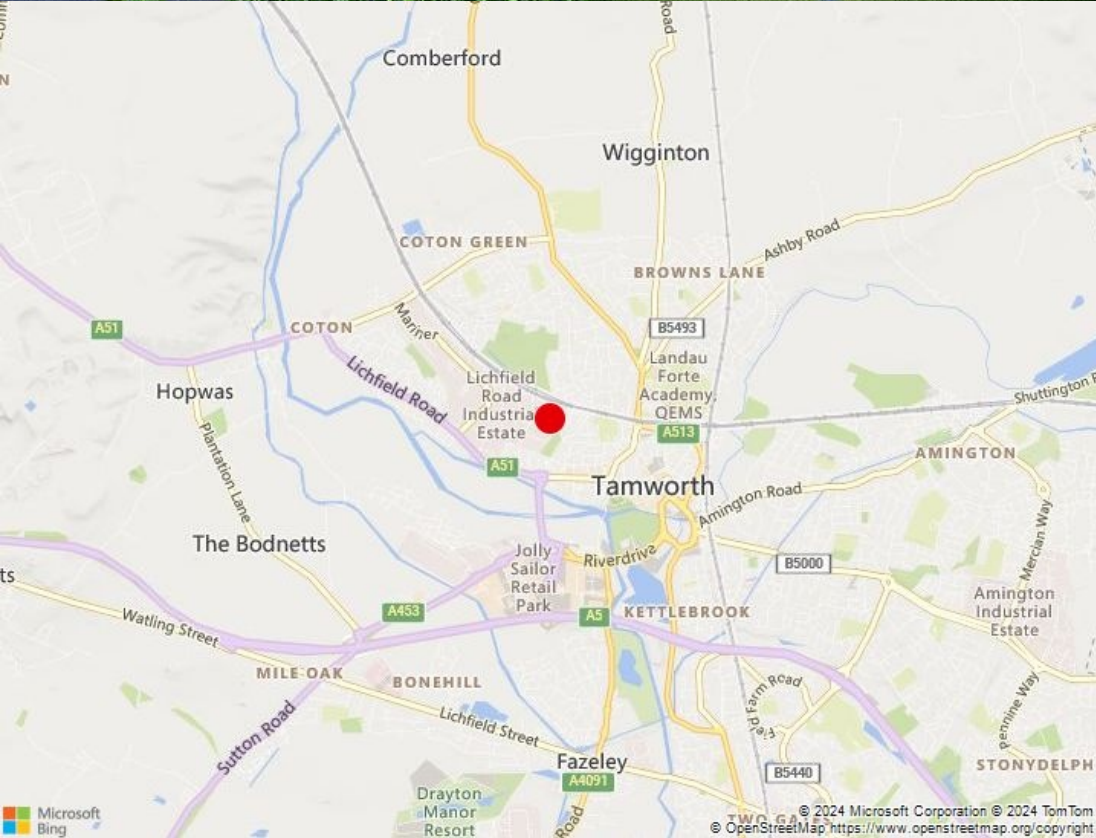


# EXCITING NEW DEVELOPMENT COMING SOON - WAREHOUSE/TRADE UNITS TO LET

New Build Development, Lichfield Road Industrial Estate, Apollo, Tamworth, Staffordshire, B79 7TA

1,360 - 5,000 SqFt (126.34 - 464.5 SqM) | Rent On Application





## KEY FEATURES

- New build commercial units from 1,360 sq ft to 5,000 sq ft
- Combined unit lettings may be considered
- B2, B8 and Class E (g) (ii) and (iii) with ancillary office use
- Minimum working eaves height 6m rising to 8m
- Ample on site parking
- Rare opportunity for new build units in established location

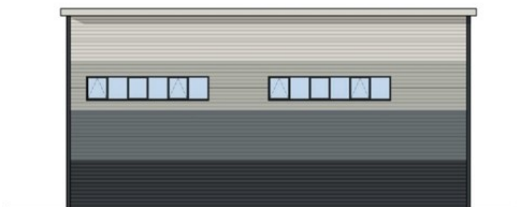
## LOCATION

The new build units occupy a prominent roadside position on the southern side of Apollo within Lichfield Road Industrial Estate close to the junction with Borman on the outskirts of Tamworth. The new development is to the north west of Tamworth Town Centre close to the A51 Lichfield Road and approximately 1.5 miles from the A5 trunk road providing dual carriageway access to the M42 Junction 10 and M6 Toll Road T4.



Area	SqFt	SqM
UNIT 1	2,100	195.09
UNIT 2	1,700	157.93
UNIT 3	1,400	130.06
UNIT 4	1,360	126.34
UNIT 5	1,360	126.34
UNIT 6	1,600	148.64
UNIT 7	1,600	148.64
UNIT 8	2,400	222.96
UNIT 9	5,000	464.5
UNIT 10	2,200	204.38
<b>Total Floor Area</b>	<b>20,720</b>	<b>1,924.92</b>

**New Build Development, Lichfield Road Industrial Estate, Apollo, Tamworth, Staffordshire B79 7TA**



UNIT 3 NORTH EAST ELEVATION (1:100)



UNIT 3 SOUTH EAST ELEVATION (1:100)



UNIT 3 SOUTH WEST ELEVATION (1:100)



UNIT 3 NORTH WEST ELEVATION (1:100)



## BUSINESS RATES

Business Rate assessments for the respective units are to be assessed following completion of the development. Interested parties are advised to make their own enquiries with the Local Authority (Tamworth Borough Council) 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. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

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

## VAT

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

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS  
DDI: 0121 362 1532  
Mob: 07889 407650  
E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

## TERMS

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

## ASKING RENT

On Application

## SERVICE CHARGE

We understand that a Service Charge will be introduced for the estate, further details on application.

## EPC

Energy Performance Assessments for the respective units will be carried out following completion of the new development.



**BURLEY  
BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

**BURLEY  
BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441



0121 321 3441  
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

**BLOCKS 1-10 - Gross Internal Areas**

Unit	sq.ft	sq.m
1	2100	195
2	1700	158
3	1400	130
4	1360	126
5	1360	126
6	1600	149
7	1600	149
8	2400	223
9	5000	465
10	2200	204
<b>TOTALS</b>	<b>20720</b>	<b>1925</b>

**SITE BOUNDARY**  
Total Site Area:  
1.69 acres (0.68ha)



**BURLEY BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

0121 321 3441  
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.