

FOR SALE/TO LET

LegatOwen
CHARTERED SURVEYORS

01270 621001

www.legatowen.co.uk



Unit 7E Claymore, Tame Valley Industrial Estate. Tamworth. B77 5DQ

MODERN INDUSTRIAL/
WAREHOUSE UNIT

18,390 SQ FT
(1,708.50 SQ M)

Site Area 1.16 Acres
(0.47 hectares)



LOCATION

The premises are situated off Claymore within the Tame Valley Industrial Estate. This is an established industrial and business location approximately 3 miles south of Tamworth town centre and 2 miles west of the M42 motorway junction 10 and A5 trunk road intersection.

DESCRIPTION

The premises comprise a detached warehouse /industrial unit with the following specification:

- 6.6m eaves height
- 5 electric roller shutter loading doors
- Gas warm air blowers
- High bay sodium lighting
- 2 storey offices/staff welfare facilities
- Secure yard

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

	Sq Ft	Sq M
Warehouse	13275	1233.3
Ground/First Floor Offices	5115	475.2
TOTAL	18390	1708.5

Site Area of 1.16 Acres (0.47 Hectares)

TENURE

Freehold with vacant possession

PRICE

£1,500,000

Alternatively the premises are available leasehold for a term to be agreed.

RENTAL

£110,500 per annum

RATEABLE VALUE

We are advised the premises has a Rateable Value of £87,500

PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The occupier is advised to obtain verification from their solicitor or surveyor

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of E-101

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs incurred

VAT

VAT if applicable is payable at the standard rate

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING

By prior appointment through the joint agent, Legat Owen

Contact: Andy Butler

Telephone: 01270 621001

Email: andybutler@legatowen.co.uk

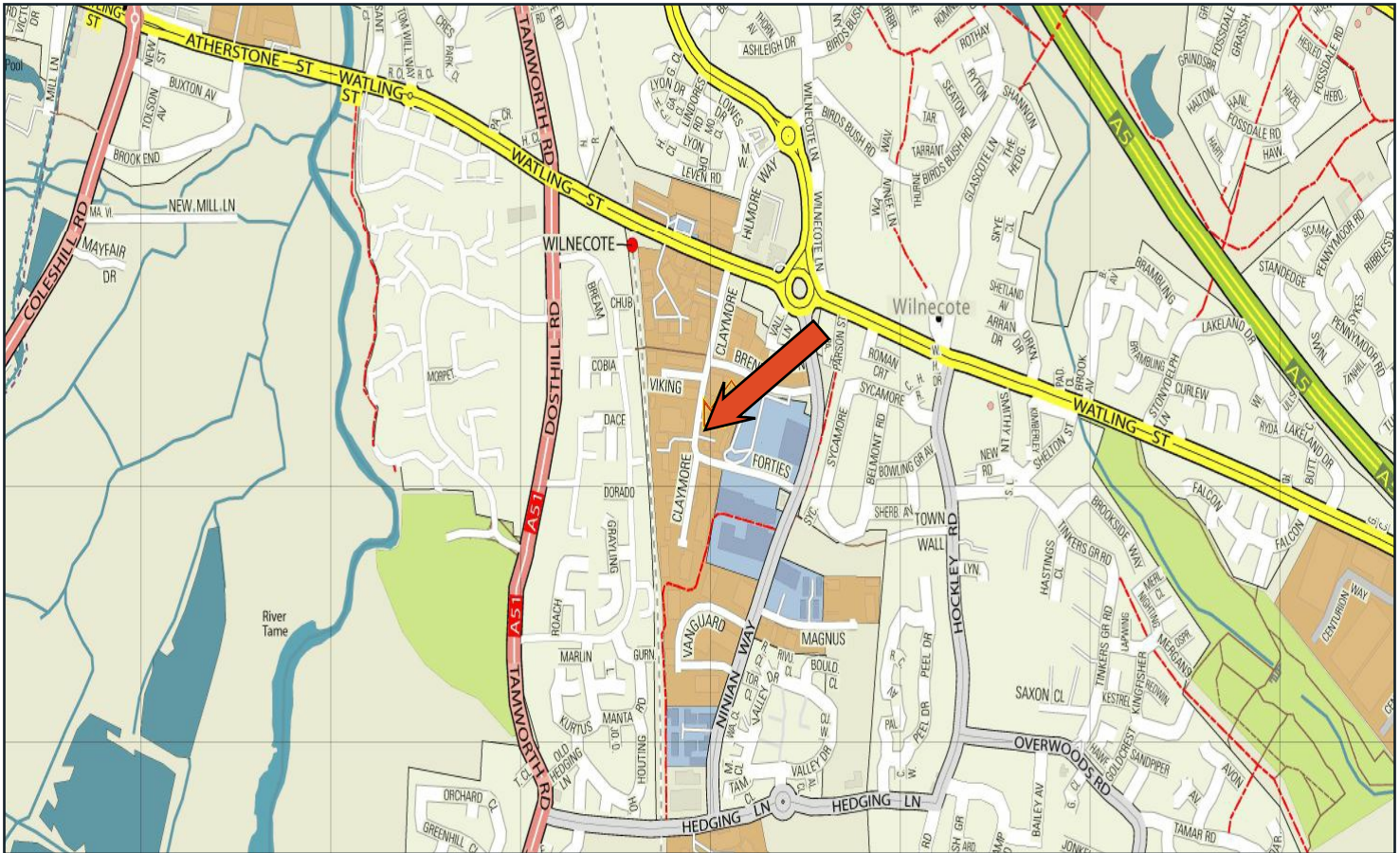
Harris Lamb

Contact: Thomas Morley

Telephone: 0121 455 9455

Email: thomas.morley@harrislamb.com





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

June, 19

SUBJECT TO CONTRACT