

**TO LET UPON A NEW LEASE**

**R/27926**

**A WELL POSITIONED INDUSTRIAL OR WAREHOUSE UNIT  
RECENTLY FULLY REFURBISHED  
AND KNOWN AS**

**48 KEPLER  
LICHFIELD ROAD INDUSTRIAL ESTATE  
TAMWORTH B79 7XE**



**GROSS INTERNAL AREA 1,118 SQ.FT. (103.91 SQ.M.)**

**READILY USABLE AS WORKSHOP SPACE, WAREHOUSE SPACE  
OR BUSINESS/ADMINISTRATIVE ACCOMMODATION**

**ENCLOSED REAR YARD AREA WITH SIDE ACCESS**

**FORECOURT PARKING**

**AN EXCELLENT AND ACCESSIBLE LOCATION WITH EASY ACCESS TO  
THE A5/M42 JUNCTION 10 & M6T/A5/A38 JUNCTION T4**

**NEW LEASE AVAILABLE AT £17,750 PER ANNUM  
NET OF 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.



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STAFFORDSHIRE B79 7HL

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An industrial, warehouse or business unit having been recently fully refurbished and being very well presented and of steel portal frame construction producing a clear working area over a concrete floor.

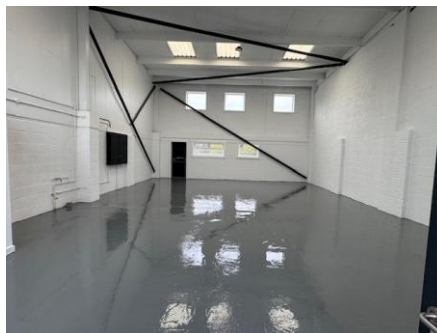
The space is complete with overhead lighting, a vehicle access doorway fitted with an electronically operated steel roller shutter door, 3-phase electricity connection, w.c. wash and kitchenette facilities.

To the rear of the property there is a useful enclosed open yard area which has the benefit of side access.

Kepler is an established industrial, warehousing and business location within the heart of Lichfield Road Industrial Estate situated approximately ten minutes drive to the south west of Tamworth town centre and offering easy communication links to the nearby A5 and M42 (junction 10), approximately ten minutes to the east and M6/A5/A38 junction T4 approximately fifteen minutes drive to the west.

The city of Birmingham can be accessed in clear traffic under thirty minutes by vehicle and Tamworth has the benefit of a twin mainline railway station.

The forecourt which is concrete surfaced readily accommodates three private vehicles.



## **GENERAL INFORMATION**

1. LANDLORDS  
The Trustees of The Bert Dalton SSAS.
2. PRINCIPAL TERMS OF LETTING  
The building is available at a rental of £17,750.00 (Seventeen Thousand Seven Hundred and Fifty Pounds) per annum plus V.A.T. for a term of lease to be negotiated. The tenant will be responsible for the repair, maintenance and decoration of the premises and for refunding to the Landlords the premium costs of insuring same.
3. SERVICES  
Mains electricity, water and drainage are connected to the premises.
4. ENERGY PERFORMANCE CERTIFICATE  
The building has a current Energy Performance Certificate under the provisions of the Energy Act 2011 and is rated C.
5. RATING ASSESSMENT  
48 Kepler has a rateable value of £10,000 (Ten Thousand Pounds) on the 2023 list. Current rates payable in the £ are approximately 50% of the rateable value figure above but however at this rateable value qualifying occupiers may enjoy 100% small business rating relief.
6. VIEWING  
Please contact the agents.
7. 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)



Drawing No:



**CALDER**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

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

Project: **49 Kepler, Tamworth B79 7XE**

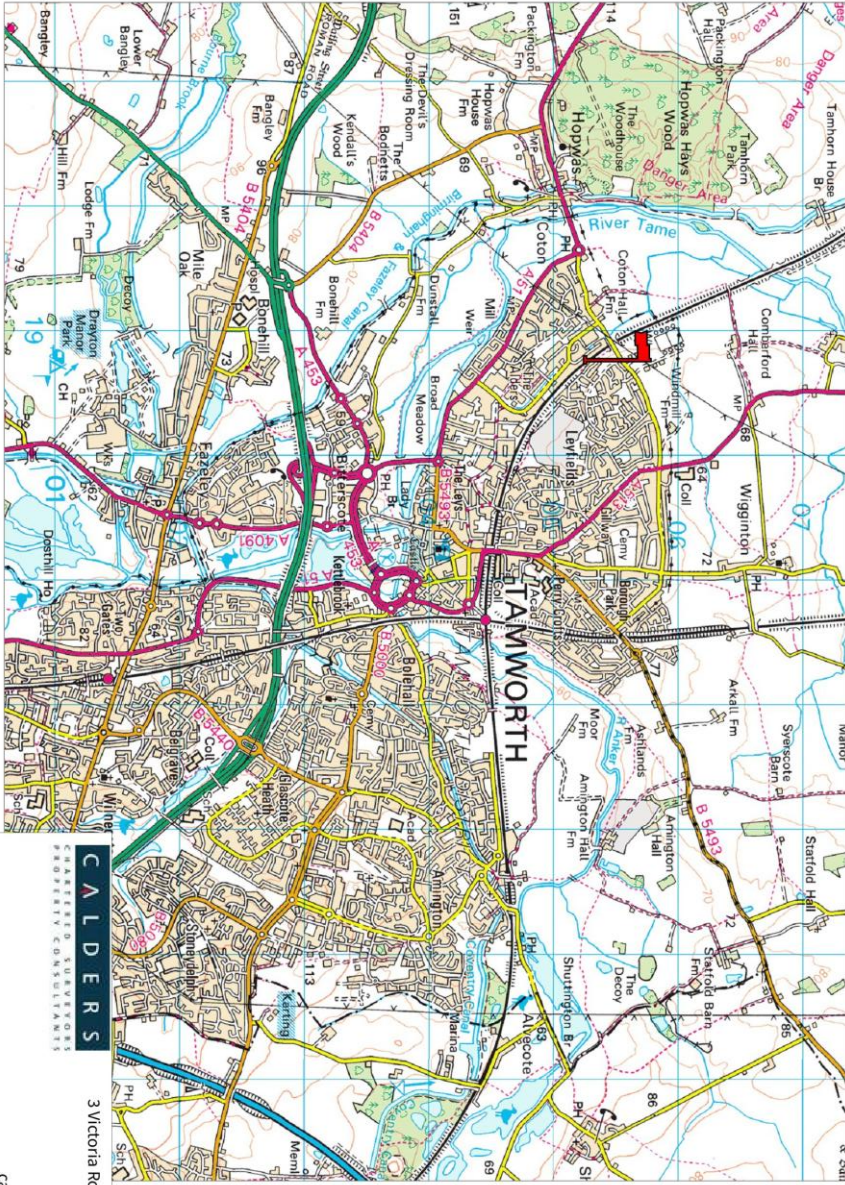
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Scale: 1:10000 @A4

Drawn By: rdc

Date: 30 May 2023

Drawing No:



**CALDER'S**  
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

caldersurveyors.com

Client: **Mr Geoff Parsons**  
Project: **48 and 49 Kepler B79 7UW**

Title: **Town location**

Scale: 1:50000 @A4

Drawn By: rdc

Date: 23 Jul 2023

Drawing No: