



Industrial Unit

Unit 1 Willows Farm, Orton Road, Warton, Tamworth, B79 0HS

To Let: £11,000 pax | 188.8 sq m (2,031 sq ft).

HOWKINS &
HARRISON

Industrial Unit

Unit 1 Willows Farm, Orton Road, Warton, Tamworth, B79 0HS

Industrial Warehouse Premises 188.8 sqm (2,031 sq ft).

Description

The property is located on Willows Farm, just outside the rural village of Warton. The property benefits from excellent transport links being located close to the M42 which provides access to the wider Midlands Motorway Network.

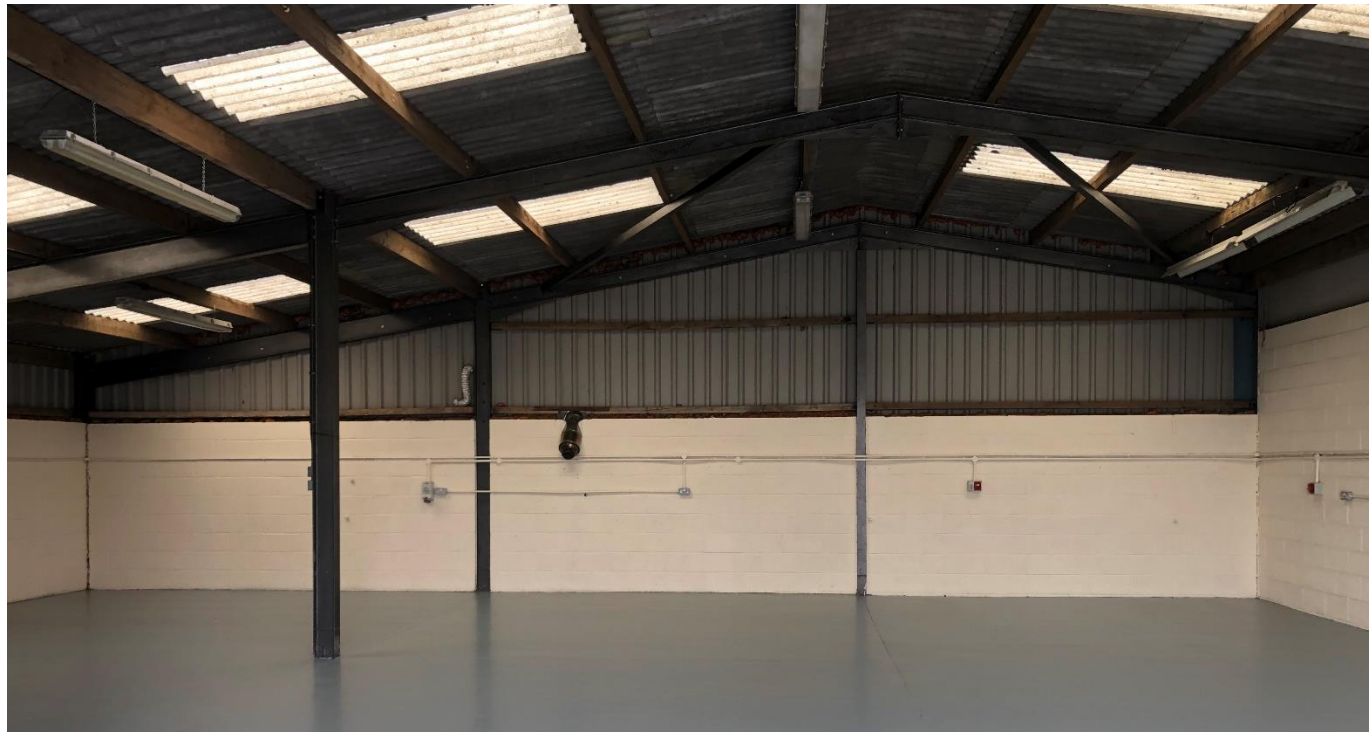
The property is a steel portal frame unit with breeze block and clad walls and a pitched profile clad roof (eaves height 3.6m). The unit benefits from an electric roller shutter door (3.46m high) and a pedestrian door. Internally, there is a concrete floor, roof lights, three phase electricity and LED lighting.

The unit also benefits from office space, a kitchenette and separate disabled toilet.

Location

The property is located at Willows Farm just outside the village of Warton, Tamworth.

The site is conveniently located only 3.7 miles from the A5 which then provides access to the M42 (5.7 miles), M1 and the wider road network. The unit is located 22.7 miles from Birmingham and 21.4 miles from Leicester.



Tenure

The property is available by way of a new lease on terms to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Planning

We understand the premises have previously had planning consent under Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

VAT

VAT will be charged on the rent.

Business Rates

Period: 2024/2025

Rateable Value: £9,100

What3Words

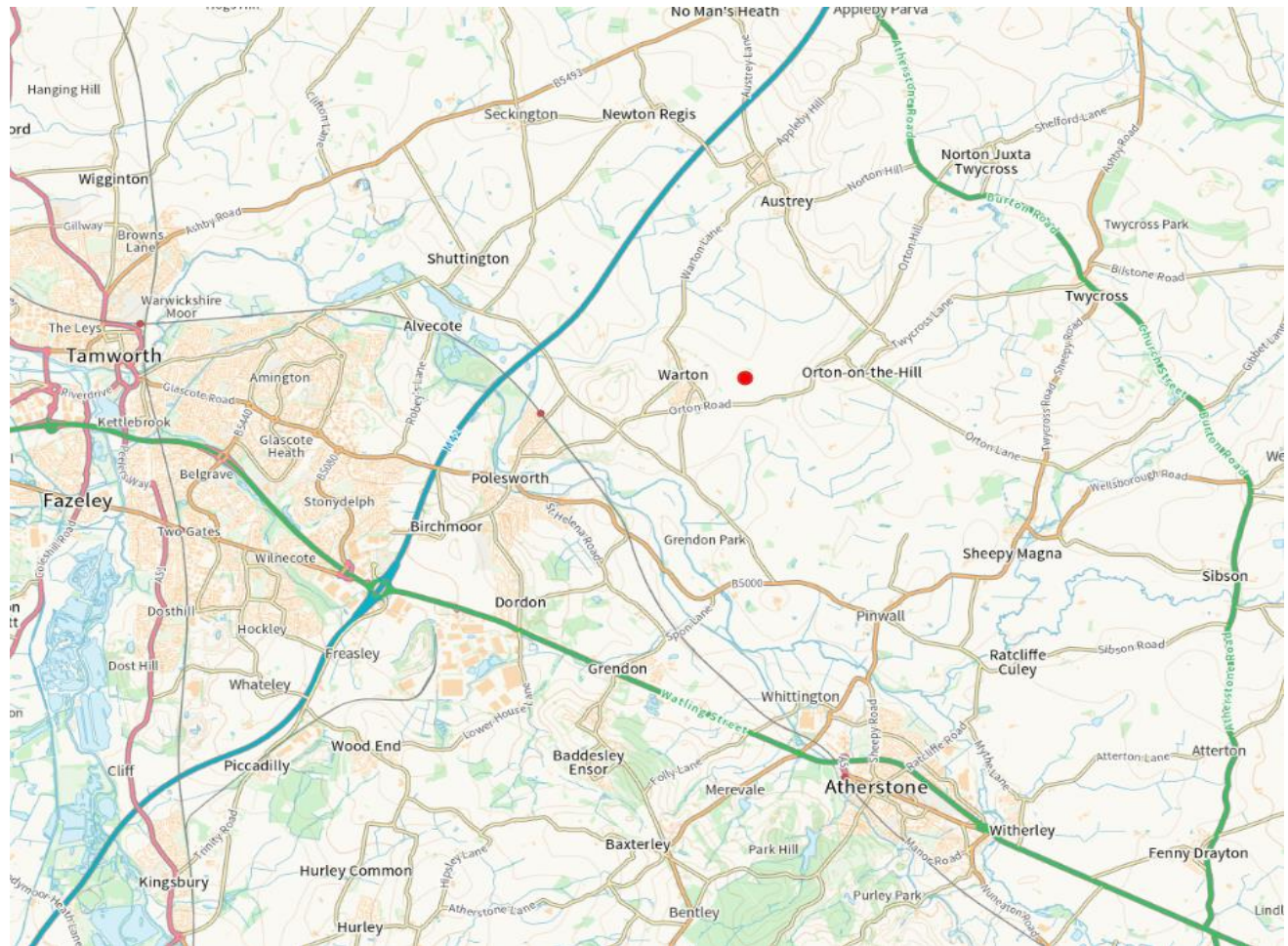
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Contact Details/Viewing

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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