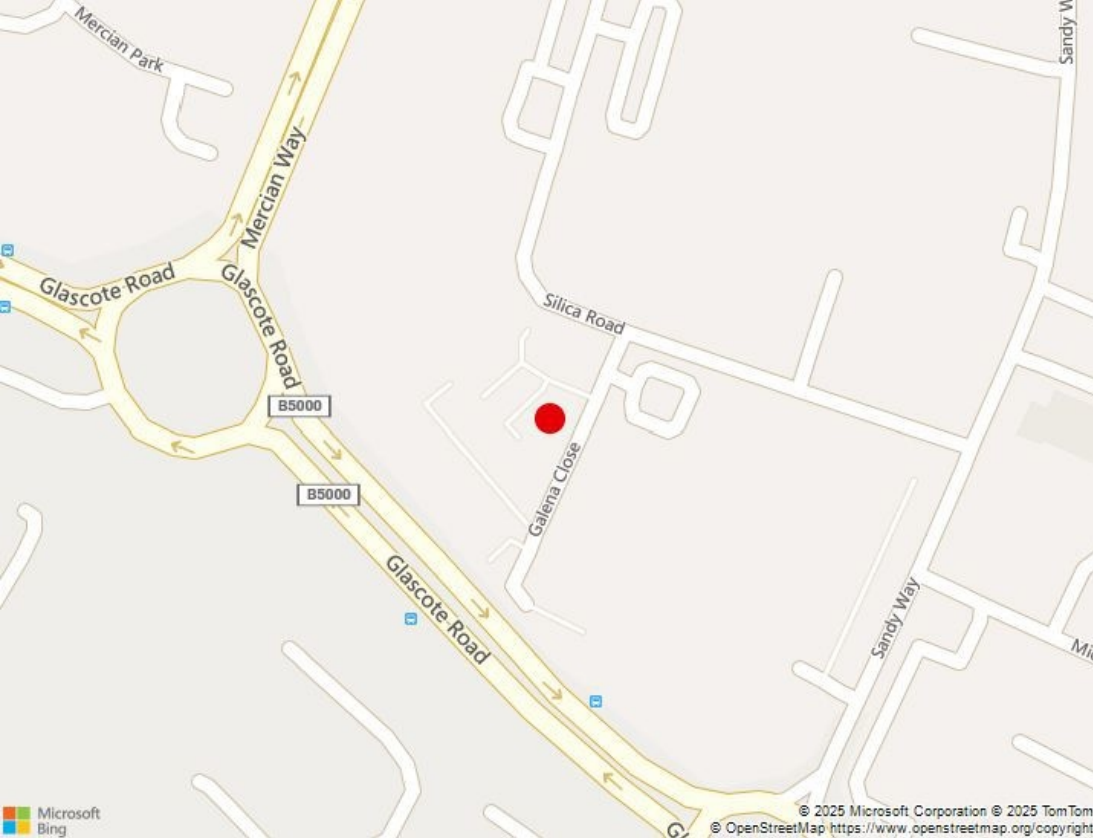


DETACHED HQ OFFICE TO LET / MAY SELL

6 Galena Close, Amington, Tamworth, Staffordshire, B77 4AS

5,644 SqFt (524.33 SqM) | £1,140,000 Guide Price / £65,500 per annum exclusive





KEY FEATURES

- Open plan office accommodation with meeting rooms
- Roller shutters on ground floor
- Ground floor set up for mechanical testing centre
- 14 allocated car parking spaces

LOCATION

The property is located on Galena Close within the established Amington Industrial Estate approximately 3 miles east of Tamworth Town Centre. The location is ideal for both town centre and motorway access being only 2 miles from J10 of the M42 Motorway which is accessed via the A5 dual carriageway providing connectivity to the wider midlands motorway network.

DESCRIPTION

The property comprises a self contained brick built part three storey detached building within an office business park. The office is made up of predominantly open plan accommodation with the ground floor previously used as a mechanical testing centre with a store / loading bay to the side with roller shutter access that could suit an e-commerce/delivery business. The property benefits from WCs and kitchens on each floor with a large breakout space on the first floor. The accommodation boasts a 6-person passenger lift, part air conditioning, access controls, roller shutters on all ground floor windows/doors, carpet tiles and perimeter trunking. There are 14 car parking spaces available with the property.



Area	SqFt	SqM
Ground Floor	2,298	213.48
First Floor	2,546	236.52
Second Floor	800	74.32
Total Floor Area	5,644	524.33

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TERMS

The property is available by way of a new lease for a term of 5 years or multiple thereof.

The freehold of the property is also available for sale.

ASKING PRICE / RENT

£1,140,000 Guide Price / £65,500 per annum exclusive

SERVICE CHARGE

A contribution towards the service charge is payable for the general repair & maintenance of the estate and communal areas. Further details available upon request.

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £50,500

We would advise that prospective tenants satisfy 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.

LEGAL COSTS

Each party is to bear their own legal costs within this transaction.

VAT

All figures are quoted exclusive of VAT, which will be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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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.

6 Galena Close, Amington, Tamworth
 Approximate Gross Internal Area
 6835 sq ft - 635 sq m



Not to Scale. Produced by The Plan Portal 2025
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