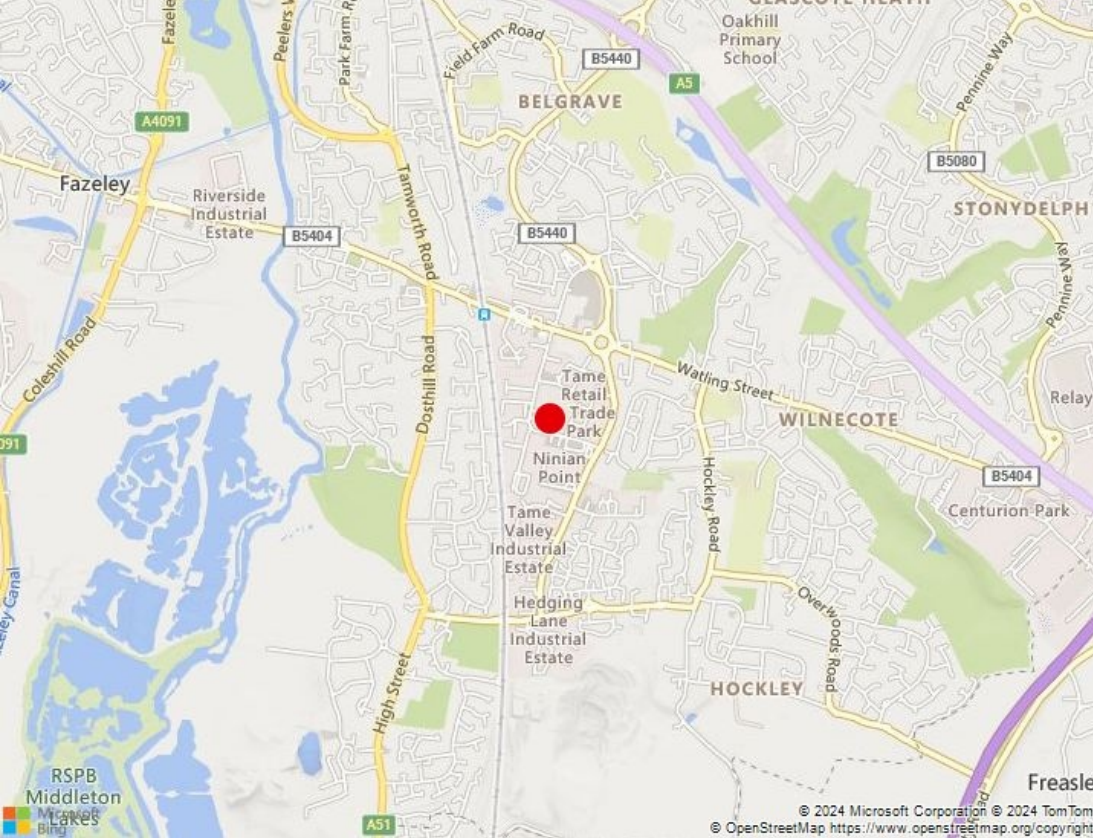


WAREHOUSE PREMISES - TO LET / MAY SELL

Unit 5, Falcon Park, Claymore, Wilnecote, Tamworth, Staffs, B77 5DQ

1,189 SqFt (110.46 SqM) | Plus Mezzanine Offices 975 SqFt (90.54 SqM) / £17,500 per annum exclusive / Sale Price On Application





KEY FEATURES

- Situated within a popular local business estate
- Well established Tame Valley Industrial area
- Ground floor warehouse premises together with mezzanine providing offices
- Ample parking
- Within driving distance of A5 trunk road and Junction 10 of the M42 Motorway
- Nearby Tame Retail & Trade Park which includes Starbucks, KFC, Greggs and Lidl Supermarket

LOCATION

The subject property is positioned within Falcon Park Estate which is situated off Claymore within the Tame Valley Industrial Estate in the Wilnecote district of Tamworth. Wilnecote is situated approximately 2.5 miles to the south east of Tamworth town centre and is within easy driving distance of the A5 trunk road and Junction 10 of the M42 Motorway.

DESCRIPTION

The subject property comprises a mid terrace industrial/warehouse unit incorporating a mezzanine floor providing a number of cellular style offices with kitchen. The ground floor provides a warehouse area which is accessed via a roller shutter door. There is also the use of a single WC. The property is positioned within the popular Falcon Park in the Tame Valley Industrial Estate of Wilnecote in Tamworth.



Area	SqFt	SqM
GF WAREHOUSE	1,189	110.46
MEZZANINE	975	90.58
Total Floor Area	2,164	201.04

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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed on negotiation.

A sale of the property may be considered, further details on request.

ASKING PRICE / RENT

On Application / £17,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable towards the shared costs for maintenance of communal areas. Further details are available on request.

EPC

Assessment awaited where appropriate.

BUSINESS RATES

Current Rateable Value £13,500. Rates payable £6,736.50 - 2024/25 . 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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT which we understand will be payable, solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

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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.



Getmapping plc 2017.



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