

**BY DIRECTION OF THE FREEHOLDERS R/27979
AND TO LET UPON A NEW LEASE WHEN COMPLETED
IN THE COURSE OF A FULL AND COMPREHENSIVE REFURBISHMENT**

**WELL POSITIONED INDUSTRIAL OR WAREHOUSING PREMISES IN A
FULLY ENCLOSED AND GATED SITE WITH PARKING/YARDAGE TO
FRONT AND SIDE**

KNOWN AS

11/12/12A HEDGING LANE INDUSTRIAL ESTATE, TAMWORTH, B77 5HH



**GIA 9,957 SQ.FT (925 SQ.M.)
3 VEHICLE ACCESS POINTS EACH FITTED WITH STEEL ROLLER
SHUTTER DOOR
MINIMUM HEIGHT 6M TO UNDERSIDE OF STEELWORK
FULLY LET
STAFF AMENITY AND WORKS OFFICE SPACE**

**£90,000 PER ANNUM NET OF ANY 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

E-mail: enquiries@calderssurveyors.com
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A detached, industrial warehousing facility currently in the course of a comprehensive refurbishment and contained within a fully fenced and gated site within the established Hedging Lane Industrial Estate at Tame Valley on the southern outskirts of Tamworth.

This is a readily accessible position with easy access to nearby A5 trunk road and the intersection of same with the M42 motorway at Junction 10 which is approximately 10 mins drive to the northeast providing excellent links to the regional trunk road and motorway network.

All the building will be complete with contemporary overhead lighting, and a concrete floor and there are three full height vehicle access doorways, each fitted with a steel roller shutter door.

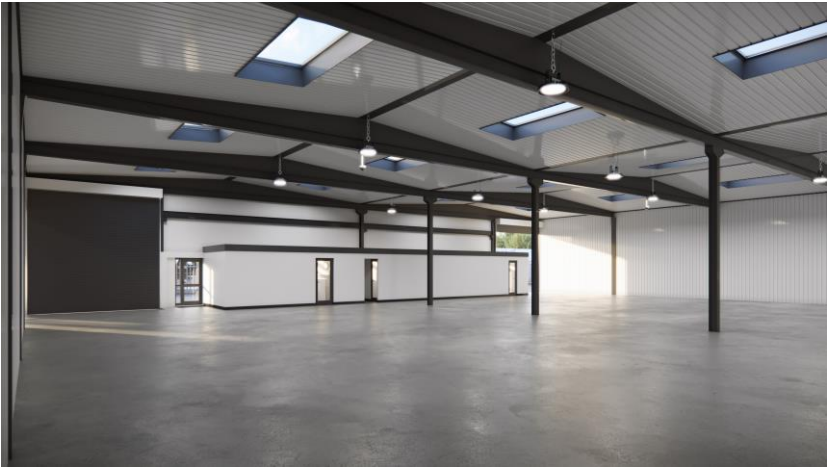
The working area has a height to the underside of the steelwork of approximately 6m. There are translucent panels inset within the roof.

The building is complete with 3-phase electricity, water and mains drainage, all connected.

Constructed within the building is a single storey suite of administrative offices, staff break out area, WC/wash facilities, etc.

Externally there is a surfaced forecourt/yard area, ideal for secure parking, and an additional yard area to the eastern elevation of the building.

This is an excellent facility and ideal for a variety of trades and users.



GENERAL INFORMATION

1. LANDLORDS THE TRUSTEES OF THE BERT DALTON SSAS
2. RATING ASSESSMENT This building has a rateable value on the 2026 list of £61,500. A proportion of this currently payable is approximately 50%
3. ENERGY PERFORMANCE CERTIFICATE The premises have a current Energy Performance Certificate under the minimum Energy Efficiency Standards Provisions of the Energy Act 2011 and are rated C under Certificate 5596-3534-0012-6729-3202 valid until 28th January 2034
4. TENURE The property is offered upon a new lease at a commencing rental of £90,000 per annum net of any applicable V.A.T. and for a term to be negotiated.
The tenant will be fully responsible for the repair, maintenance of the building and for refunding to the Landlord the premium costs of insuring same
5. VIEWING Please contact the agents on 01827 61144
enquiries@calderssurveyors.com
Richard Calder 07860 608521 richard@calderssurveyors.com
or Jo Smith 07873 130617.
6. 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 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.

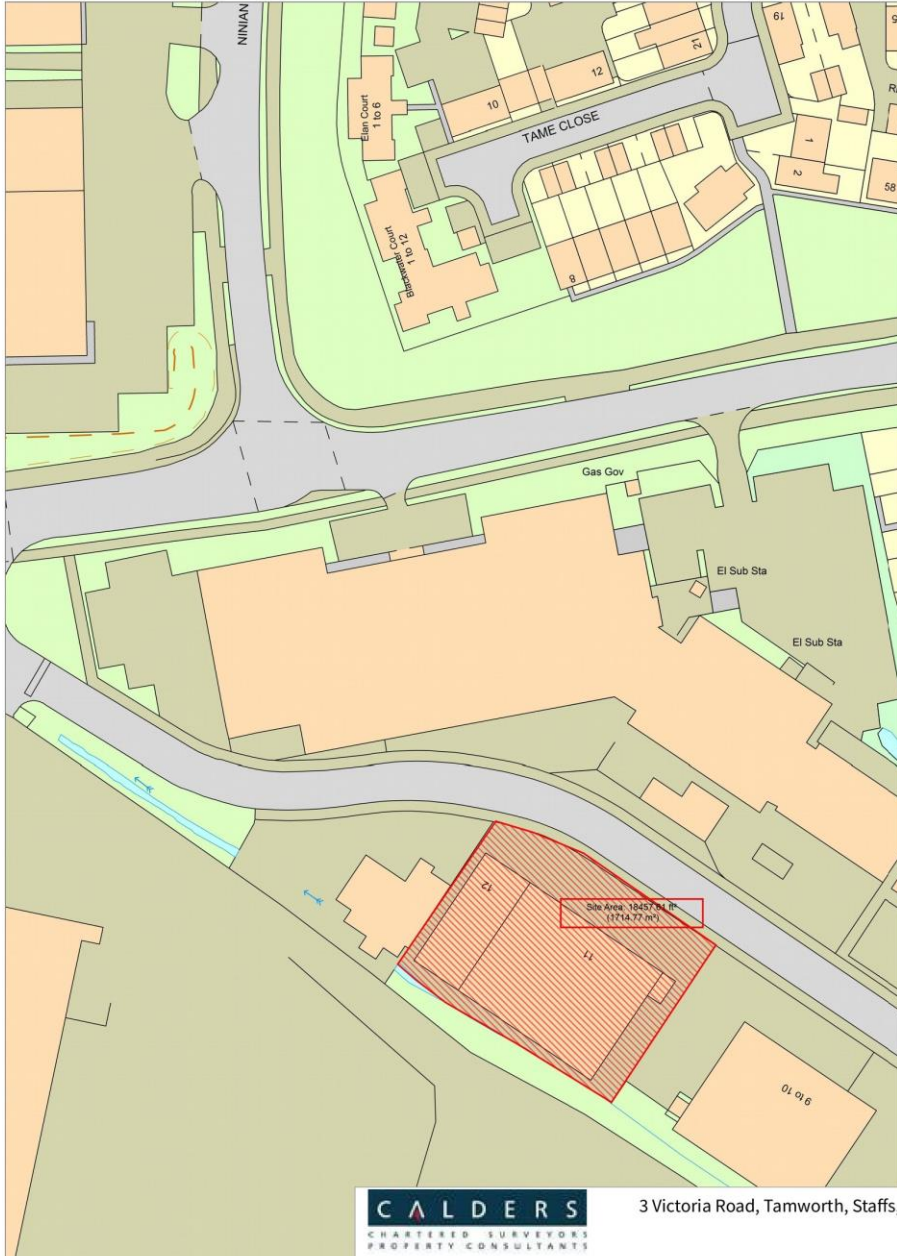
Environmental / Asbestos

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



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Client:

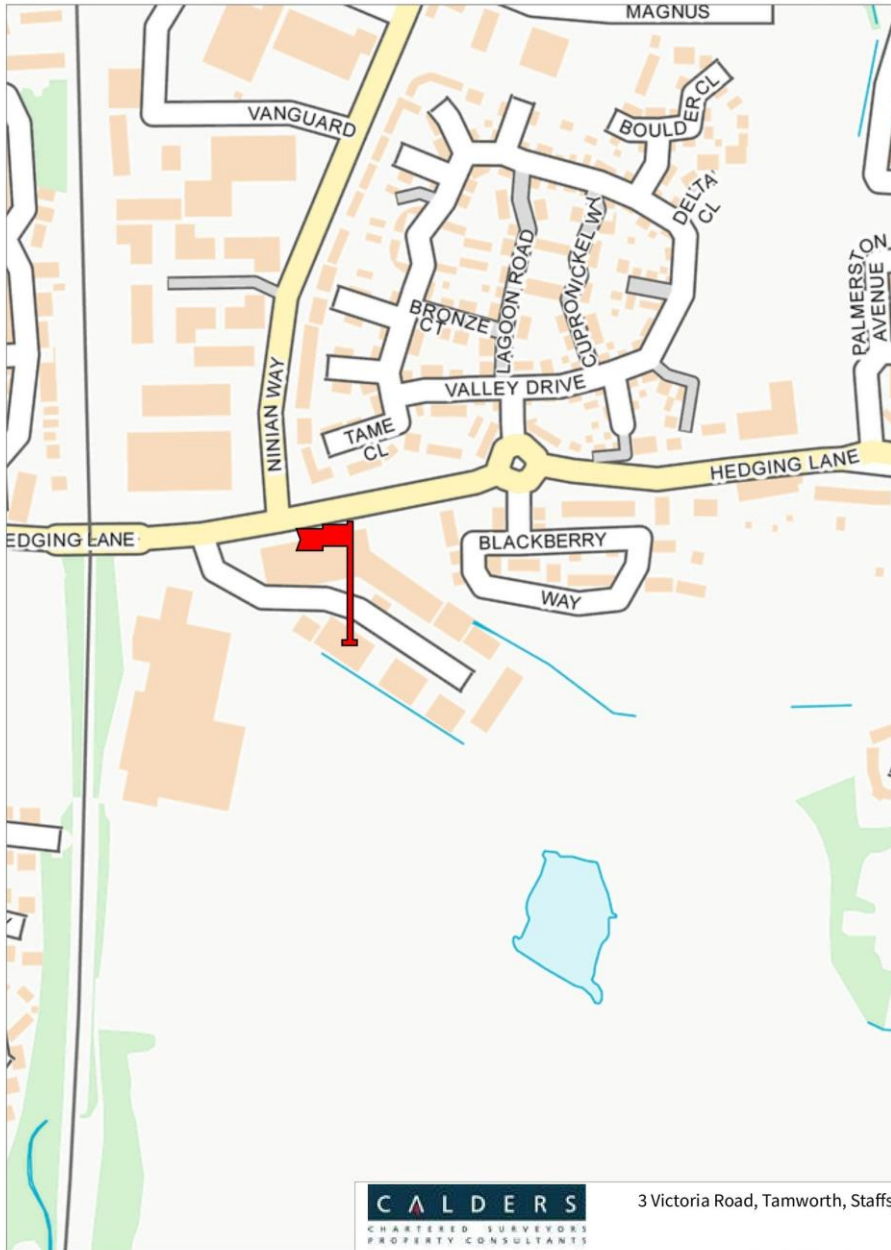
Project: **11/12/12a Hedging Lane Dosthill B77 5HH**

Title: **site plan**

Scale: 1:1250 @A4

Drawn By: rdc

Drawing No:



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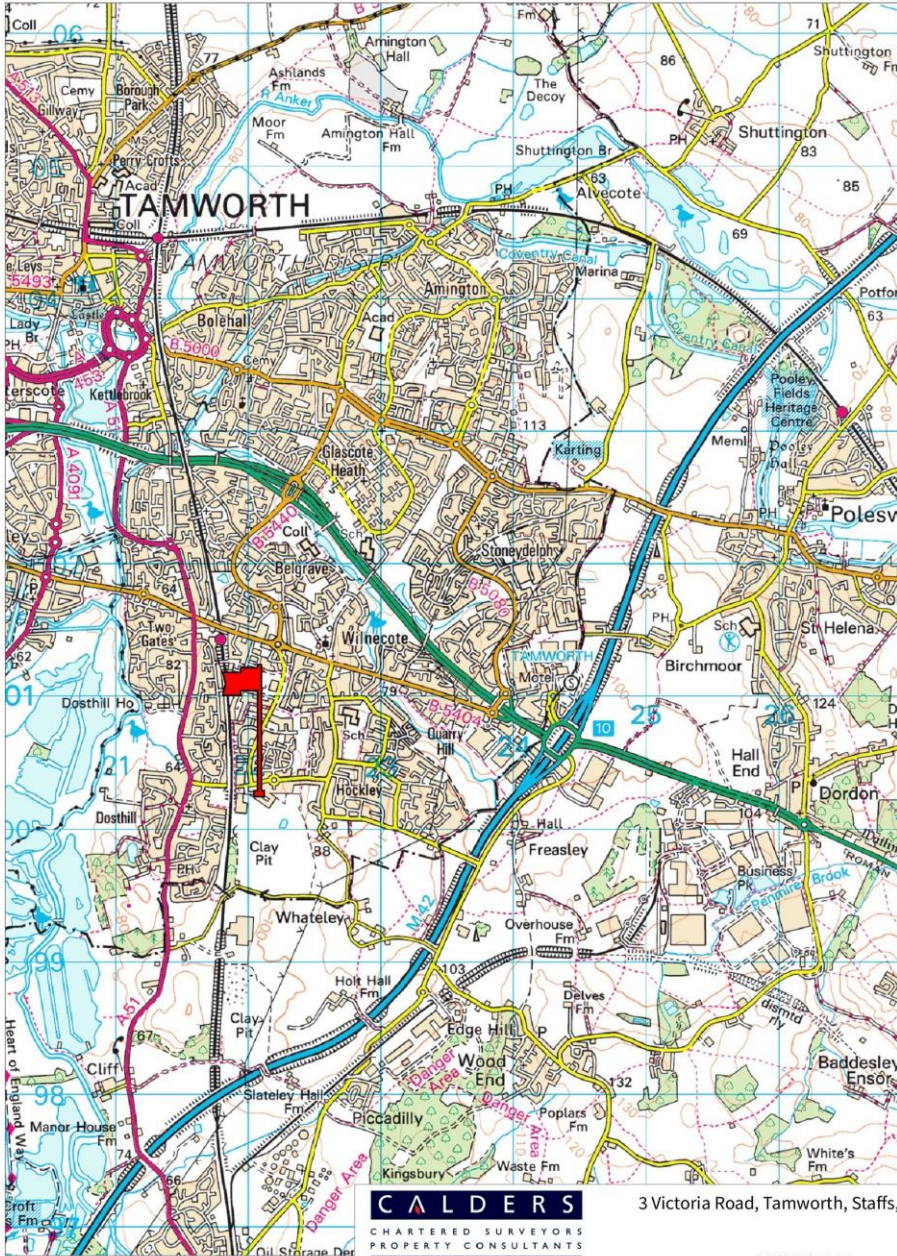
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Project: **11-12-12a Hedging Lane Industrial Estate**

Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc



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3 Victoria Road, Tamworth, Staffs, B79 7HL

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Project: **11/12/12a Hedging Lane Industrial Esatate**

Title: **regional location**

Scale: 1:50000 @A4

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