

# MODERN SELF CONTAINED OFFICES TO LET

11 Galena Close, Tamworth, Staffordshire, B77 4AS

2,848 SqFt (264.58 SqM) | £28,500 per annum exclusive





## KEY FEATURES

- Roller shutter to the rear for loading
- Open plan
- Air conditioning
- 10 allocated car parking spaces
- Self-contained
- New Lease available

## 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 two storey semi detached office building within an office business park. The office is made up of cellular accommodation on the ground floor with a store / loading bay to the rear with roller shutter access that could suit an e-commerce/ delivery business, whilst the first floor is predominantly open plan with a few glass partitioned offices throughout. The property benefits from two WCs on the ground floor as well as a separate kitchen to the rear and boasts air conditioning, roller shutters on all windows, carpet tiles and perimeter trunking. There are 10 car parking spaces available with the property.



Area	SqFt	SqM
Ground	1,388	128.95
First	1,460	135.63
<b>Total Floor Area</b>	<b>2,848</b>	<b>264.58</b>

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## TERMS

The property is available on a new full repairing and insuring lease for a number of years to be determined.

## ASKING RENT

£28,500 per annum exclusive

## SERVICE CHARGE

A contribution towards the service charge is payable for the general repair & maintenance of the estate and communal areas.

## EPC

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

## BUSINESS RATES

Business Rateable Value - £24,500

We would advise that prospective tenants satisfy their own enquiries with the local authority (Tamworth) for verification purposes.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT which we believe may be payable.

## VIEWING

Strictly by prior appointment, please contact:



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