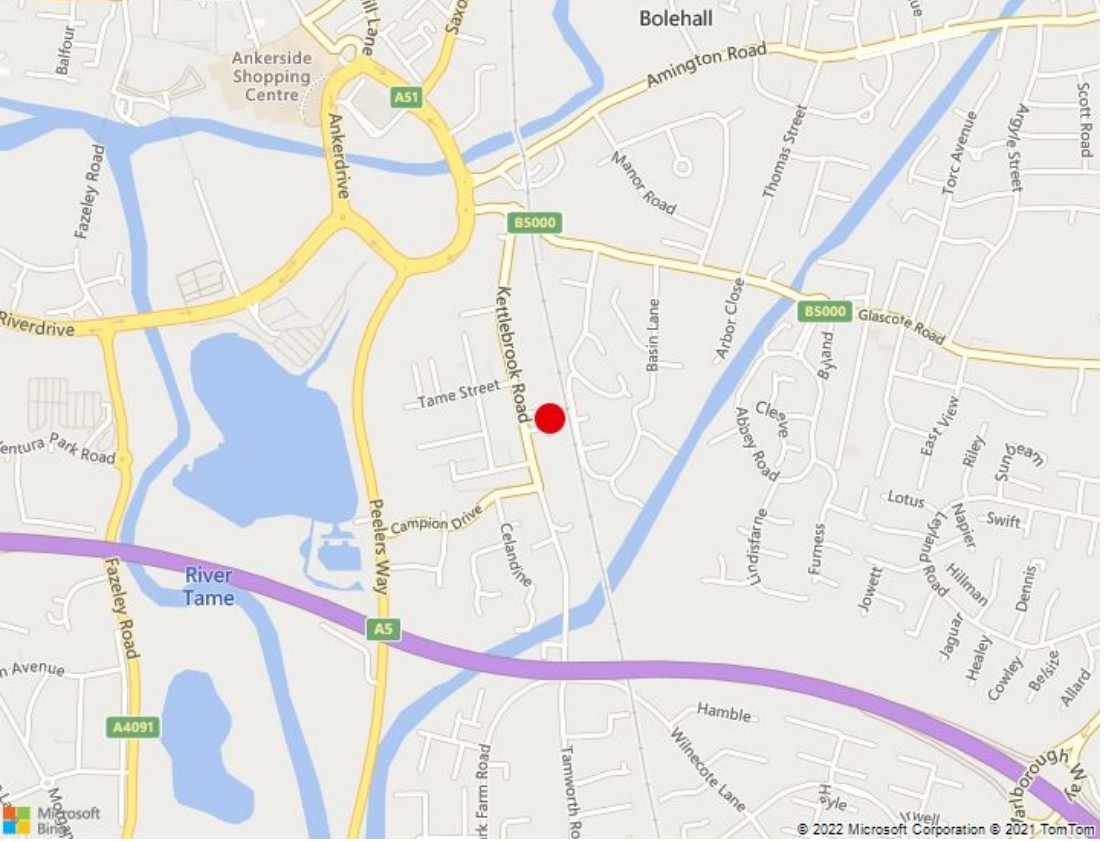
BURLEY BROWNE
CHARTERED SURVEYORS

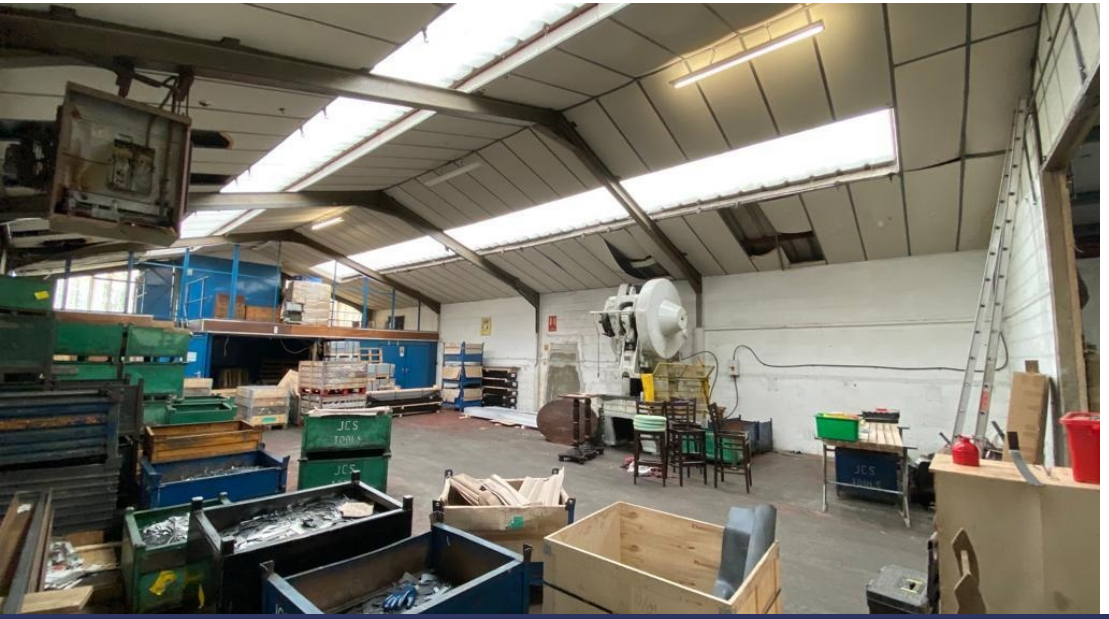
0121 321 3441
www.burleybrowne.co.uk

INDUSTRIAL WORKSHOP TO LET

101a Kettlebrook Road, Tamworth, Staffordshire, B77 1AG

3,259 SqFt (302.76 SqM) | £16,500 per annum exclusive





KEY FEATURES

- Situated within a well established industrial location
- Well positioned on the outskirts of Tamworth town centre
- Nearby driving distance to the A5 and Junction 10 of the M42 Motorway
- New lease
- Approximate internal eaves height 3.6m
- Premises are set behind a secure gated yard with 2 car parking spaces

LOCATION

The subject property is situated within a well established industrial estate to the eastern side of Kettlebrook Road on the outskirts of Tamworth town centre. Kettlebrook Road is accessed from Glascote Road (B500) to the north which in turn has nearby links with Ankerdrive (A51) to the west and provides subsequent access with Tamworth town centre.

The A5 trunk road is within nearby driving distance which provides access with the M42 motorway at Junction 10.

DESCRIPTION

The subject property comprises a self contained industrial workshop which extends to provide predominantly open plan accommodation together with store room and single WC. The property also incorporates a mezzanine situated towards the rear which extends to approximately 517 sq ft. The building is accessed via a shared driveway set behind a secure gated yard. 2 car parking spaces are provided. Approximate internal eaves height 3.6m.

Area	SqFt	SqM
WORKSHOP	3,259	302.76
Total Floor Area	3,259	302.76

LEASE

The property is available on the basis of a new Full Repairing and Insuring lease, the terms of which are to be agreed by way of negotiation.

ASKING RENT

£16,500 per annum exclusive

SERVICE CHARGE

We have not been made aware of any Service Charge provision in relation to this property.

EPC

Energy Performance Asset Rating Band D - 83.

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

BUSINESS RATES

Rateable Value - £14,000. Rates payable 2022/2023 - £6,986.00, prior to any transitional arrangements.

Interested parties are advised to make 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 to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which we are advised will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:

Ben Nicholson MRICS
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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.

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