator.

At first floor level there is a landing and the office space has been partitioned to form a waiting area, meeting room, private executive office, communication server room and an open plan office area.

To the exterior Calico Park has an entrance leading from Sandy Way which is gated and is well maintained with a well planned traffic system accessing all the parking areas. 2 Hamel House has eight private vehicle parking spaces including some immediately adjacent to and opposite the entrance to the building.





## **GENERAL INFORMATION**

1. VENDORS  
Brickability Group
2. SERVICES  
Mains electricity, gas, water and drainage are connected as is fibre optic broadband.
3. ENERGY PERFORMANCE CERTIFICATE  
This building has an Energy Performance Certificate (number 1826-5972-9909-7246-9059) and is rated C. This Certificate and advisory notes can be downloaded from the government web site [www.ndepcregister.com](http://www.ndepcregister.com).
4. RATING ASSESSMENT  
The premises have a current assessment on the 2026 rating list of £36500.00. The current rate payable in the pound is approximately 50%.
5. TENURE  
It is understood that the property is held upon a virtual freehold and vacant possession will be given upon completion of a transaction. The property is also available TO LET at a rental of £33,500 per annum net of applicable VAT for a term to be negotiated. The tenant will be fully responsible for the repair maintenance and decoration of the property and for refunding to the landlord the premium costs of insuring same and service charge referred to below.
6. SERVICE CHARGE  
A service charge is applicable to the building in respect of the management and maintenance of the communal parts of the development known as Calico Park. Details of this can be provided upon request.
7. VIEWING  
Please contact the agents.

## 8. LOCAL AUTHORITY

Tamworth Borough Council  
Marmion House  
Lichfield Street  
Tamworth B79 7BZ  
Telephone No: 01827 709709  
[www.tamworth.gov.uk](http://www.tamworth.gov.uk)

### 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.

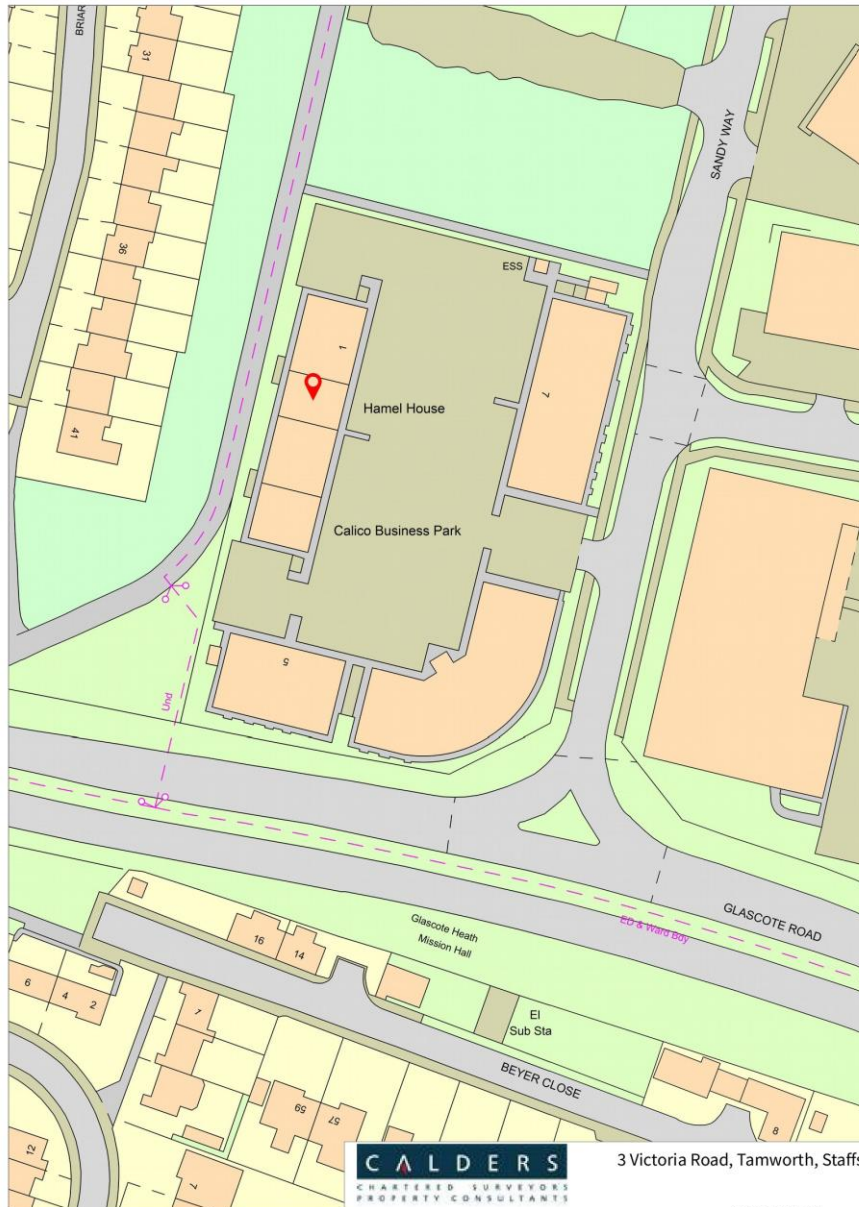
#### **Environmental / Asbestos**

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 S**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Key Systems Ltd**  
Project: **2 Hamel House**

Title: **site plan**

Scale: 1:1250 @A4  
Drawn By: rdc

Date: 05 Apr 2022  
Drawing No:



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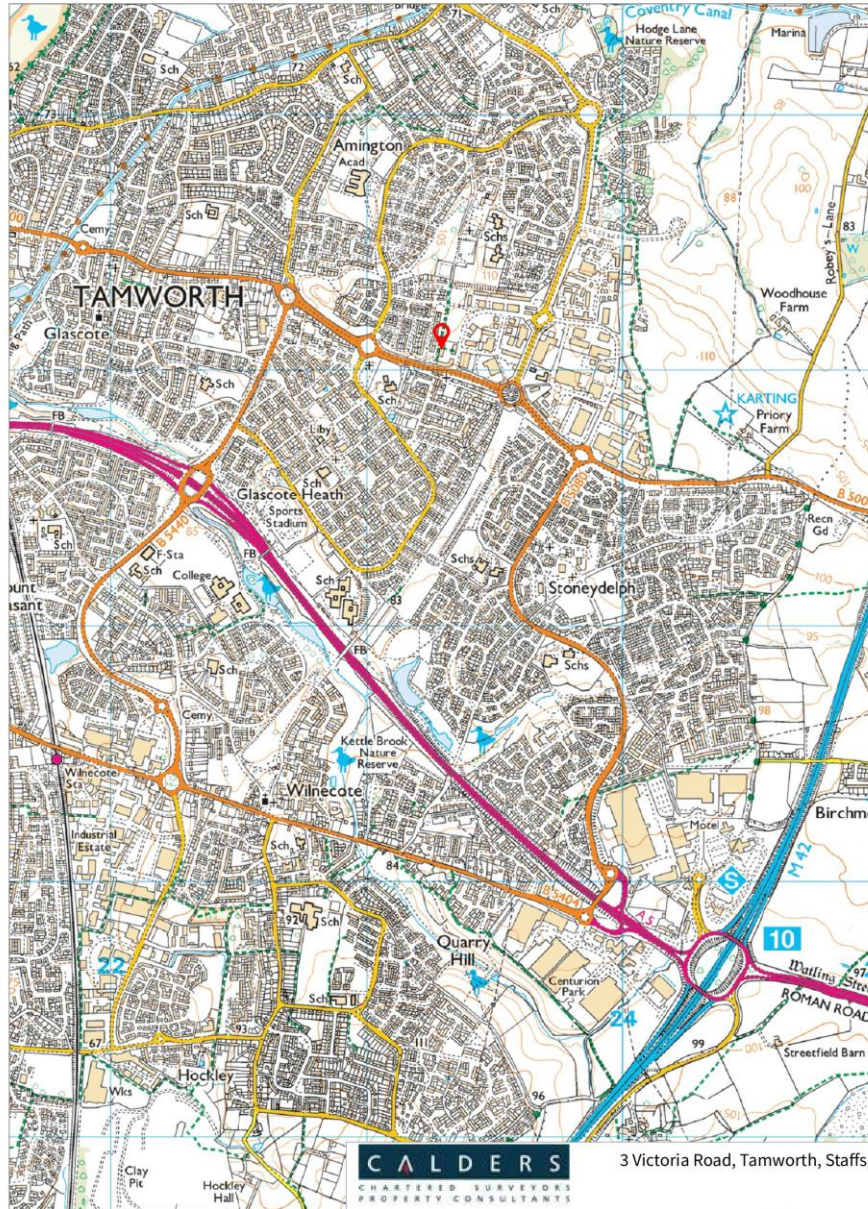
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Scale: 1:5000 @A4

Drawn By: rdc

Date: 05 Apr 2022

Drawing No:



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Client: **Key Systems Ltd**  
Project: **2 Hamel House**

Title: **area location**

Scale: 1:25000 @A4  
Drawn By: rdc

Date: 05 Apr 2022  
Drawing No: