



# WAREHOUSE PREMISES - TO LET

Unit 1, Elford Lowe Farm, Elford Road, Elford, Tamworth, Staffordshire, B79 9BJ



**BURLEY  
BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

**7,048 SqFt (654.76 SqM) | £56,500 per annum exclusive**

## Key Features

- Secure gated commercial estate with 24/7 access
- Roller shutter door access to the front elevation
- Situated to the north of Tamworth town centre
- Minimum internal eaves height 6.4m
- Excellent road access
- A38 & A5 trunk road access



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## LOCATION

The site is located a short distance to the south-east of Elford Village and access is via a marked roadway directly off Elford Road. The property is approximately 5 miles to the north of Tamworth Town Centre, 7 miles to the east of Lichfield and is within easy driving distance of A38 trunk road. The A38 and A5 are within reasonable driving distance and both provide links with the larger regional road networks including M6 Toll Road and M42 Motorway.

## DESCRIPTION

The subject property comprises a well presented warehouse incorporating offices and WC. The building is situated within Elford Lowe Farm offering a secure commercial estate on the outskirts of Tamworth town centre. On site parking is available with 24/7 access.

Area	SqFt	SqM
GF - WAREHOUSE	6,738	625.96
GF - OFFICE	155	14.4
FF - OFFICE	155	14.4
<b>Total Floor Area</b>	<b>7,048</b>	<b>654.76</b>

## TERMS

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

## ASKING RENT

£56,500 per annum exclusive

## SERVICE CHARGE

The lease is to include provision for a Service Charge to cover the costs of maintaining and cleaning of the site, the upkeep of common part, including repairs where necessary, and landscaping. Further details to be confirmed.

## BUSINESS RATES

Rateable Value - £32,750. Rates Payable 2024/2025 £16,342.25 prior to any transitional arrangements. Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## EPC

Energy Performance Asset Band Rating C - 72.

Certificate dated 6 February 2017.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID, confirmation of the source of funding will be required prior to issuing Heads of Terms to solicitors.

## LEGAL COSTS

Each party is to bear their own costs in relation to this matter.

## VAT

All figures are exclusive of VAT, which we understand will be payable in this instance. Solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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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.