

FOR SALE OR TO LET
BY DIRECTION OF THE FREEHOLDER

R/28017

**A WELL POSITIONED INDUSTRIAL OR STORAGE FACILITY
PREVIOUSLY USED AS AND FITTED OUT FOR THE
MAINTENANCE AND FITTING OF COMMERCIAL VEHICLES AND
BEING COMPLETE WITH SURFACED YARDAGE**

**GIA 9,563 SQ.FT. (888.5 SQ.M.)
SITE AREA 0.767 ACRES (0.31 HECTARES)**



**CENTRAL HOUSE
HEDGING LANE
DOSTHILL
TAMWORTH B77 5EX**

**RECENTLY REFURBISHED
SIX VEHICLE ACCESS DOORWAYS
CLEAR WORKING AREA, HIGH BAY LIGHTING
3-PHASE ELECTRICITY
WELL APPOINTED OFFICES
EASY ACCESS A5/M42 AT JUNCTION 10**

**£1,350,000.00 NET OF ANY APPLICABLE V.A.T. OR
RENTAL £95,000 PER ANNUM NET OF ANY APPLICABLE 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
www.calderssurveyors.com

These substantial premises and yardage provide an excellent opportunity for a variety of users for either industrial or warehousing purposes and have most recently been used for and are fitted for the use of a commercial vehicle maintenance and fitting facility with six bays each behind a separate vehicle access doorway fitted with a steel roller shutter door.

The building has a good height to the underside of the steelwork and a clear working area and this workshop facility is readily accessible from the external yardage facility.

The workshop has a concrete floor throughout and is completed with overhead high bay lighting and a 3-phase electrical connection.

Attached to the principal workshop on the frontage to Hedging Lane is a single storey suite currently fitted as two private offices, general office, reception area, staff room and ladies and gents w.c./wash facilities. These are all appointed to a good standard and are complete with heating and appropriate electrical power and lighting circuits.

The premises front to Hedging Lane, Dosthill on the edge of the well established Tame Valley Business and Industrial area and are within five minutes drive in clear traffic of the A5 and the intersection of that routeway with the M42 motorway at junction 10 to the east and giving excellent access to and from the regional trunk road and motorway systems.

The site has a shared vehicular access from the Hedging Lane frontage complete with an electrically powered security barrier and the yard is in the majority concrete surfaced.

This is an excellent opportunity for a variety of users and particularly transport or plant related concerns.

The yard area is subject to a right of vehicular and pedestrian way in favour of the adjacent premises and yardage.

It should also be noted that these premises form part of a site zoned in the adopted Borough of Tamworth local plan for residential development.



GENERAL INFORMATION

1. VENDORS/LANDLORDS Haulmasters Limited
2. PRICE/LETTING TERMS
The premises are available freehold with vacant possession at £1,350,000.00 (One Million Three Hundred and Fifty Thousand Pounds) plus V.A.T.

Alternatively the premises can be rented at £95,000 (Ninety Five Thousand Pounds) per annum net of V.A.T. It is understood that the premises are registered for Value Added Tax.
3. SERVICES All mains services are connected to the premises.
4. ENERGY PERFORMANCE CERTIFICATE The building has a current certificate valid until November 2029 and is rated D.
5. RATING ASSESSMENT On the 2026 List the premises have a rateable value assessment of £55,500.00 The rates payable during the current year are approximately 50% of this figure.
6. VIEWING
Please contact the agents,
Richard Calder, richard@calderssurveyors.com
Tel.: 07860 608521
Jo Smith, Josephine.smith@calderssurveyors.com
Tel.: 07973 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 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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07860608521

calderssurveyors.com

Client: **Haulmasters Ltd**

Project: **Central House, Hedging Lane**

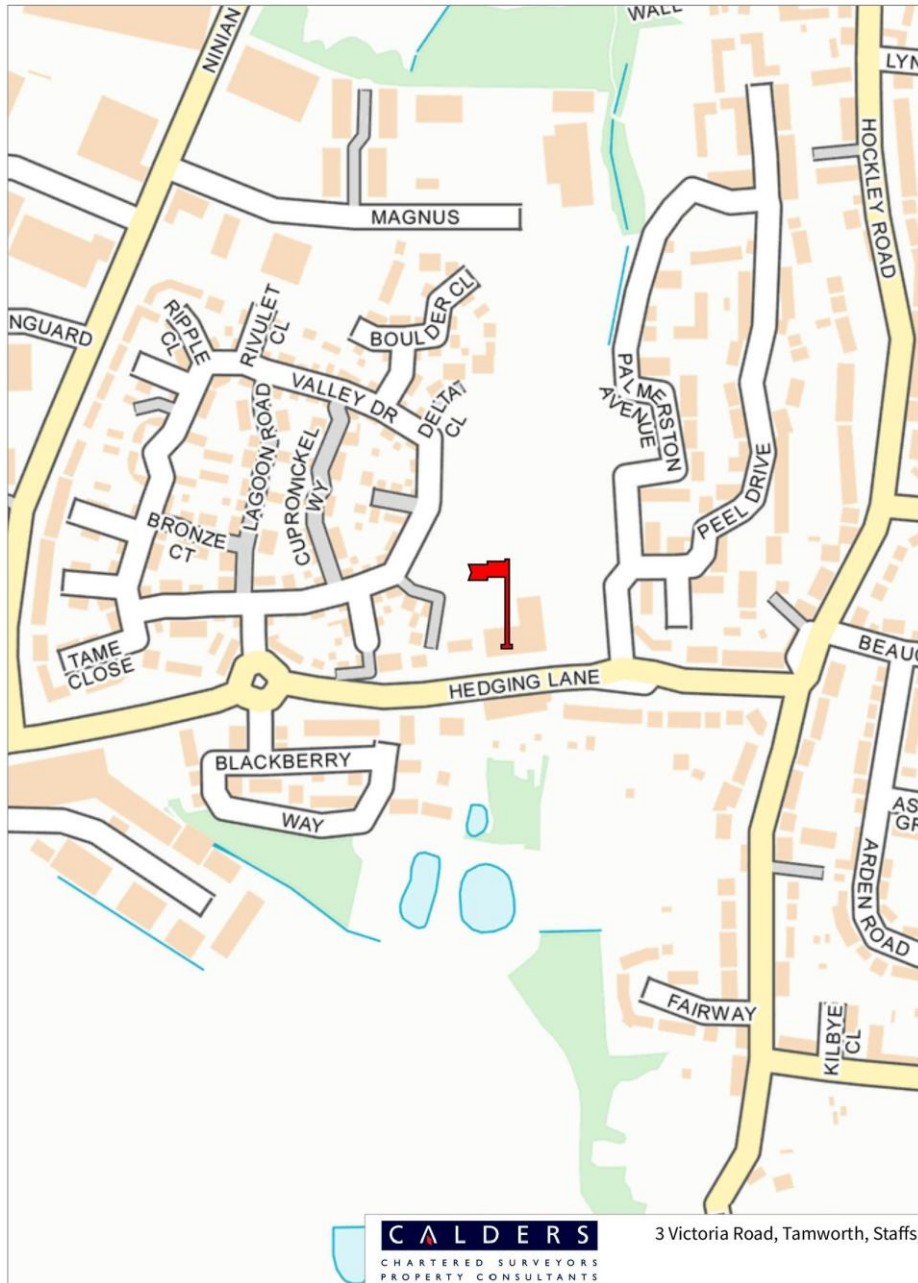
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Scale: 1:1250 @A4

Drawn By: rdc

Date: 30 Jul 2026

Drawing No:



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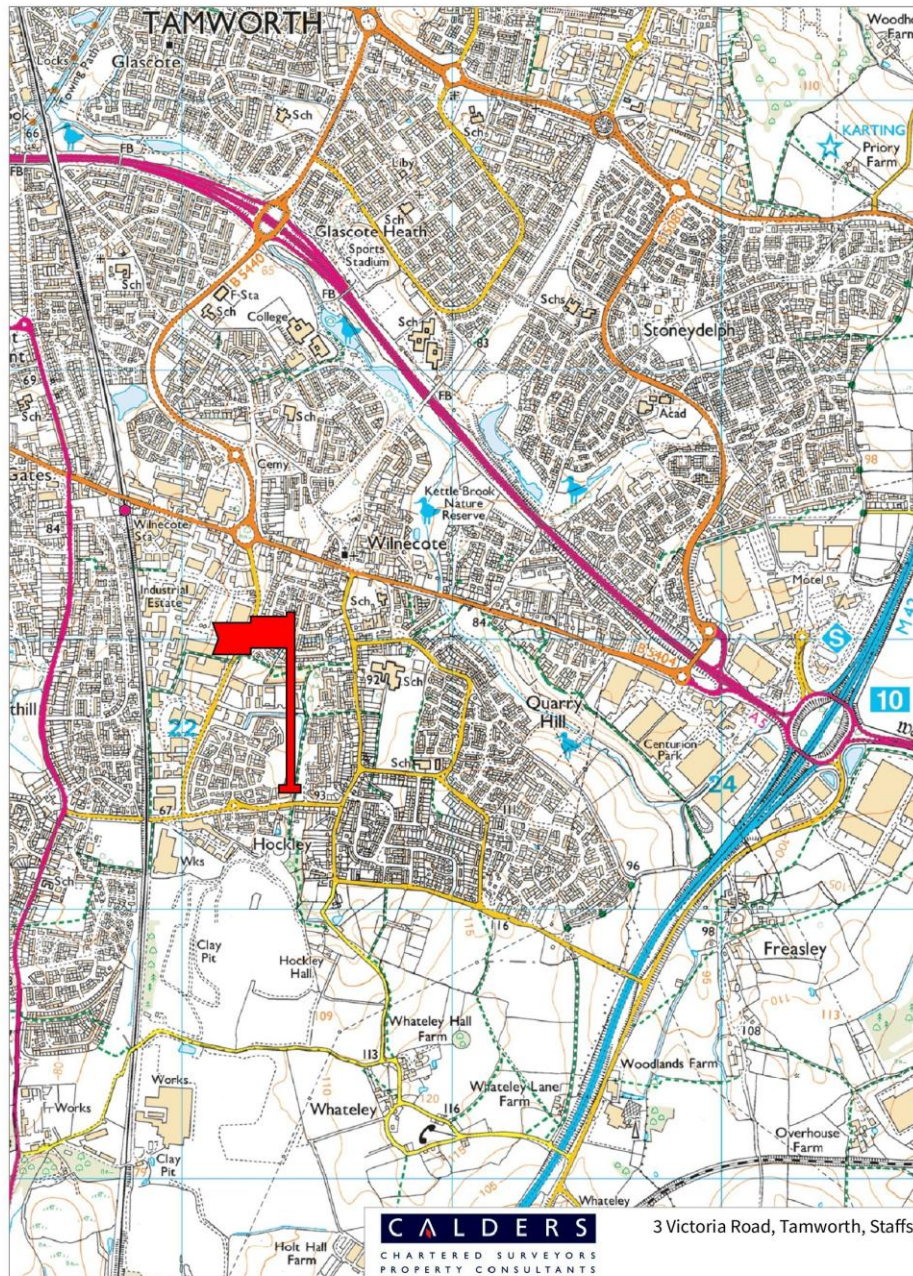
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Drawn By: rdc

Date: 30 Jul 2026

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Client: **Haulmasters Ltd**

Project: **Central House, Hedging Lane**

Title: **town location**

Scale: 1:25000 @A4

Drawn By: rdc

Date: 30 Jul 2026

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