

TO LET UPON A NEW LEASE

R/28022

**WELL POSITIONED AND FUNCTIONAL SMALL INDUSTRIAL
OR WAREHOUSE UNIT**



**20 LA GRANGE
LICHFIELD ROAD INDUSTRIAL ESTATE
TAMWORTH B79 7XD**

910 SQ.FT. (84.59 SQ.M.)

**3 CAR PARKING SPACES, GOOD HEIGHT, CAPABLE OF MEZZANINE
ELECTRIC ROLLER SHUTTER VEHICLE ACCESS DOOR
3-PHASE ELECTRICITY CONNECTION, OVERHEAD LED LIGHTING
STEEL SECURITY SHUTTERS**

EASY ACCESS A5/A51/M42/M6T

**NEW LEASE AT £15,000 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

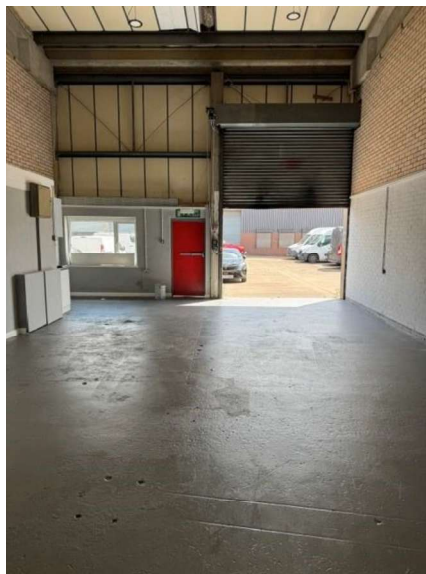
E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

A well positioned small industrial or warehouse unit situated within Lichfield Road Industrial Estate only a five minute drive from two points of access to the A5 trunk road linking to M42 junction 10 to the east and the M6T to the west.

The building has recently been internally refurbished and has a good height capable of accommodating a mezzanine storage floor. There is overhead LED lighting and a w.c. wash facility.

The steel roller shutter commercial vehicle access doorway is electrically powered and there are steel security shutters over the door and window.

Externally there is a concrete forecourt with parking for three private vehicles.



GENERAL INFORMATION

- | | |
|-----------------------------------|--|
| 1. LANDLORDS | Smith Bros. (Tamworth) Properties Limited. |
| 2. PRINCIPAL LEASE TERMS | A new lease is available for a term to be agreed at a commencing rental of £15,000 (Fifteen Thousand Pounds) per annum plus V.A.T. as may be applicable. |
| 3. SERVICES | Mains electricity, water and drainage are connected. |
| 4. ENERGY PERFORMANCE CERTIFICATE | A new certificate has been applied for. |
| 5. RATING ASSESSMENT | The premises have a business rating assessment on the 2026 list of £10,250.00 (Ten Thousand Two Hundred and Fifty Pounds). The current rates payable are approximately fifty percent of this but suitably qualifying businesses may obtain a 100% business rates 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 |

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: **Smith Bros (Tamworth) Props**
Project: **20 La Grange**

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

Date: 07 Aug 2026
Drawing No:



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1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

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Client: **Smith Bros (Tamworth) Props**

Project: **20 Lagrange**

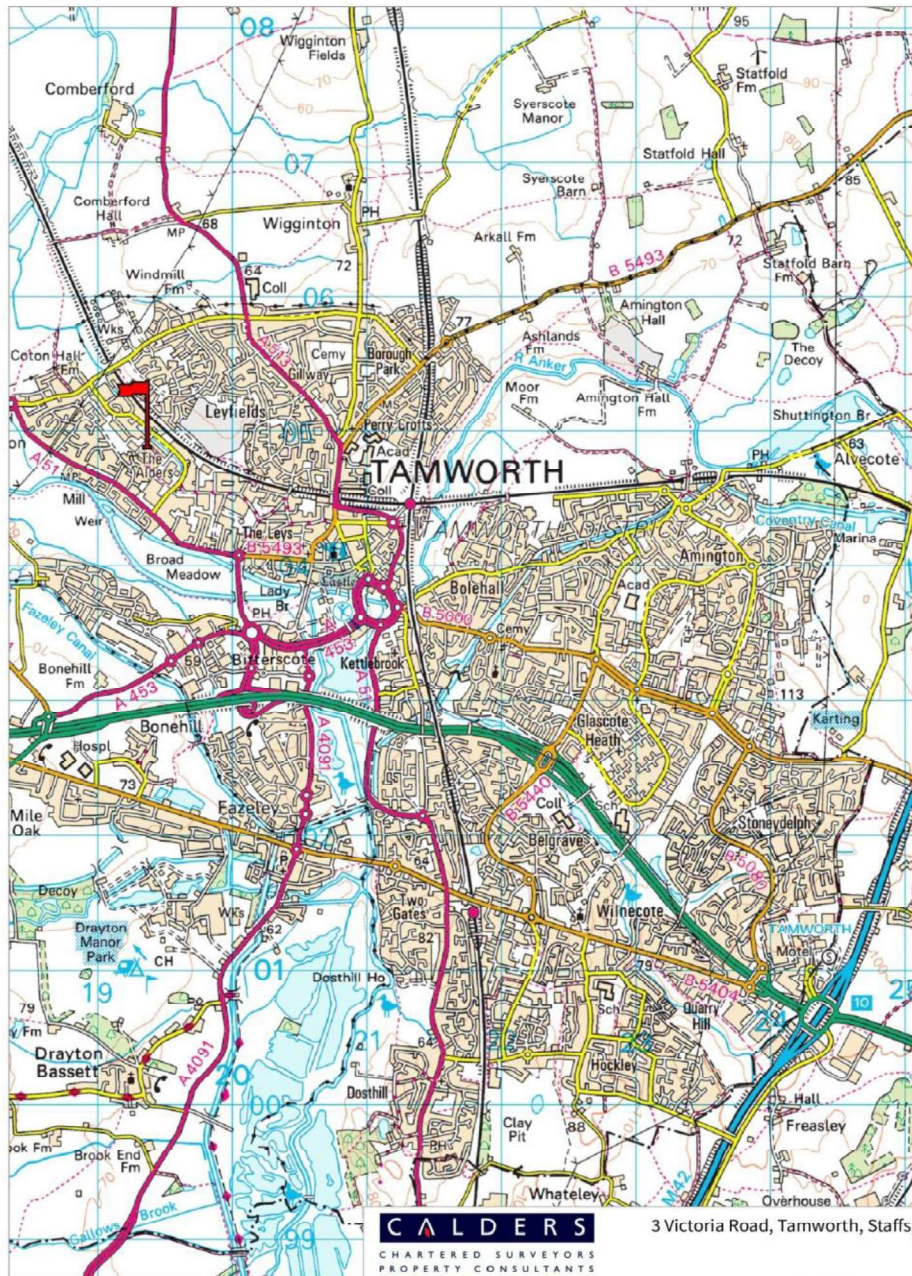
Title: **location plan**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 07 Aug 2026

Drawing No:



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caldersurveyors.com

Client: **Smith Bros (Tamworth) Props**

Project: **20 Lagrange**

Title: **town location plan**

Scale: 1:50000 @A4

Drawn By: rdc

Date: 07 Aug 2026

Drawing No: