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98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF

**PETER J. HICKS**  
— & Co. —  
**CHARTERED SURVEYORS**

**MODERN BUSINESS UNIT  
TO LET**  
*AT*  
**UNIT 50 WILLIAM TOLSON ENTERPRISE PARK  
THE PEEL MILL SITE, FAZELEY  
TAMWORTH B78 3QD**



- 160.05 SQ M (1723 SQ FT) GIA
- WELL FITTED OFFICES
- CORNER POSITION WITH ADDITIONAL PARKING AVAILABLE

**Tel: 01827 60519**



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) all rentals and prices are quoted exclusive of VAT.

# UNIT 50 WILLIAM TOLSON ENTERPRISE PARK THE PEEL MILL SITE, FAZELEY

## LOCATION

The estate at Tolsons Sir Robert Peel Mill site lies at the end of Mill Lane and is approached off Watling Street at Fazeley. The A5 bypass, M42 motorway and M6 toll are all within easy reach.

## DESCRIPTION

An end of terrace unit of steel frame construction having brick elevations, full height goods entrance door and offering a good mixture of storage/production space and offices. Radiator heating is fitted throughout the offices and LED lighting is fitted.

The accommodation briefly comprises:-

GROUND FLOOR	93.70 sq m (1009 sq ft) Comprising a <b>hall, reception office, kitchenette off, wc and warehouse/production space.</b>
FIRST FLOOR	<b>Office</b> 41.20 sq m Having laminate flooring, LED lighting, painted and plastered walls and gas radiator heating. A sink unit is also fitted.  <b>Office</b> 21.75 sq m fitted as above but with carpeted floor.  Total Floor area: Ground Floor 93.70 sq m (1009 sq ft) First Floor 66.35 sq m (714 sq ft) Total 160.05 sq m (1723 sq ft)
OUTSIDE	Tarmac car parking and vehicular access to the fore and stoned car parking to the side.

## GENERAL INFORMATION

### TENURE

The premises are available to let by way of an assignment of the existing Lease expiring 23<sup>rd</sup> October 2027.

### COMMENCEMENT

#### RENTAL:

£13,500.00 per annum exclusive.

#### SERVICES:

All mains services are connected to the property. Gas fired central heating to all office areas. A security alarm is installed.

## UNIT 50 WILLIAM TOLSON ENTERPRISE PARK, THE PEEL MILL SITE, FAZELEY

### RATING INFORMATION:

From the Valuation Office Website:-

Rateable Value: £8,500.00

Rates Payable: Nil \*

\* For the period 1st April 2026 to 31st March 2027

\* If qualifying for Small Business Rate Relief.

Prospective tenants are advised to make their own enquiries by contacting Lichfield District Council on 01543 308 000.

TOWN PLANNING: The premises are suitable for office, storage and light production uses.

EPC: The property has an Energy Performance Asset Rating of:-  
C61  
<https://www.ndepcregister.com/>

VAT: VAT is levied on the rent.

COSTS: Each party shall bear their own legal costs in this transaction.

VIEWING: Strictly via prior appointment with the sole agents:

**PETER J. HICKS & CO.**  
98 LICHFIELD STREET, TAMWORTH, STAFFORDSHIRE, B79 7QF.

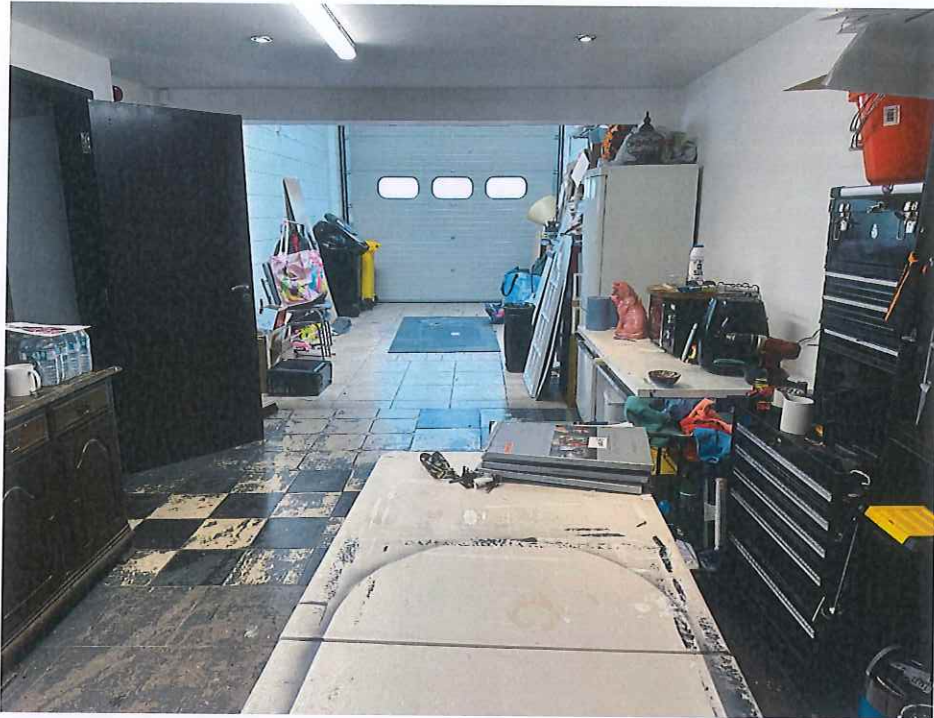
 (01827) 60519



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**THE PEEL MILL SITE, FAZELEY**



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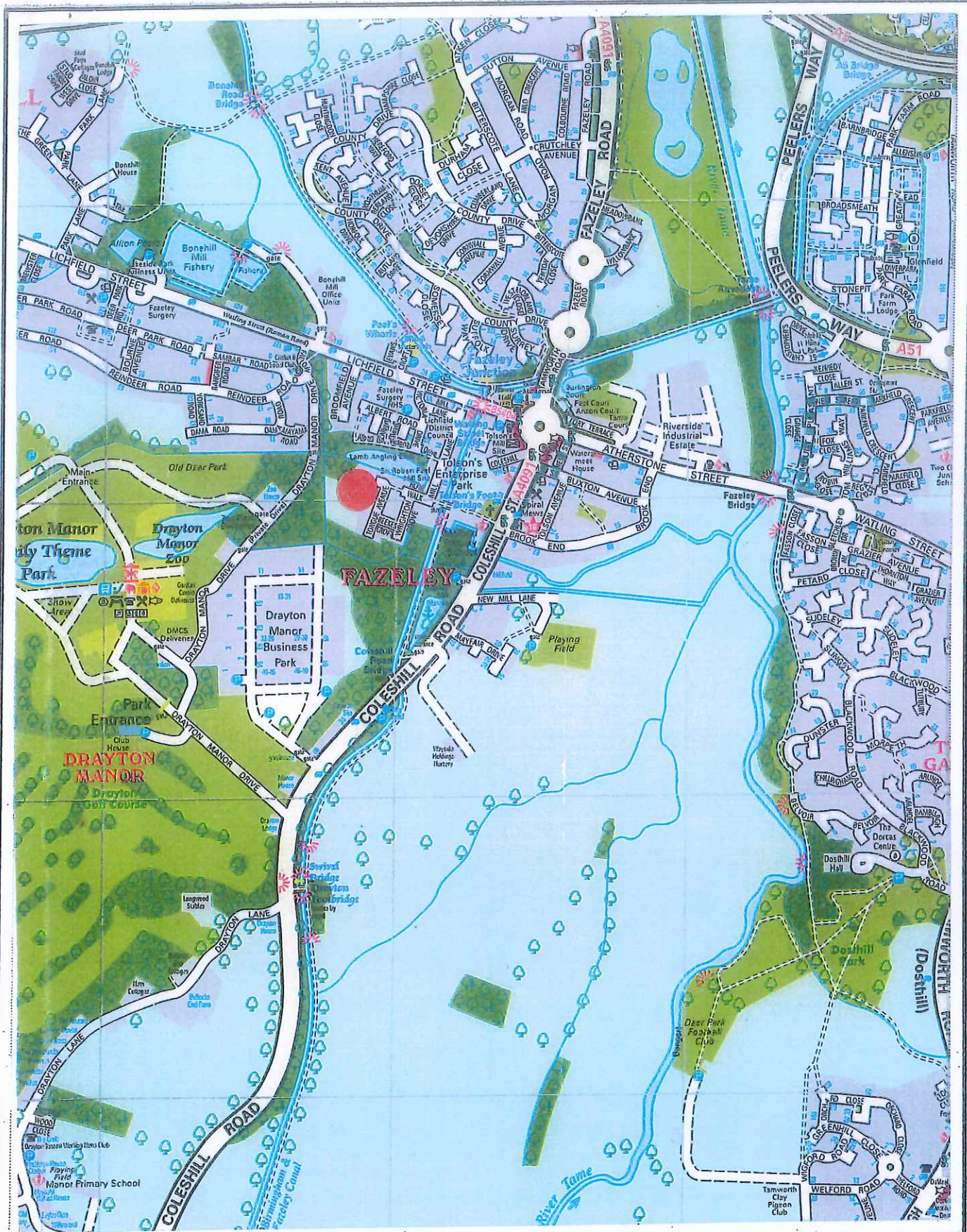


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Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

DETAILS-50 WILLIAM TOLSON ENTERPRISE PARK-22.05.2026



**LOCATION PLAN**

UNIT 50 TOLSONS MILL  
FAZELEY  
TAMWORTH

**NOT TO SCALE**



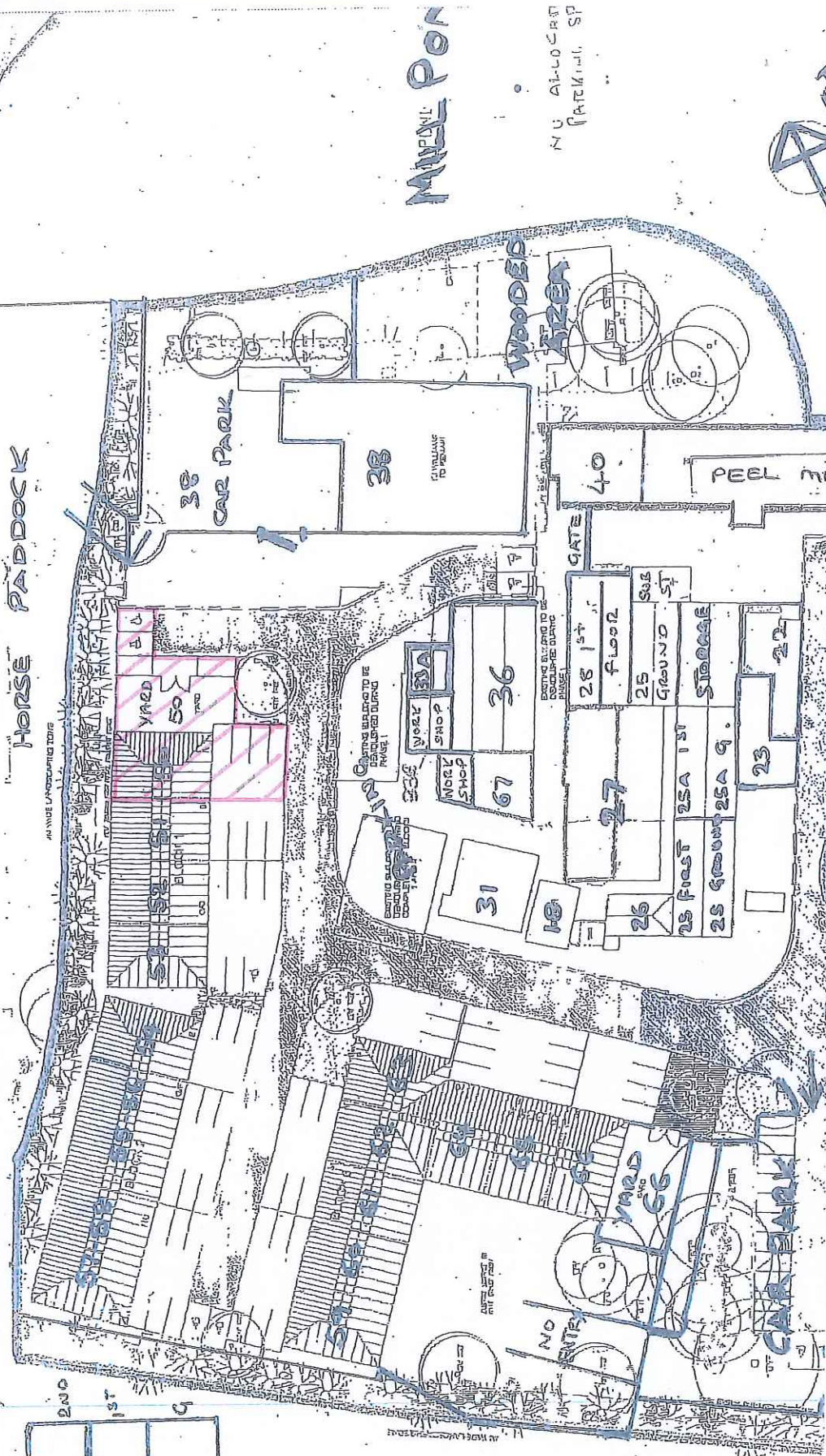
**PETER J. HICKS**  
& Co.  
CHARTERED SURVEYORS

44	526
2	728
1	43

554 MILL  
UNIT NOS

HORSE PADDOCK

AS SHOWN LANDING TONG



MILL POND  
NO ALL-OUT  
PARKING, SP

**SITE PLAN**

UNIT 50 TOLSON'S MILL  
FAZELEY  
TAMWORTH

SCALE APPROX 1:1250



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