

FOR SALE FREEHOLD WITH VACANT POSSESSION
BY DIRECTION OF THE FREEHOLDERS WHOM HAVE RELOCATED

**A FULLY ENCLOSED & SELF CONTAINED SITE
WITH TWO DETACHED BUILDINGS
PART AS OFFICE AND PART AS STORAGE
IN TOTAL 6,638 SQ.FT. (616.8 SQ.M.)
WITHIN 0.483 ACRES (0.195 HECTARES)**



ELECTRIC HOUSE AND THE GREEN HOUSE
FORTIES
TAME VALLEY INDUSTRIAL ESTATE
WILNECOTE TAMWORTH B77 5DE

**TWO IMPRESSIVE BUILDINGS OF MODERN SPECIFICATION
CAPABLE OF ACCOMMODATING A VARIETY OF USERS
LONG FRONTAGE TO BUSY NINIAN WAY, A5/M42 WITHIN 5 MINS DRIVE
FULLY FENCED & GATED
PART CURRENTLY LET & INCOME PRODUCING
A PROMINENT POSITION WITHIN AN ESTABLISHED & ACCESSIBLE
BUSINESS AREA
BOTH BUILDINGS ARE FULLY FITTED INCLUDING HEATING,
OFFERS £2,500,000.00 PLUS VAT AS MAY BE APPLICABLE**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

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STAFFORDSHIRE B79 7HL

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An unusual opportunity is offered by this property which is two detached buildings both contemporary but of traditional brickwork cladding surmounted by duo pitched clay tiled covered roofs contained within a fully fenced and electronic gated site providing efficient circulation and at least twenty six marked vehicle parking spaces with much potential for additional parking.

The Green House is currently used as warehousing on the ground floor with administrative office use on the first floor but this office use is formed by fully demountable and flexible partitioning.

Electric House is currently in administrative office use on both floors but again all existing partitioning is readily removable for a change of the use or configuration of the interior.

These are buildings and a site with potential for many different uses and occupy this prominent position with vehicular access off Forties but with a long and visible frontage to the very busy Ninian Way, the principal distributor road via Tame Valley Industrial Estate which is also in much use as a commuter route.

The intersection of the A5 and M42 at junction 10 is within five minutes drive to the east and Tamworth town centre a similar distance away to the north. This is a location fully accessible to both local users and commuters.

Electric House has a gross internal area of 2,799 sq.ft. (260.1 sq.m.) and is on two floors and is fully heated by wet radiator gas fired central heating, has double glazed window inserts and is fitted internally with suspended ceilings having recessed lighting and skirting cable trunking.

Part of this building is currently occupied under a number of licences as serviced office space currently producing £6,296 per calendar month net of applicable VAT. Full details and copies of the Agreements can be provided upon request. The vendors advise that these licences are readily determinable. A purchase can be made retaining these licences in place or alternatively the vendors will undertake to provide full vacant possession.

The Green House has electrically heated water filled underfloor heating system and has double glazed window inserts. Again it is fitted out complete with skirting cable trunking and suspended ceilings with inset lighting.

To the exterior the site is fully tarmacadam surfaced.



GENERAL INFORMATION

1. VENDORS
Electric Technics Limited (who have relocated).
2. TENURE
The property is offered freehold with vacant possession upon completion if required of the whole. Alternatively a transaction can be completed subject to the existing income producing licences.
3. SERVICES
All mains services are available and are connected to the property.
4. RATING ASSESSMENT
The two buildings are currently separately rated. Electric House has a rateable value on the 2026 list of £27,000. The Green House has a current assessment on the 2026 list of £31,250.00. The current proportion of these figures payable annually as rates is currently approximately 48%.
5. ENERGY PERFORMANCE CERTIFICATES
Electric House previously had a Certificate under the Provisions of the Energy Act 2011 which has now expired but was rated C. Under the same provisions The Green House was rated C but this also now has expired. New Certificates have been applied for.
6. VIEWING
Please contact the agents. 01827 61144 Richard Calder 07860 608521 richard@calderssurveyors.com Jo Smith 07873 130617.
7. LOCAL AUTHORITY
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709
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 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.

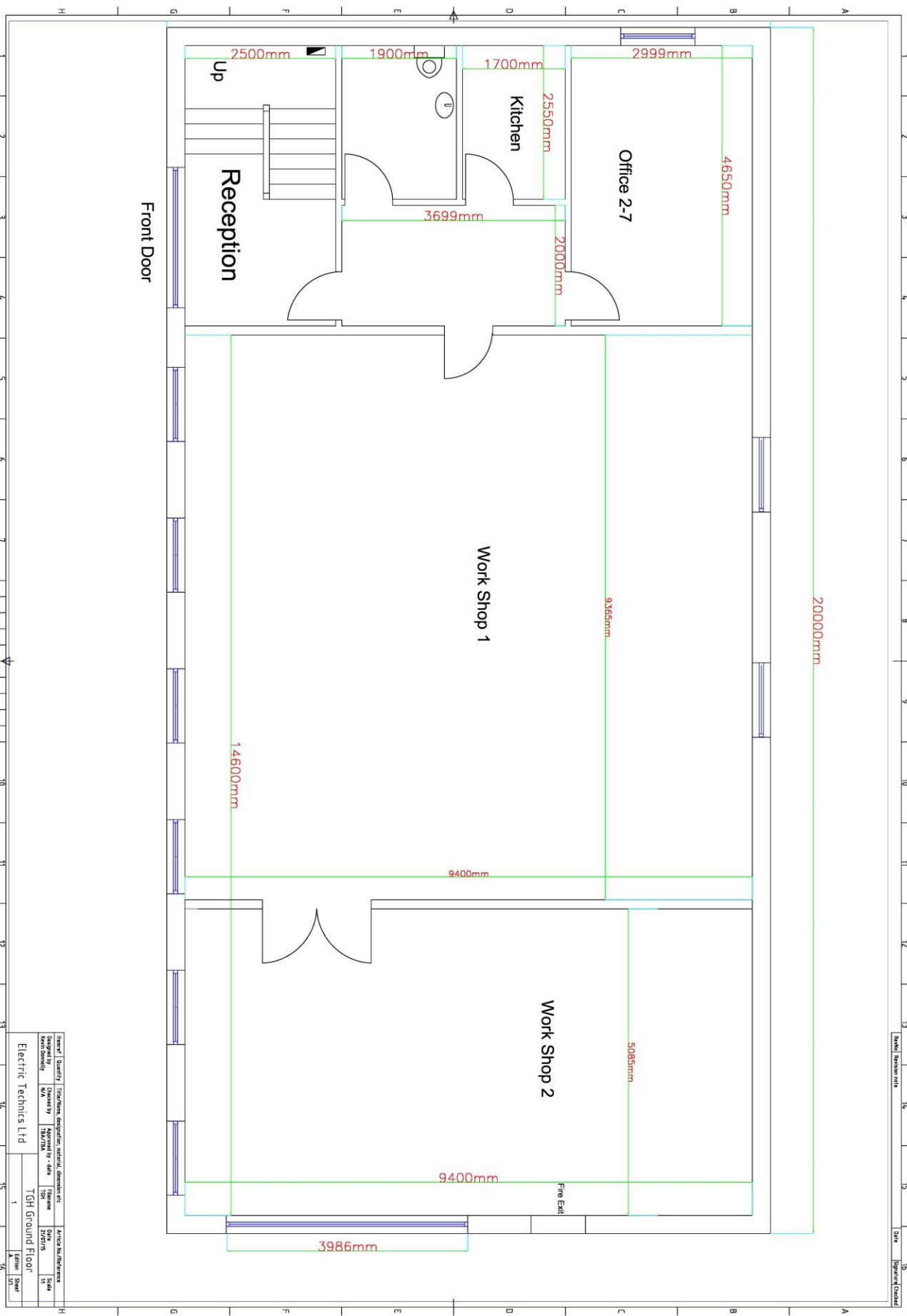
Environmental / Asbestos

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

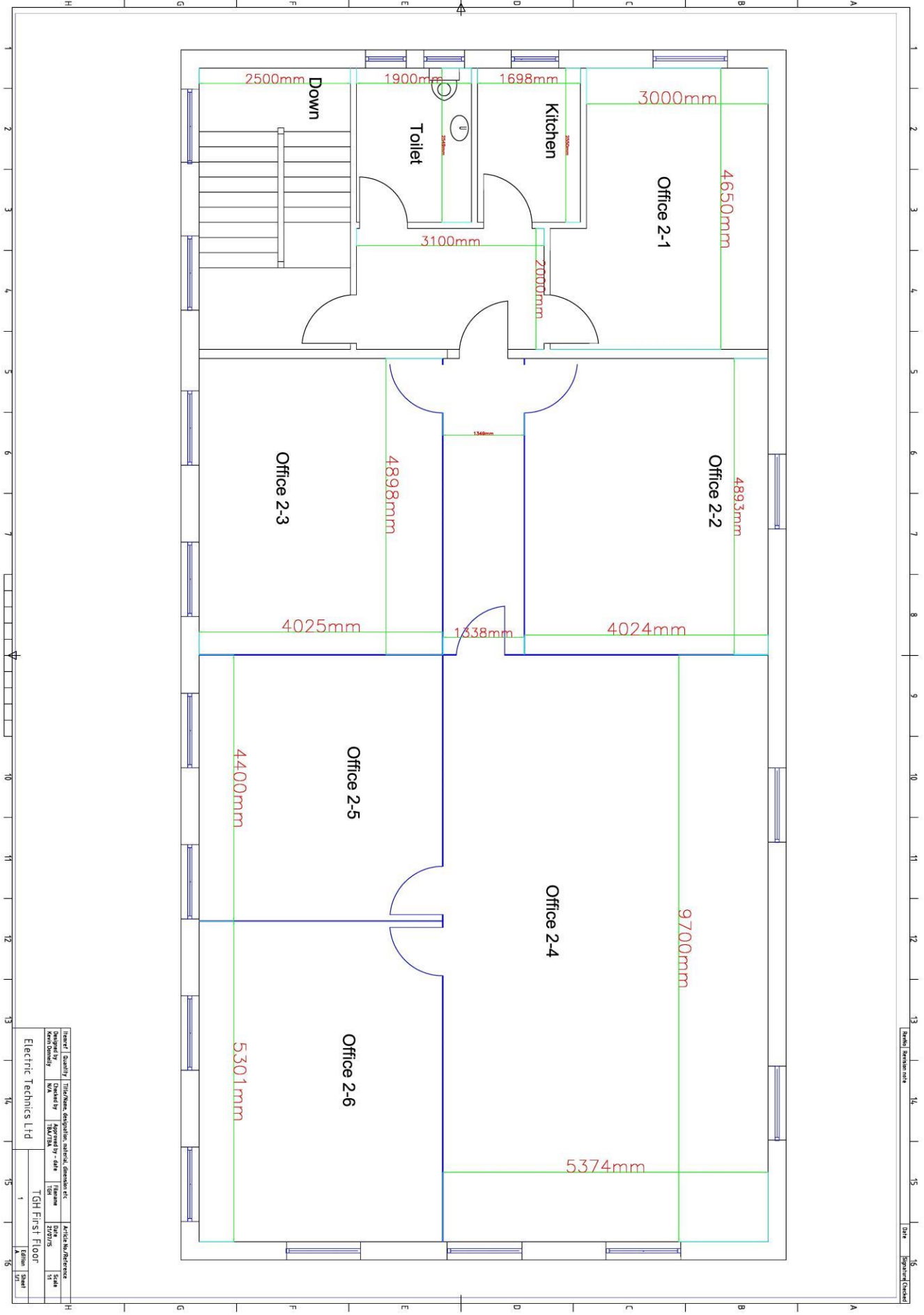
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk



Drawn	Quantity	Dimensions description, material, dimension etc.	Actual No./Reference
Checked by	Checked by	Approved by - date	Scale
Kevin Donoherty	N/A	TGH	20/07/25
Electric Technics Ltd			1
TGH Ground Floor			1st
Edwin Shaw			1st

Scale: As shown
 Date: 20/07/25
 Drawn: Edwin Shaw



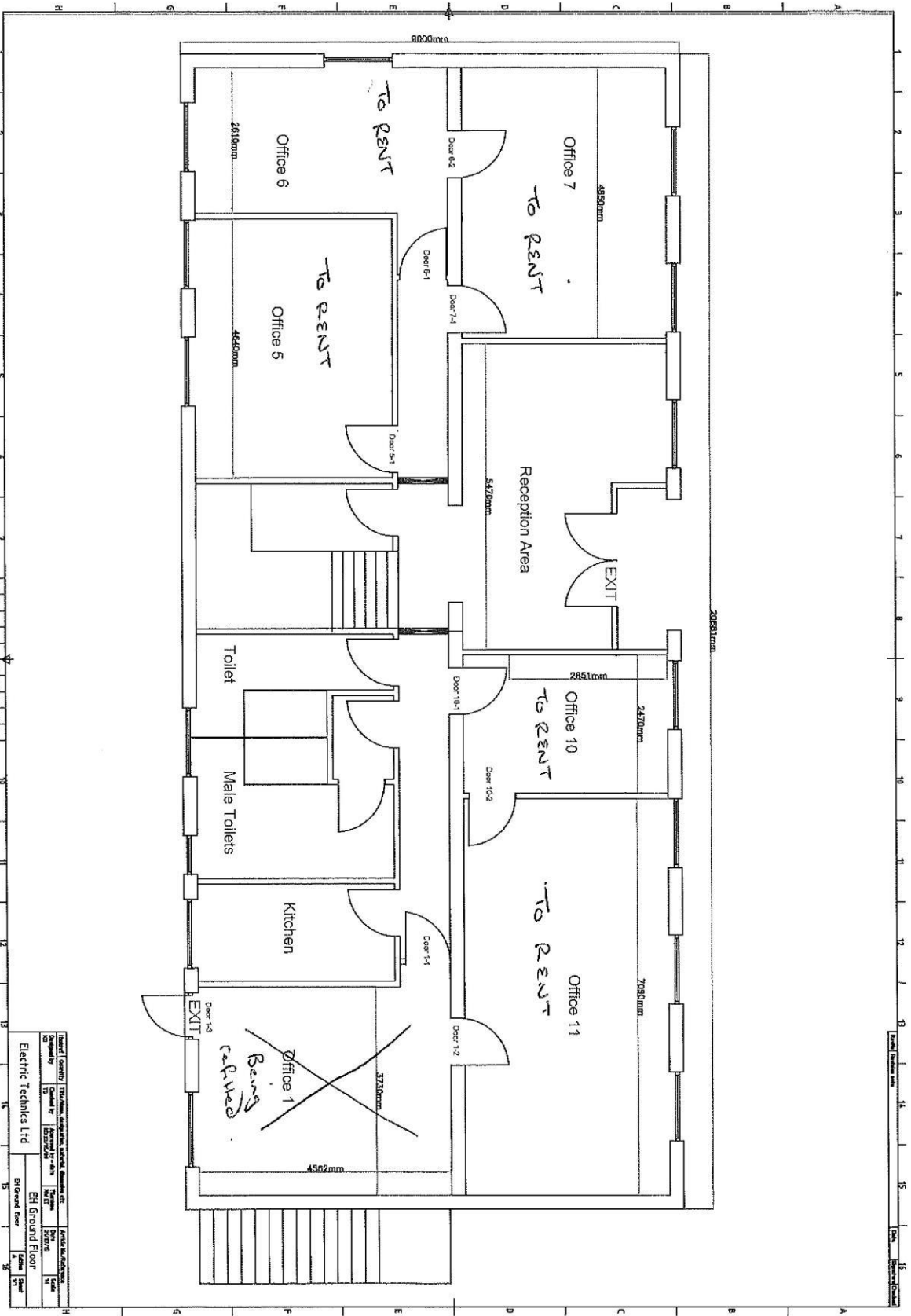
Level: Ground Floor
 Date: 27/07/15

Item#	Quantity	Trade/Item, description, material, dimension etc.	Article No./Reference
1	1	100mm	100mm
2	1	100mm	100mm
3	1	100mm	100mm
4	1	100mm	100mm
5	1	100mm	100mm
6	1	100mm	100mm
7	1	100mm	100mm
8	1	100mm	100mm
9	1	100mm	100mm
10	1	100mm	100mm
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12	1	100mm	100mm
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14	1	100mm	100mm
15	1	100mm	100mm

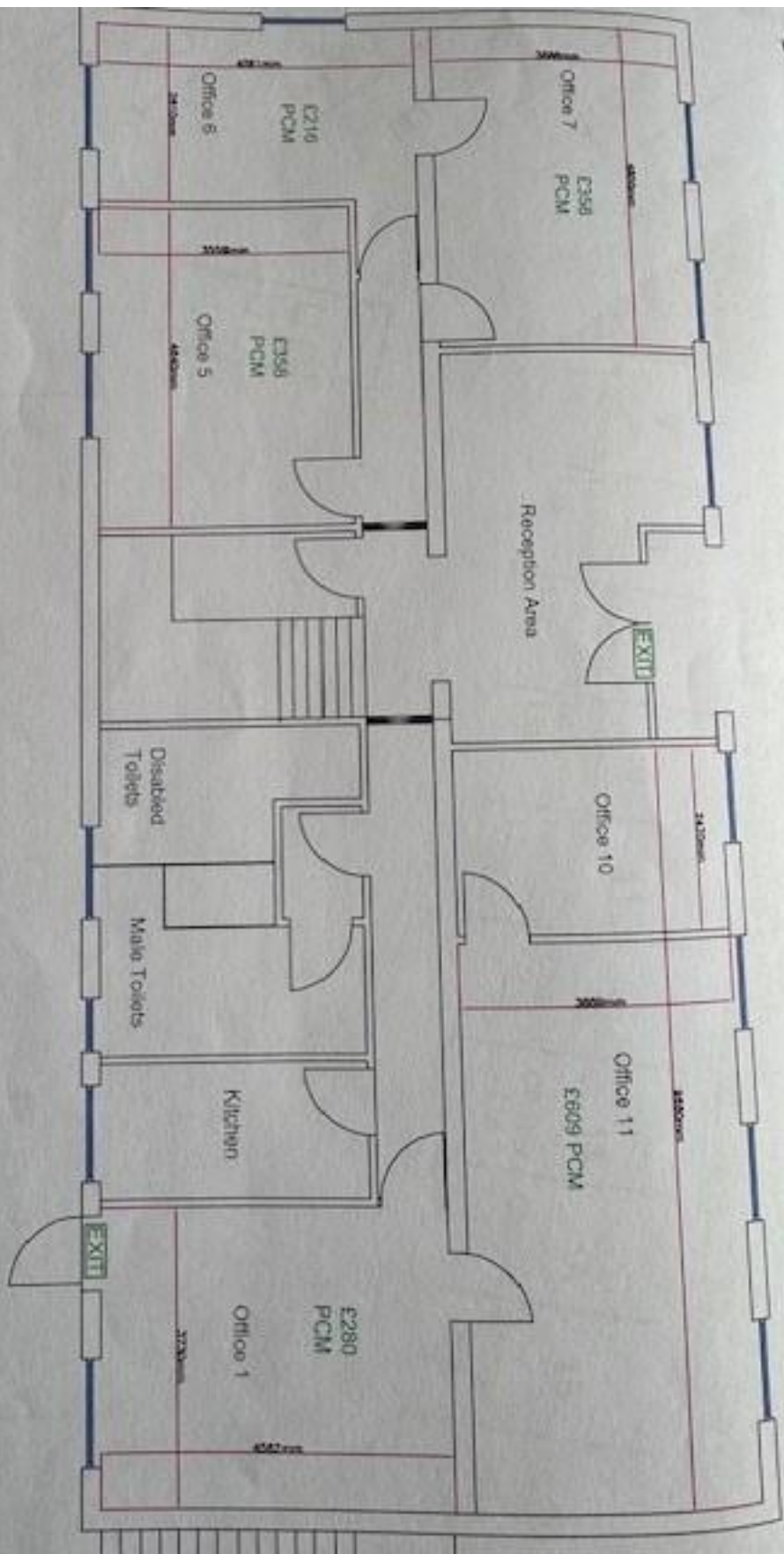
Electric Technics Ltd

TGH First Floor

1



Drawn / Checked	TR/MS/MS	Approved / Checked	MS/MS
Drawn By	TR	Approved By	MS
Checked By	MS	Checked By	MS
Scale	1:1	Scale	1:1
Project No.	1000000000	Project Name	8th Ground Floor
Client	Electric Technics Ltd	Contract No.	1000000000
Drawn Date	15/01/2010	Drawn By	TR
Checked Date	15/01/2010	Checked By	MS



Project Name	Office Conversion Project
Client	Electric Tenders Ltd
Scale	1:50
Date	10/10/2011
Drawn by	[Signature]
Checked by	[Signature]
Project No	ET/11/001
Sheet No	1 of 1

Electric Tenders Ltd



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Client: **Electric Technics Ltd**
Project: **Electric House & Green House, , Claymore**

Title: **Site plan**
Scale: 1:1250 @A4
Drawn By: rdc

Date: 03 Mar 2026
Drawing No:



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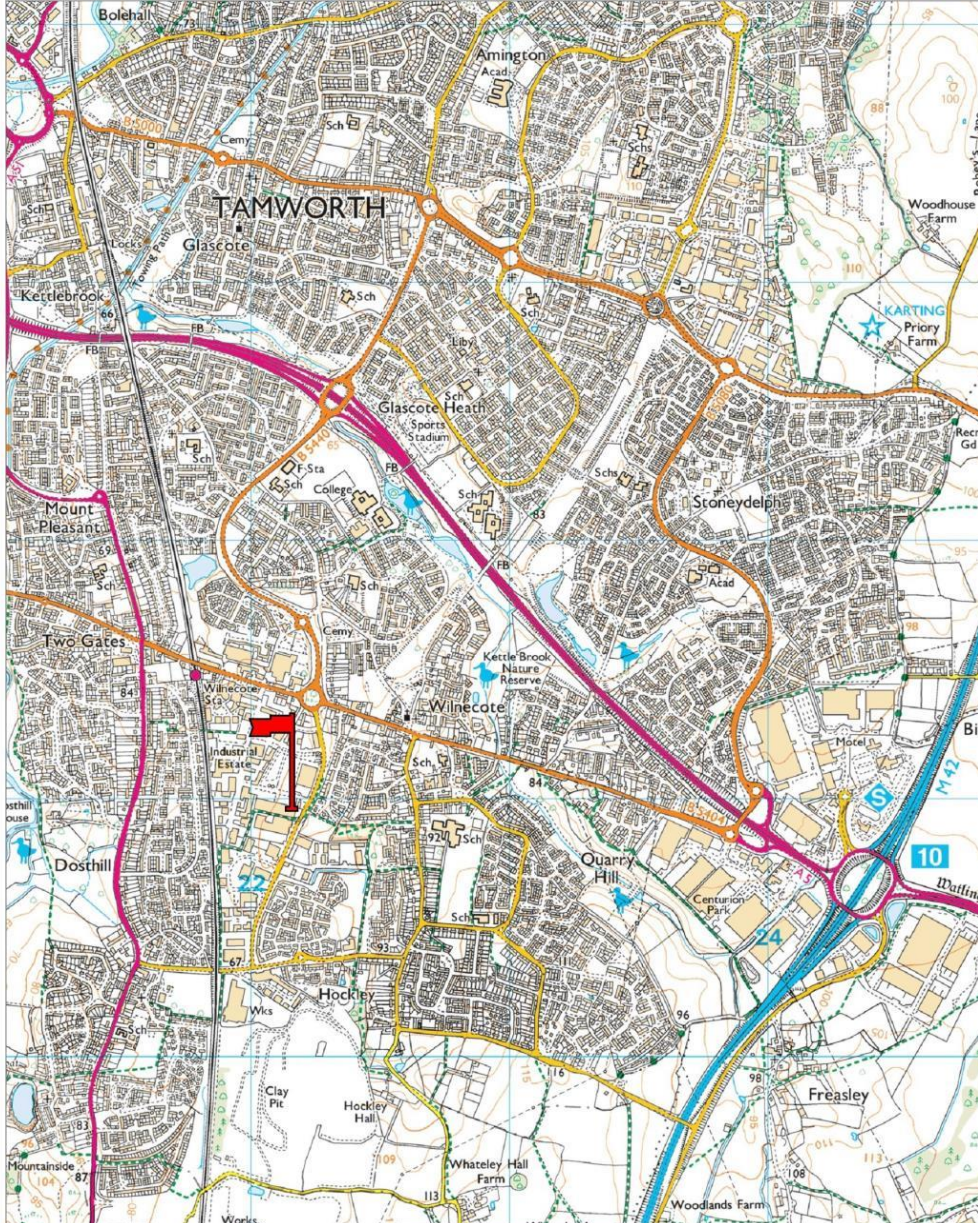
caldersurveyors.com

Client: **Electric Technics Ltd**
Project: **Electric House & Green House, , Claymore**

Title: **location plan**

Scale: 1:5000 @A4
Drawn By: rdc

Date: 03 Mar 2026
Drawing No:



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Client: **Electric Technics Ltd**
Project: **Electric House & Green House, , Claymore**

Title: **area location**
Scale: 1:25000 @A4
Drawn By: rdc

Date: 03 Mar 2026
Drawing No: