

TO LET UPON A NEW LEASE

R/27981

**A WELL POSITIONED INDUSTRIAL OR STORAGE BUILDING
COMPLETE WITH A QUALITY MEZZANINE FLOOR
KNOWN AS**

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



**GIA 1,200 SQ.FT. (111.48 SQ.M.) OR THEREABOUTS
MEZZANINE FLOOR 900 SQ.FT. (83.61 SQ.M.) OR THEREABOUTS**

IN THE COURSE OF REFURBISHMENT

**OVERHEAD LIGHTING, ROLLER SHUTTER VEHICLE ACCESS DOOR,
3-PHASE ELECTRICITY CONNECTION, FORECOURT WITH PARKING**

IDEAL FOR A VARIETY OF TRADES AND USERS

EPC GRADE C

**NEW LEASE AT £22,500.00 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

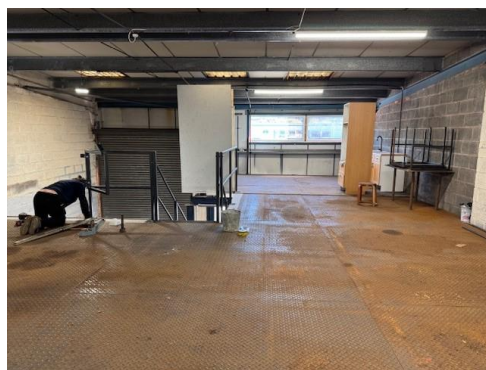
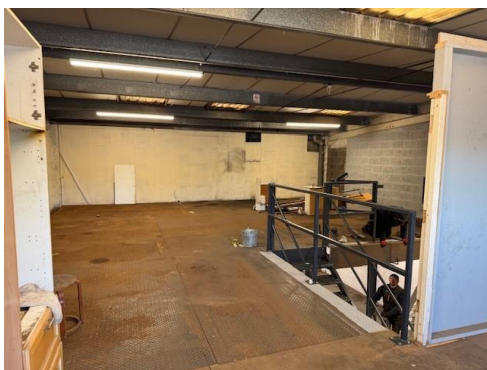
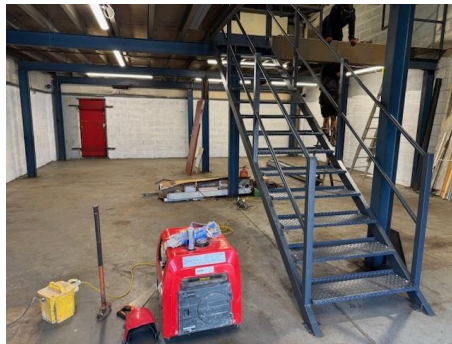
E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

A mid terraced industrial or storage unit fronting to Kepler within Lichfield Road Industrial Estate, an established business location on the south western outskirts of Tamworth within easy vehicular access of the town centre, Tamworth railway station, the A51, A5, M6T and M42 junction 10.

The building is currently undergoing a comprehensive refurbishment by the Landlords which will be finished shortly and offers good working space with a concrete floor throughout, overhead lighting, 3-phase electricity connection and w.c. wash/kitchenette facilities.

Within the building is a high quality steel framed and steel plate floor mezzanine providing functional and useful additional space. This is accessed via a steel staircase.

Externally and to the fore of the property is a surfaced forecourt capable of accommodating four private vehicles or light vans.



GENERAL INFORMATION

1. LANDLORD
A S Engineering Limited
2. NEW LEASE TERMS
A new lease is available for a term to be negotiated at a commencing rental of £22,500.00 (Twenty Two Thousand Five Hundred Pounds) per annum payable quarterly in advance and net of any applicable Value Added Tax.
3. MAINS SERVICES
Mains electricity, water and drainage are connected. Mains gas is understood to be available in Kepler.
4. ENERGY PERFORMANCE CERTIFICATE
The premises have a current Certificate under the Provisions of The Energy Act 2011 and are rated Grade C.
5. VIEWING
Please contact the agents on (01827) 61144
enquiries@calderssurveyors.com
6. RATING ASSESSMENT
Under the 2026 business rating list the premises have a rateable value of £12,250.00 (Twelve Thousand Two Hundred and Fifty Pounds). Rates payable are approximately 50% of the rateable value. Qualifying businesses may be able to obtain small business rates relief.
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 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.

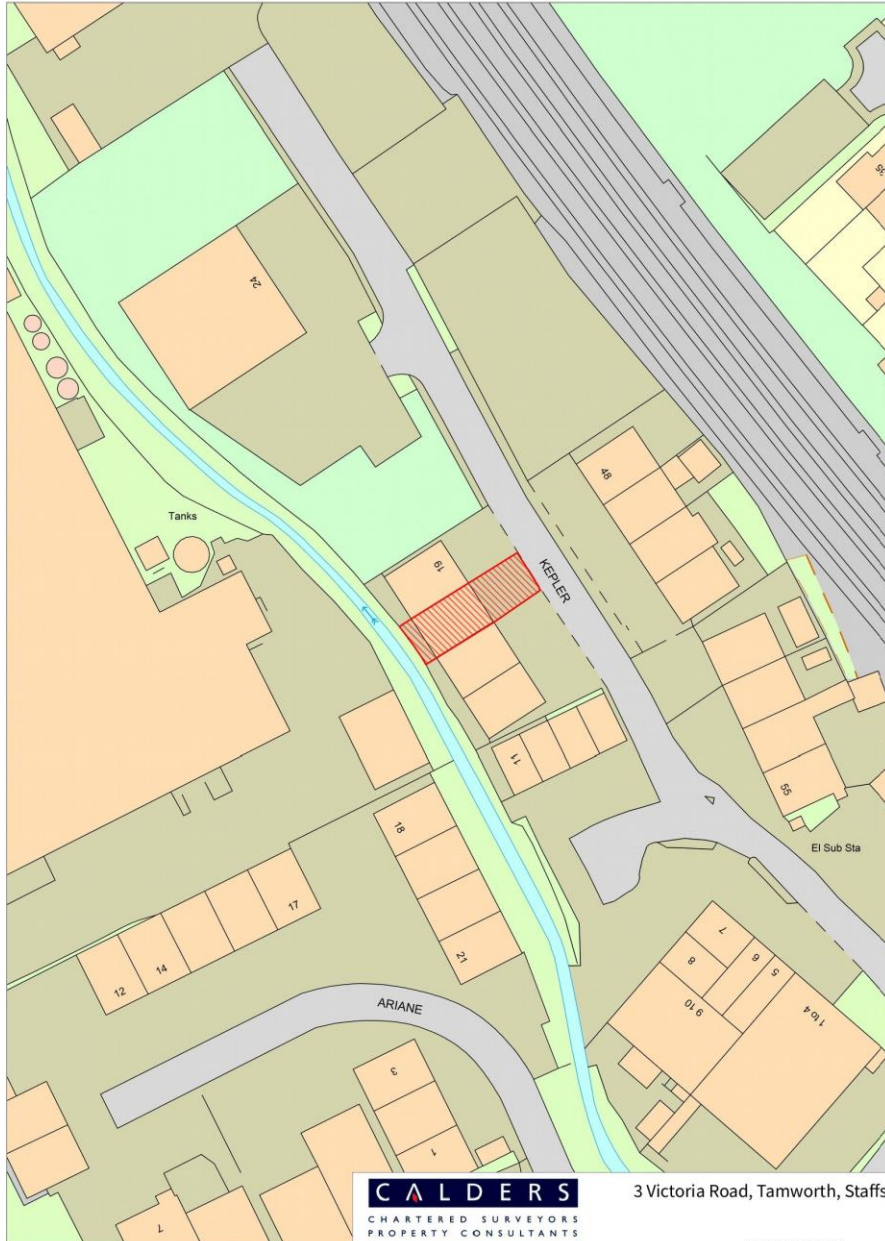
Environmental / Asbestos

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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3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **A S Engineering Ltd**

Project: **18 Kepler B79 7XE**

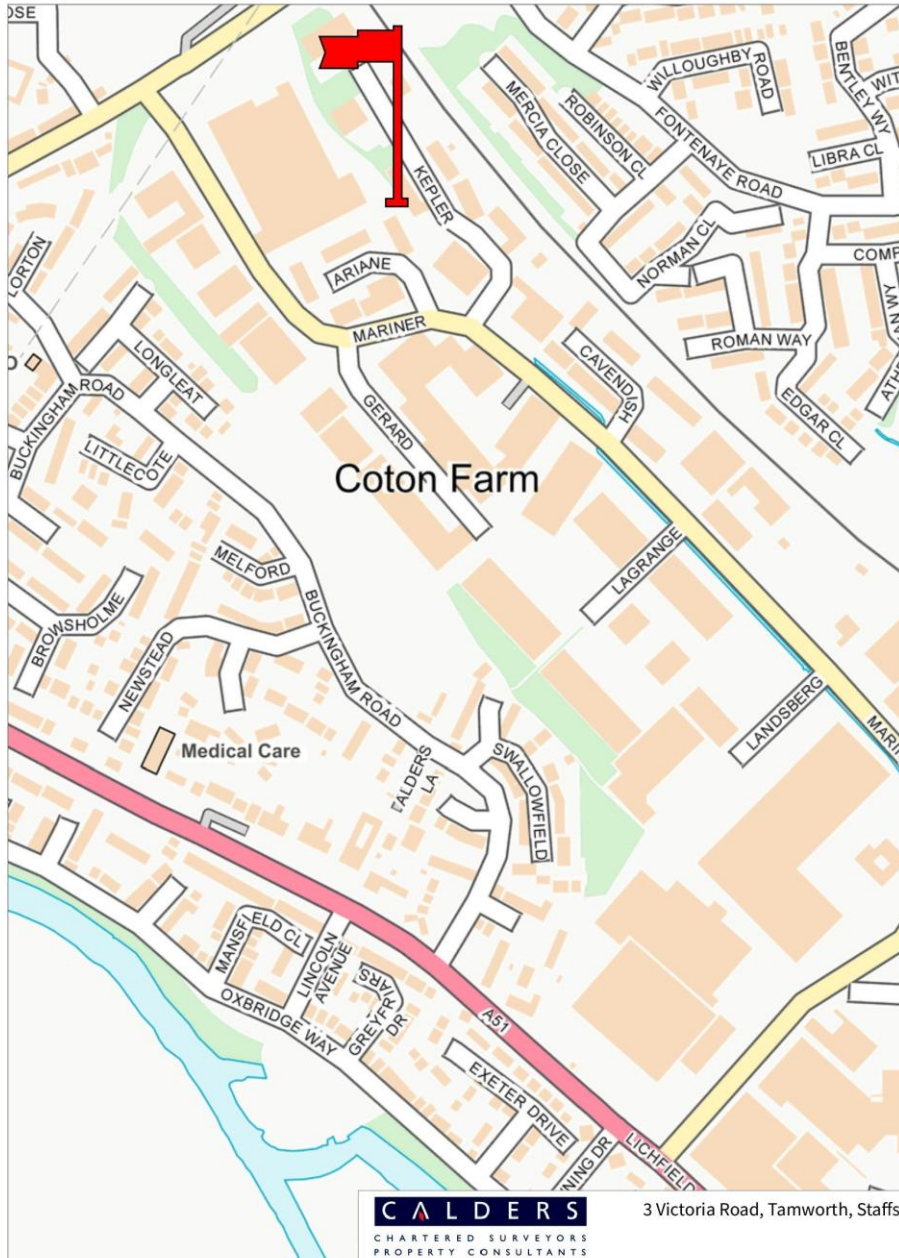
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Date: 30 Apr 2026

Drawing No:



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Client: **A S Engineering Ltd**
Project: **18 Kepler B79 7XE**

Title:

Scale: 1:6000 @A4

Drawn By: rdc

Date: 30 Apr 2026

Drawing No: