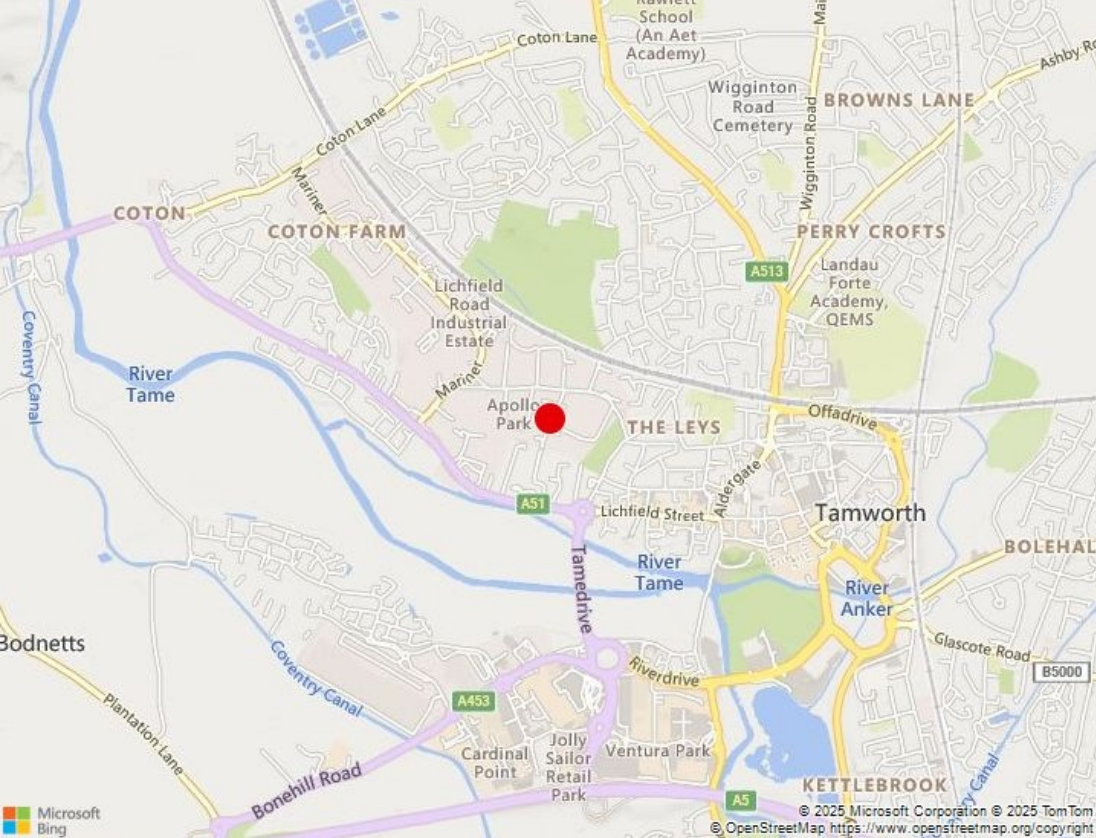


DETACHED WAREHOUSE PREMISES - TO LET

14 Borman, Apollo, Lichfield Road Industrial Estate, Tamworth, Staffordshire, B79 7TA

9,335 SqFt (867.22 SqM) | £85,000 per annum exclusive





KEY FEATURES

- Rare opportunity for warehouse premises in popular location
- Secure yard with loading/access doors to the side and rear
- Forecourt parking
- Minimum working eaves height 3.43m
- Situated within Lichfield Road Industrial Estate on the outskirts of Tamworth
- Easy driving distance of the A5 Trunk Road and M42 Motorway

LOCATION

The subject property is situated on the western side of Borman within Lichfield Road Industrial Estate on the outskirts of Tamworth. Borman is situated 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.

DESCRIPTION

The subject property comprises a detached industrial/warehouse premises offering forecourt parking together with secure yard to the rear, accessed via the side elevation. The building offers predominantly open plan warehouse accommodation incorporating a reception, offices, WC's and staff area.



Area	SqFt	SqM
GF WAREHOUSE	8,252	766.61
GF OFFICE/ANCILLARY	1,083	100.61
Total Floor Area	9,335	867.22

BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

14 Borman, Apollo, Lichfield Road Industrial Estate, Tamworth, Staffordshire B79 7TA



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

£85,000 per annum exclusive

EPC

Energy Performance Asset Rating Band D - 83.

BUSINESS RATES

Rateable Value £40,500. Rates Payable 2024/2025 - £20,209.50 prior to any transitional arrangements.

For verification purposes interested parties are advised to make their own enquiries with the Local Authority (Tamworth).

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.

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.



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