CALDERS

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

BY DIRECTION OF THE FREEHOLDERS **R/28044**
AND TO LET UPON A NEW LEASE

ACCESSIBLE AND WELL POSITIONED INDUSTRIAL OR WAREHOUSE PREMISES



1 GERARD
LICHFIELD ROAD INDUSTRIAL ESTATE
TAMWORTH B79 7UW

GIA 6,074 SQ.FT. (564.37 SQ.M.)

ENCLOSED AND GATED ESTATE POSITION

6M TO EAVES
VEHICULAR ACCESS WITH ROLLER SHUTTER DOOR
EASY EXTERNAL COMMERCIAL VEHICLE MANOEUVRING
CLEAR WORKING AREA, OVERHEAD LED LIGHTING
EPC GRADE C
3-PHASE ELECTRICITY

IDEAL FOR A VARIETY OF TRADES AND USERS

NEW LEASE AVAILABLE AT £51,500 PER ANNUM + VAT

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.

RICS
3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL
E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

A well positioned industrial or warehousing premises situated within an enclosed and gated estate location within the heart of the established Lichfield Road Industrial Estate only minutes drive from connections to the A5 trunk road, itself connecting with the M42 junction 10 to the west and M6 Toll junction T5 to the east.

The building is of conventional specification and has four private vehicle parking spaces adjacent to the building plus occasional use of the communal visitor spaces within the courtyard.

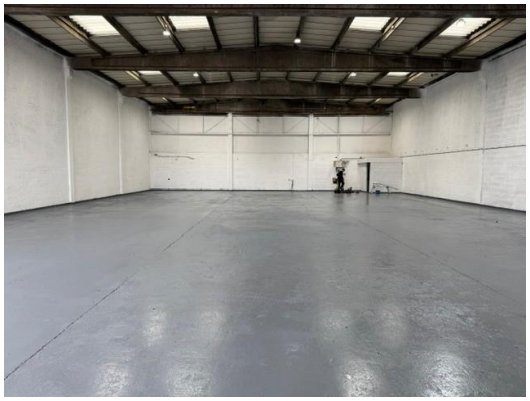
The building has a clear working area over a concrete floor throughout and is complete with w.c./wash facilities.

The dimensions of the working area are depth 30.02M x width 18.8M. There is a minimum height of Approximately 6M.

The building is accessed via a gated entrance to the Estate off Mariner.







GENERAL INFORMATION

1.	LANDLORDS	Smith Bros. (Tamworth) Properties Limited.
2.	TERMS OF LETTING	A new lease on principal terms to be negotiated at a commencing rental of £51,500.00 (Fifty One Thousand Five Hundred Pounds) per annum plus V.A.T. and payable quarterly in advance.
3.	SERVICE CHARGE	A service charge is payable in respect of the maintenance and management of the communal parts of the estate and also includes the insurance premium for the building.
4.	RATING ASSESSMENT	The premises have a rateable value assessment of (To Be Advised). The rates payable are approximately 50% of this rateable value.
5.	SERVICES	Mains electricity (3-phase), mains water and drainage and gas are connected to the property.
6.	ENERGY PERFORMANCE CERTIFICATE	Under the MEES Provisions of The Energy Act 2011 the building is rated Grade C.
7.	VIEWING	Please contact the agents via e-mail: enquiries@calderssurveyors.com or Richard Calder – 07860 608521 richard@calderssurveyors.com
8.	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

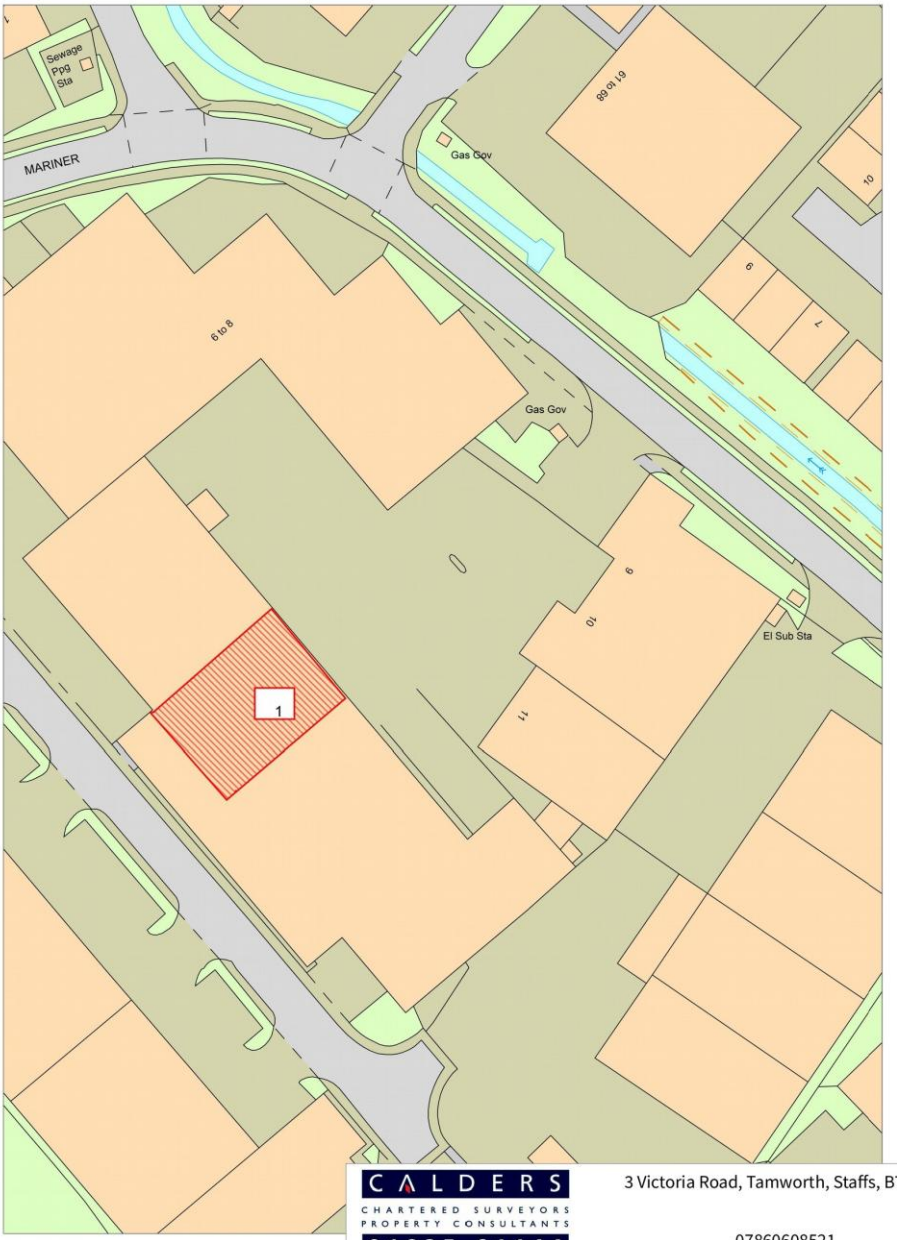
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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

Promap
LANDMARK INFORMATION

Map Centre : 419253,305067

0m 10m 20m 30m



CALDERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Smith Brothers (Tamworth) Prop**

Project: **1 Gerard B79 7UW**

Title: **Site plan**

Scale: 1:1250 @A4 Date: 30 Oct 2026

Drawn By: rdc Drawing No:

© Crown copyright and database rights 2026. OS AC0000813445

Promap
LANDMARK INFORMATION

Map Centre : 419253,305066



CALDERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Smith Brothers (Tamworth) Prop**

Project: **1 Gerard B79 7UW**

Title: **location plan**

Scale: 1:5000 @A4 Date: 30 Oct 2026

Drawn By: rdc Drawing No:

© Crown copyright and database rights 2026. OS AC0000813445

Promap
LANDMARK INFORMATION

Map Centre : 421605,302379



CALDERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Smith Brothers (Tamworth) Prop**

Project: **1 Gerard B79 7UW**

Title: **Area location plan**

Scale: 1:50000 @A4 Date: 30 Oct 2026

Drawn By: rdc Drawing No:

© Crown copyright and database rights 2026. OS AC0000813445