

**TO LET UPON A NEW LEASE**  
**OR FOR SALE FREEHOLD WITH VACANT POSSESSION**

**R27774**

**AN ATTRACTIVELY SITUATED DETACHED OFFICE BUILDING**

**6 GALENA CLOSE, AMINGTON TAMWORTH B77 4AS**



- **NET INTERNAL AREA - 5,685 SQ.FT (528.12 SQ.M.)**
  - **14 DEDICATED PARKING SPACES**
  - **FULLY HEATED AND PART COOLED**
    - **PASSENGER LIFT**
  - **EASY ACCESS A5/M42 JUNCTION 10**
- **ALARM AND DOOR CONTROL SYSTEMS**
  - **SECURITY SHUTTERS**

**TO LET: £80,000 PER ANNUM**  
**OR**

**FOR SALE £1,140,000.00**  
**(ALL NET OF V.A.T.)**

**TELEPHONE: 01827 61144**

**FACSIMILE: 01827 310820**

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-  
These particulars do not constitute any part of an offer or a contract.  
All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



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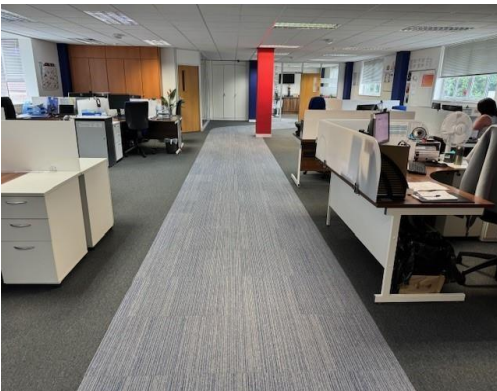
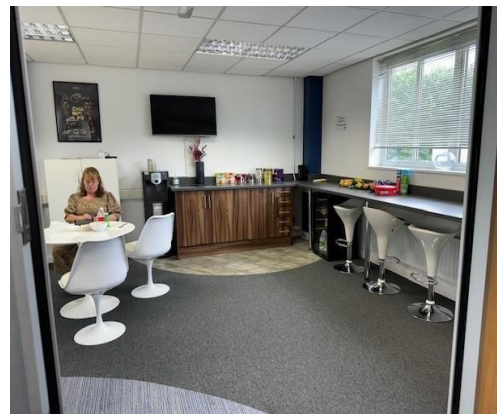
A pleasant, detached and self-contained office building located within this established business park at Amington on the eastern outskirts of the Borough of Tamworth being 10 minutes drive from the town centre to the west and approximately 5 minutes drive to the intersection of the A5 Trunk road and the M42 motorway at Junction 10 to the south and providing ready links to the regional trunk road and motorway system.

This well presented building is on 3 levels, linked by both staircase and passenger lift and produces a total net internal area of 5,685 sq. ft (528.15 sq.m.) or thereabouts.

It is well served by both kitchen and WC/wash facilities, and provides open plan office space at ground level and first floor level and a board room and executive office facility on the second floor.

The space is fully carpeted, double glazed and heated throughout with appropriate lighting and is comfort cooled in part.

To the exterior the building has 14 dedicated parking spaces, plus some potential for double parking.



## **GENERAL INFORMATION**

1. LANDLORDS Silverbrook Developments Ltd.
2. TERMS OF NEW LEASE/  
PRICE The building is offered to let upon a new lease at a commencing rental of £80,000 per annum net of VAT and for a term to be negotiated. The tenant will be fully responsible for the repair maintenance and decoration of the building and for refunding to the Landlords the premium costs incurred of insuring same and the service charge payable in respect of the maintenance and management of the communal parts of the estate. The freehold with vacant possession is available at a price of £1,140,000.00 net of applicable VAT.
3. ENERGY PERFORMANCE The premises have a current Certificate No.9200-9947-0396-4910-9030 and are rate C under the Minimum Energy Efficiency Standards of the Energy Act 2011.
4. SERVICES All mains services are connected to the building.
5. VIEWING Please contact the agent.
6. LOCAL AUTHORITY Tamworth Borough Council  
  
Marmion House  
  
Lichfield Street  
  
Tamworth B79 7BZ  
  
Telephone No: 01827 709709
7. COSTS OF TRANSACTION Each party to bear their own

## **PURPOSE OF THESE PARTICULARS**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars.

For example, we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Calders Chartered Surveyors & Property Consultants** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Caldery Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

**Calders Chartered Surveyors & Property Consultants** have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor. **Rates / Water Rates**

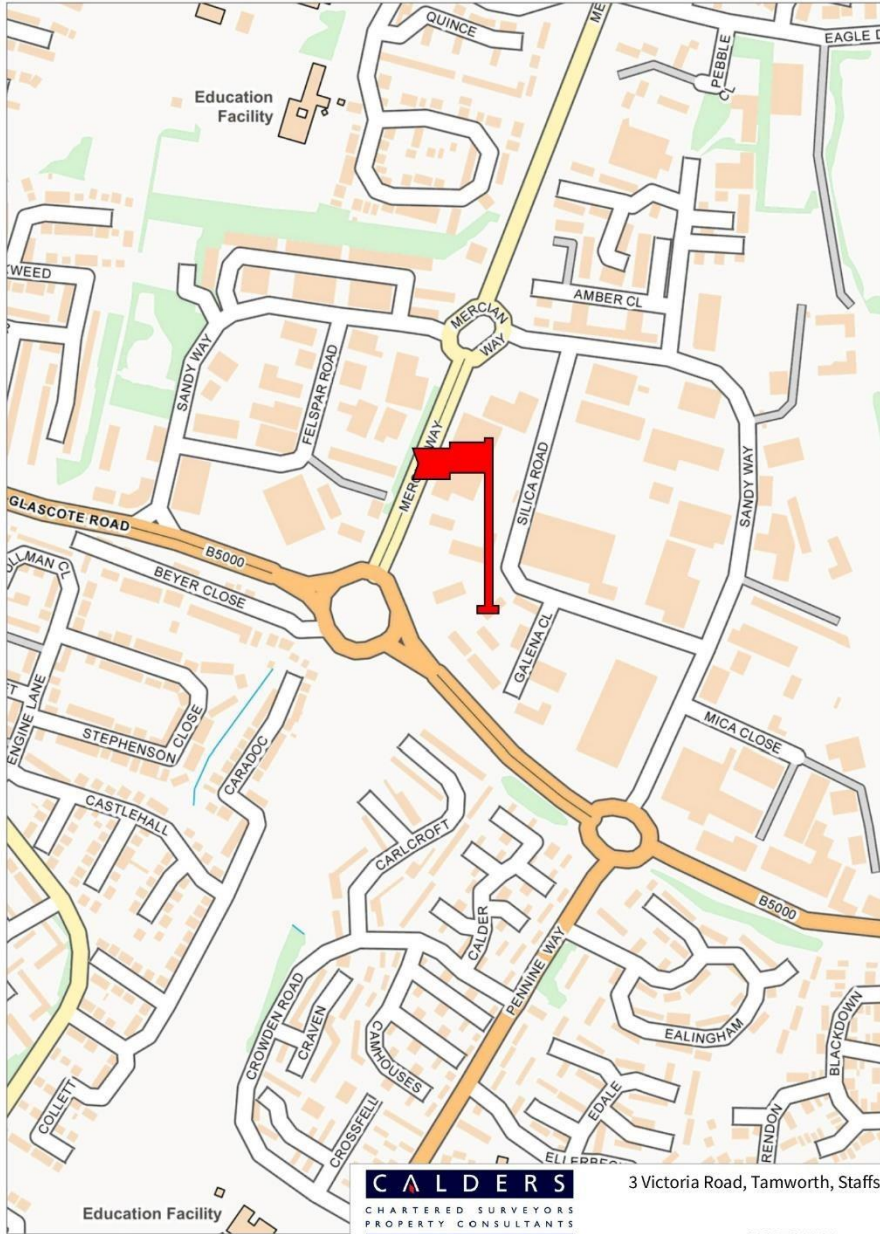
Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

### **Code of Practice on Commercial Leases**

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business or tenancy agreement.



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Client: **Silverbrook Developments Ltd**

Project: **6 Galena Close B77 4AS**

Title: **Site plan**

Scale: 1:7000 @A4

Drawn By: rdc

Date: 06 Aug 2024

Drawing No:



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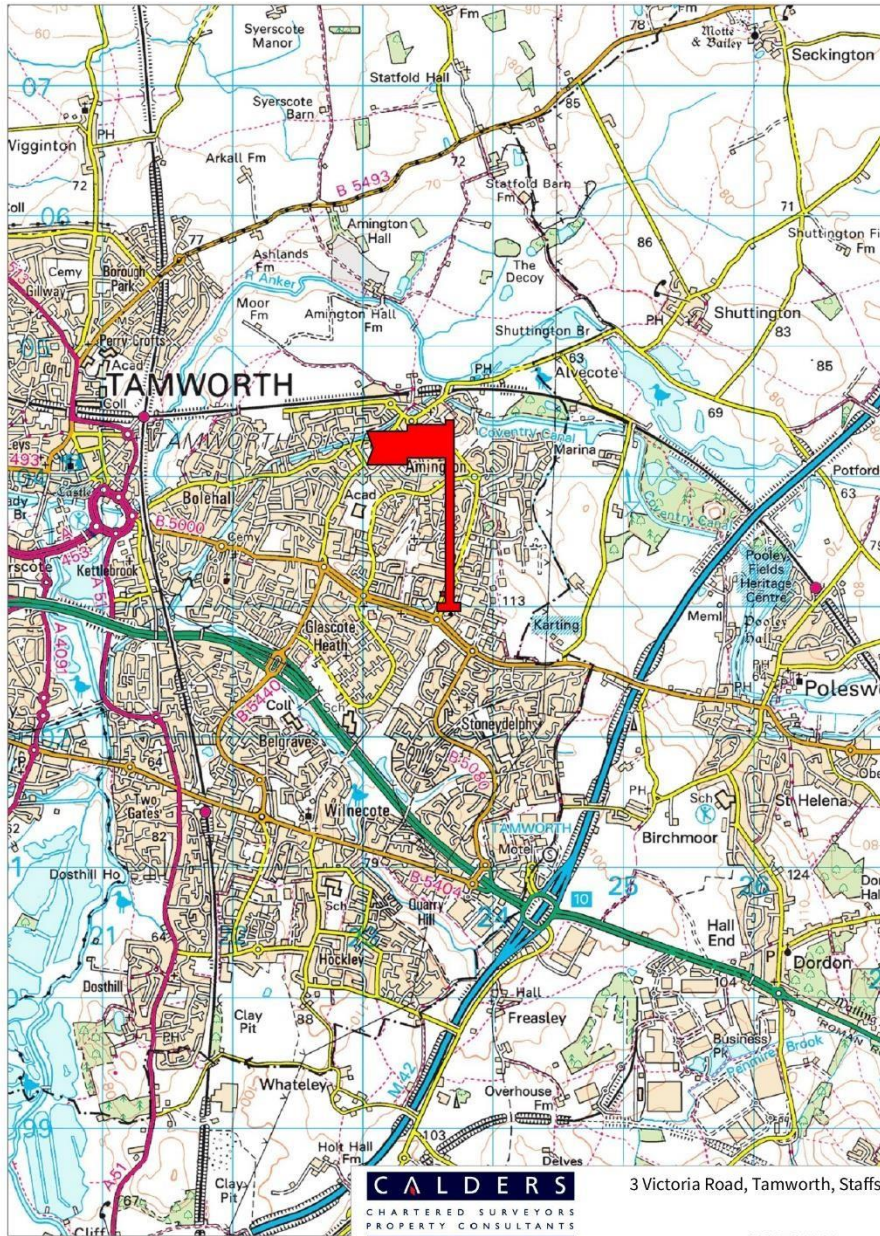
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Client: **Silverbrook Developments Ltd**  
Project: **6 Galena Close B77 4AS**

Title: **Site plan**  
Scale: 1:1250 @A4  
Drawn By: rdc

Date: 06 Aug 2024  
Drawing No:



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Client: **Silverbrook Developments Ltd**  
Project: **6 Galena Close B77 4AS**

Title: **location plan**  
Scale: 1:50000 @A4  
Drawn By: rdc

Date: 06 Aug 2024  
Drawing No: