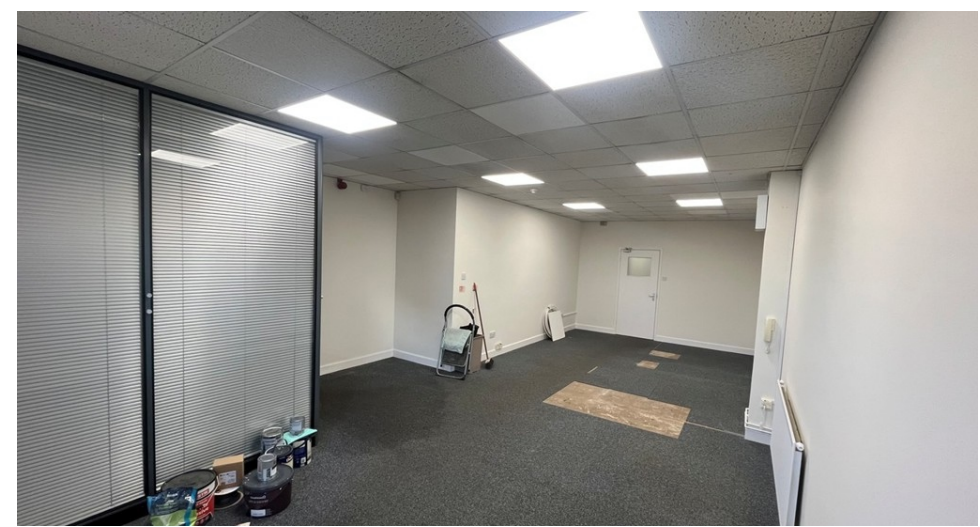
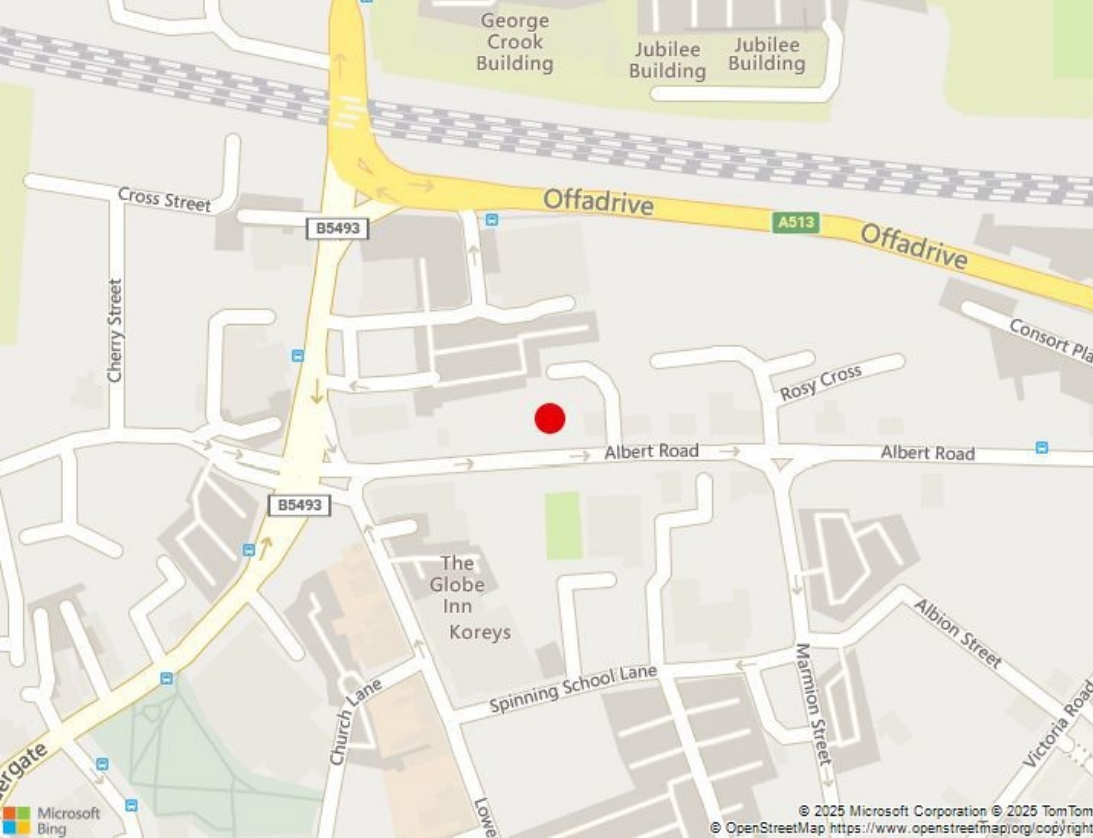


# SELF CONTAINED GROUND FLOOR OFFICE TO LET

18 Albert Road, Tamworth, Staffordshire, B79 7JN

972 SqFt (90.3 SqM) | £1,135 per calendar month





## KEY FEATURES

- Town Centre location within walking distance of all local amenities
- Ground floor
- Predominantly open plan with private office to the rear
- Separate Kitchen
- Courtyard to the rear
- New Lease

## LOCATION

The property is located on Albert Road at its junction with Marmion Street just off the A513. Tamworth Town Centre is well placed for access to the A5 and M42 (Junction 10). The Town centre and Railway Station is a 5 minute walk from the property, providing regular train services on the West Coast Mainline to London Euston and regular services on the Birmingham to Derby line.

## DESCRIPTION

The accommodation is within a two storey period building offering self-contained offices on the ground floor. The main office opens into a large reception office area with a private office to the rear with kitchen and two WC's. The property benefits from gas central heating, LED lighting and carpet tile flooring. The offices benefits from an external rear courtyard. Parking is available on the public car parks opposite for £600 per year (£50 per month). Tamworth train station is a 5 minute walk away.

The property is fully alarmed and also has a fire alarm system.



Area	SqFt	SqM
Ground Floor Offices	972	90.3
<b>Total Floor Area</b>	<b>972</b>	<b>90.3</b>

18 Albert Road, Tamworth, Staffordshire B79 7JN



## TERMS

A new Internal Repairing and Insuring lease is available for a term of 5 years or multiples thereof. Incentives may be available subject to negotiation.

## ASKING RENT

£1,135 per calendar month

## EPC

EPC Rating - C-59

A full copy of the Energy Performance Certificate is available upon request.

## BUSINESS RATES

Rateable Value £8100

Businesses may benefit from 100% small business rates relief. Interested parties are advised to make their own enquiries with the Local Authority (Tamworth) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand will be applicable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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