CALDERS

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

FOR SALE BY PRIVATE TREATY **R/28042**
BY DIRECTION OF THE FREEHOLDERS

PROMINENTLY POSITIONED DETACHED WAREHOUSE OR INDUSTRIAL PREMISES KNOWN AS

24 - 27 CAVENDISH
LICHFIELD ROAD INDUSTRIAL ESTATE
TAMWORTH B79 7XH





GROSS INTERNAL AREA 6,376 SQ.FT. (592.39 SQ.M.)
PLUS MEZZANINE STORAGE FLOOR

TWO STOREY OFFICE FACILITY
FULLY HEATED, DOUBLE GLAZED & WITH CABLE TRUNKING
WORKS AREA HEATED AND LIT
TWO VEHICLE ACCESS DOORWAYS
13 MARKED CAR PARKING SPACES PLUS SOFT LANDSCAPED AREA
EASY ACCESS A5 M42 AND M6T

A DESIRABLE BUILDING SUITABLE FOR A VARIETY OF USES

OFFERED FREEHOLD WITH VACANT POSSESSION
£995,000 (VAT not applicable)

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
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A prominently positioned and well specified stand alone industrial warehouse facility having a prominent frontage to Mariner, the principal distributor road via the purpose planned Lichfield Road Industrial Estate to the west of Tamworth town centre.

This is a location providing ready access to the nearby A5 trunk road (approximately 5 minutes drive) in turn linking to junction 10 of the M42 (approximately 10 minutes drive to the east) and junction M6T5 (approximately 10 minutes drive to the west). Tamworth town centre is within 5 minutes drive.

The building is well fitted and presented throughout and the works area is effectively a clear working area over a concrete floor and complete with overhead gas fired space heaters and 3-phase electricity.

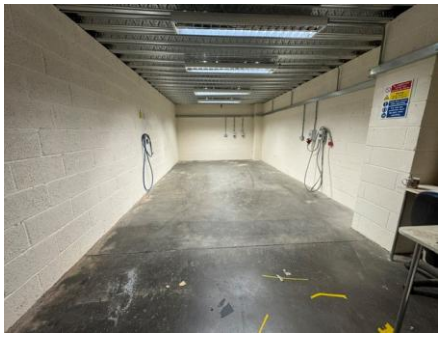
There is a small mezzanine storage floor insitu. The minimum height to the underside of the steelwork is approximately 5 metres.

There is overhead high bay lighting and overhead down draught fans.

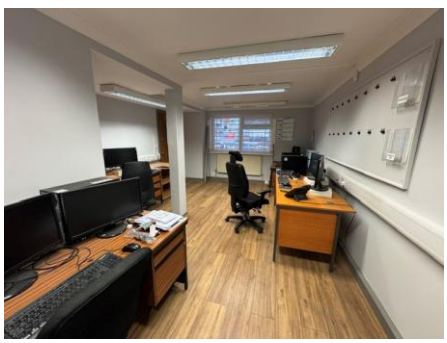
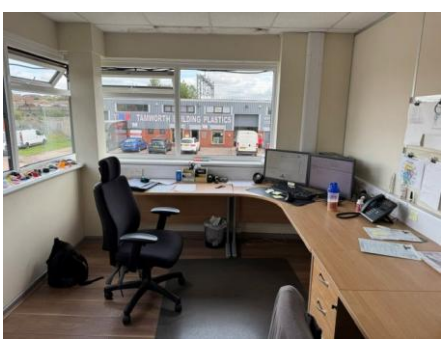
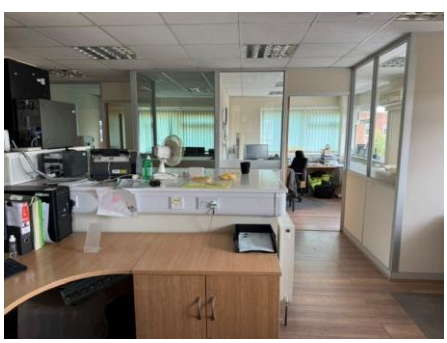
The two storey administrative and amenity area is constructed internally and these are well fitted including UPVC framed double glazed windows, wall mounted dado height cable trunking and a gas fired wet radiator central heating system.

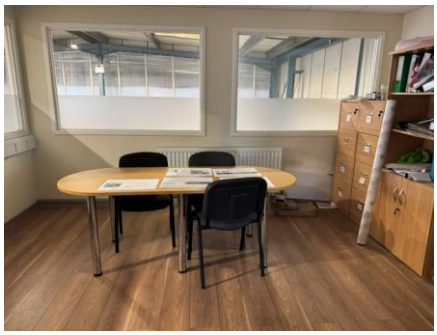
There are four w.c./wash facilities and a fitted kitchen and part of the administrative space is currently partitioned into individual rooms by a demountable partitioning system.

Externally there are thirteen marked private vehicle parking spaces plus additional soft landscaped areas. A rare and desirable opportunity.












GENERAL INFORMATION

1.	VENDORS	The Trustees of The Bowden and Dolphin Signs Limited Self Administered Pension Scheme.
2.	TENURE	The property is offered freehold with vacant possession upon completion of a transaction.
3.	ENERGY PERFORMANCE CERTIFICATE	The property previously had a certificate issued as Grade C which has expired. A replacement certificate has been applied for.
4.	RATING ASSESSMENT	The rateable Value on the 2026 list is £36,250. The rates payable are 43.2% of that rv.
5.	SERVICE CHARGE	The vendors advise that no service charge has ever been levied or paid during the period of their ownership.
6.	MAINS SERVICES	Mains electricity, gas and water are understood to be connected.
7.	VIEWING	Please contact the agents: enquiries@calderssurveyors.com or Richard Calder – 07860 608521

8.	PRICE	£995,000 (Nine Hundred and Ninety Five Thousand Pounds) VAT is not applicable.
9.	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

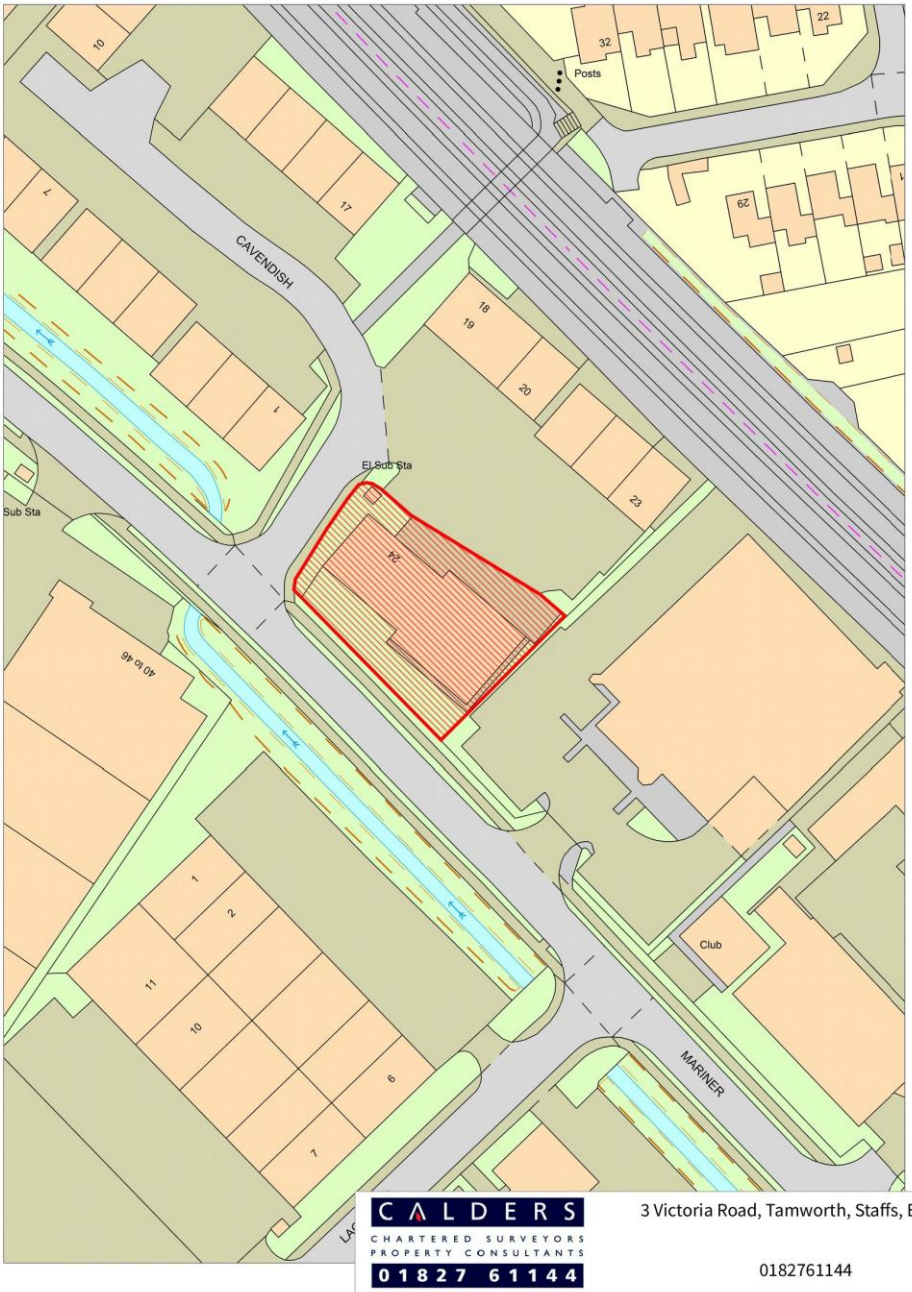
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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

Promap
LANDMARK INFORMATION

Map Centre : 419401,305041

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3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

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Client: **Trustees Bowden & Dolphin RBS**

Project: **24 Cavendish B79 7X**

Title:

Scale: 1:1250 @A4 Date: 11 Oct 2023

Drawn By: rdc Drawing No:

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3 Victoria Road, Tamworth, Staffs, B79 7HL

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calderssurveyors.com

Client: **Trustees Bowden & Dolphin RBS**

Project: **24 Cavendish B79 7XH**

Title: **location**

Scale: 1:5000 @A4 Date: 11 Oct 2023

Drawn By: rdc Drawing No:

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3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Bowden & Dolphin Signs Ltd**

Project: **24 Cavendish**

Title: **town location**

Scale: 1:50000 @A4 Date: 02 Nov 2026

Drawn By: rdc Drawing No:

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