



TRADE COUNTER UNIT



ADJOINING OCCUPIERS
Screwfix & Toolstation



Unit 2, Ventura Park Trading Estate

Tamworth, B78 3JF

Leasehold | Industrial/Warehouse Unit | 8,855 Sq Ft (822.61 Sq M)



TO LET



Location

The premises are located on Ventura Park Trading Estate, adjoining Ventura Retail Park in Tamworth. Tamworth is located approximately 14 miles north-east of Birmingham city centre and benefits from good road links including the A5 which provides access to the estate as well as M42 and M6 motorway connections.



Description

The property forms part of a terrace of industrial / trade counter units of single span, steel portal frame construction beneath a lined sheeted roof incorporating double skin roof lights. Access to the warehouse is provided via a 4m x 4m roller shutter door.

Internally, there are single storey offices constructed to the front elevation benefitting from a raised access floor, WCs, double glazed windows, a combination on carpet and vinyl tile flooring and comfort cooling. There is also a locker room for the production space as well as canteen facilities. The warehouse provides an eaves height of 6.78m, a concrete floor, high bay LED lighting and an ambi-red radiant heating system. Externally, there is parking for circa 17 spaces, and the building is served by a single gated access point.

The adjoining occupiers are Toolstation and Screwfix. Nearby occupiers include Audi, Mini and BMW dealerships, Ventura Retail Park plus a range of food/leisure operators.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Offices	1,973	183.26
Warehouse	6,882	639.35
Total GIA	8,855	822.61



Amenities



Car Parking - circa 17 spaces



Gated Estate



Eaves Height - 6.78m





Further information

Lease Terms

The premises are available by way of sub lease or assignment until lease expiry in September 2026. Alternatively, the landlord may consider a new FRI lease for a term to be agreed.

Rent

Upon application.

Tenure

Leasehold.

Business Rates

Rateable Value: £51,000.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC rating is C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

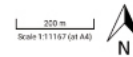
Strictly by prior arrangement with the sole agents.



Unit 2, Ventura Park Trading Estate, Tamworth



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• M42 Junction 10 - 3.8 miles• Sutton Coldfield - 6.5 miles• Birmingham - 14 miles
	Nearest Station <ul style="list-style-type: none">• Tamworth - 1.8 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 17.4 miles

	Viewings
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Particulars dated September 2024. Photographs dated August 2024.

