



WAREHOUSE PREMISES - TO LET

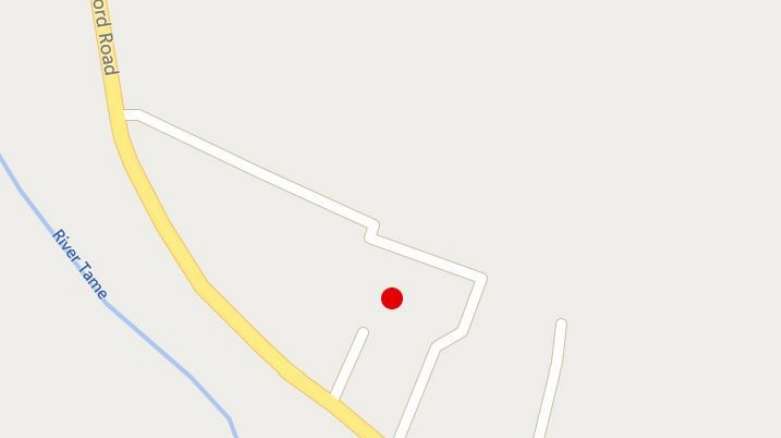
Unit 7, Elford Lowe Farm, Elford Road, Tamworth, Staffordshire, B79 9BJ



8,524 SqFt (791.88 SqM) | £68,500 per annum exclusive

Key Features

- Warehouse accommodation
- Minimum internal eaves height 4.5m
- Situated to the north of Tamworth town centre
- Secure gated estate with 24/7 access
- Roller shutter door access to the front elevation
- Within driving distance of A38 & A5 trunk roads



LOCATION

The subject property is situated within Elford Lowe Farm which is a short distance to the south east of Elford village with access to the site via a marked roadway directly off Elford Road.

Elford is approximately 5 miles to the north of Tamworth town centre, 7 miles east of Lichfield and is within easy driving distance of A38 trunk road.

DESCRIPTION

The premises extend to provide a well presented modern warehouse building of steel portal frame surmounted by a pitched roof incorporating roof lights in part.

The property has the benefit of a roller shutter door (5.31m x 5.93m) to the front elevation, 3-phase mains electricity, office and WC.

Elford Lowe Farm is approached via a secure, electronically operated gated entrance leading onto a shared estate with yard area providing parking and circulation.

TERMS

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

ASKING RENT

£68,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable towards the costs of maintaining the site, upkeep of common part including repairs where necessary and landscaping. Further details are available on request.

EPC

Energy Performance Asset Band Rating C - 70. Date of certificate 13 February 2018.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID together with confirmation of the source of funding will be required prior to issuing Heads of Terms to solicitors.

LEGAL COSTS

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

VAT

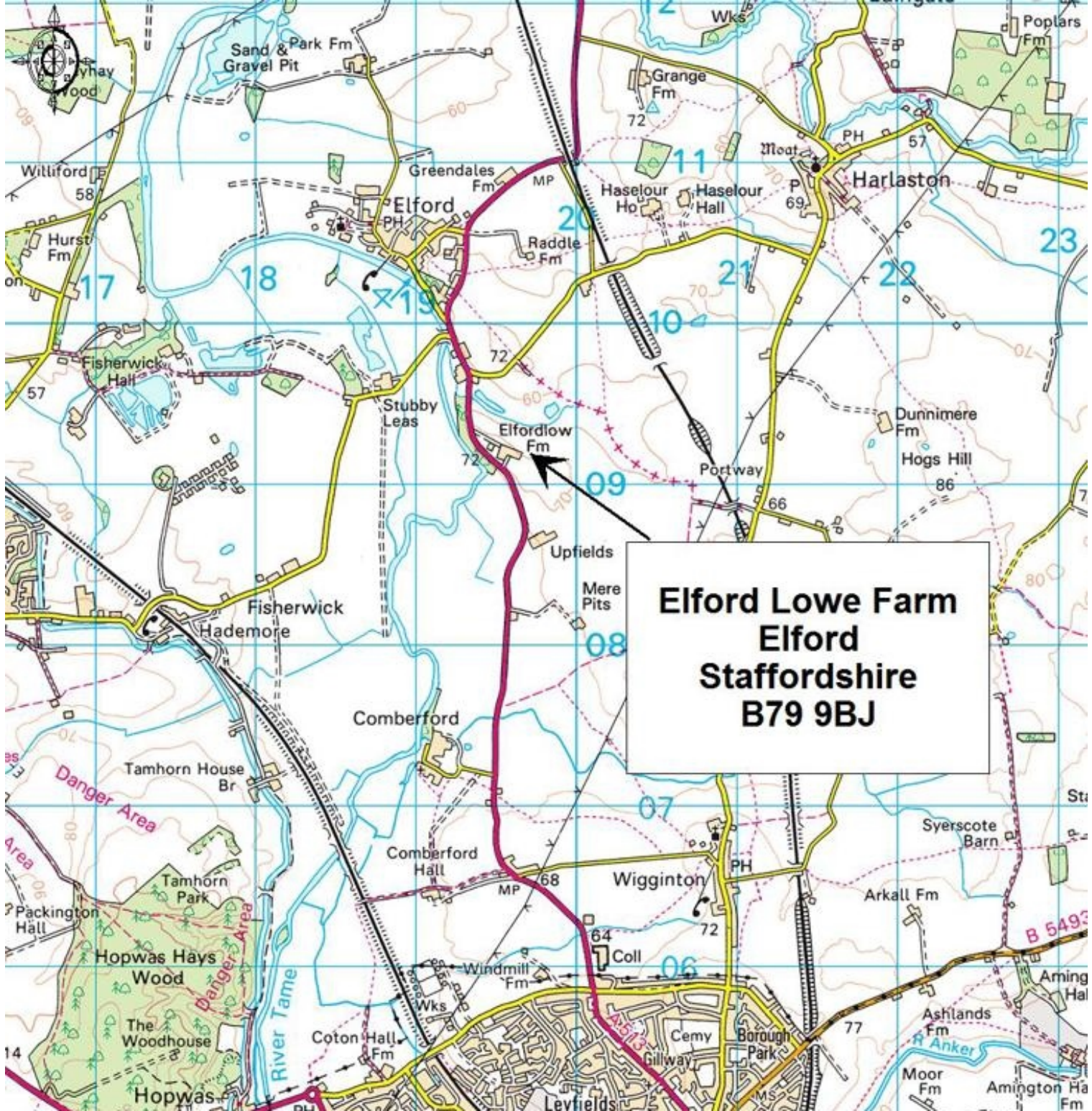
All figures are quoted exclusive of VAT which will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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