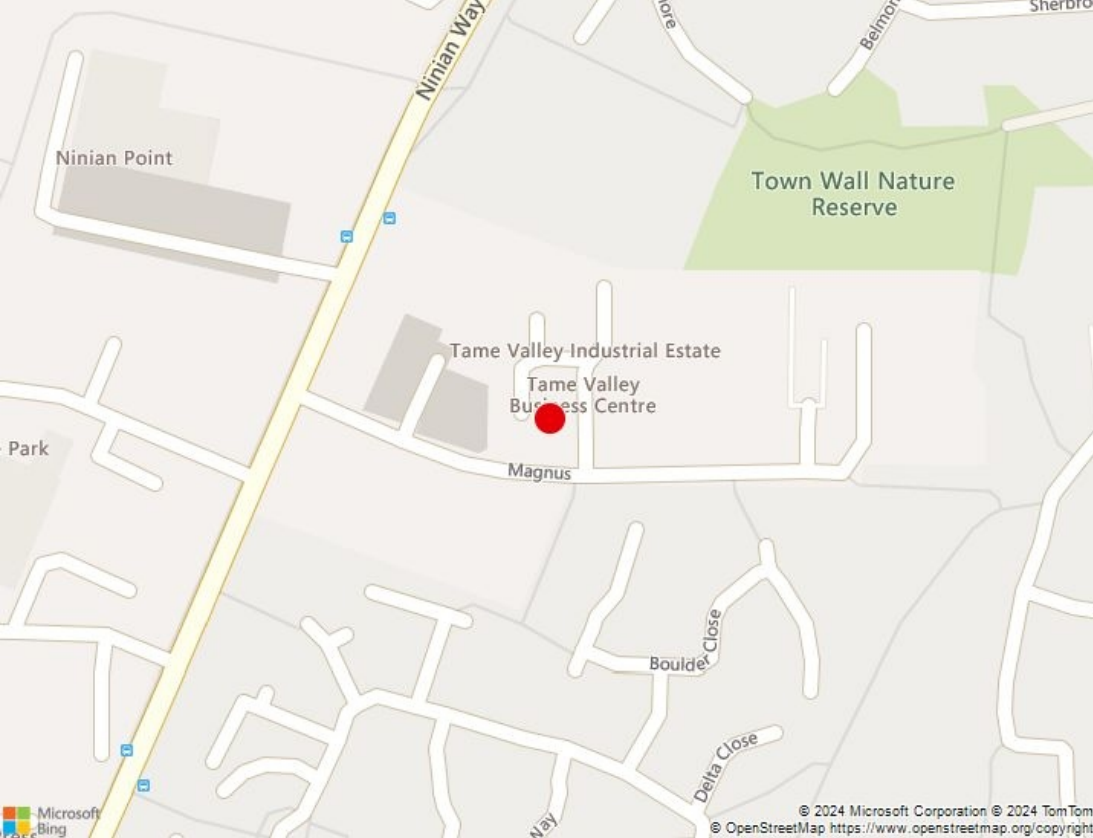


# WAREHOUSE PREMISES - TO LET

Unit 2, Tame Valley Business Centre, Wilnecote, Tamworth, B77 5BY

1,000 SqFt (92.9 SqM) | £14,000 per annum exclusive





## KEY FEATURES

- Situated within well established Tame Valley Business Centre
- Within easy driving distance of the A5 Trunk Road & Junction 10 of the M42 Motorway
- Popular business estate within the Wilnecote district of Tamworth
- Minimum internal eaves height 3.5m
- Front roller shutter door
- On site parking

## LOCATION

Tame Valley Business Centre is located on Magnus off Ninian Way in the Wilnecote district, south of Tamworth town centre. The property is within driving distance of Watling Street (B5404 - former A5) giving good access to the A5 trunk road and Junction 10 of the M42 Motorway, providing subsequent access to the Midland Motorway network.

## DESCRIPTION

The subject property comprises a single storey industrial/warehouse unit with brick elevations and pitched profile sheet clad insulated roof, with single roller shutter to the front. Internally the unit provides an office, ladies & gents WCs and kitchenette. There is parking to the front and rear elevations.

Area	SqFt	SqM
WAREHOUSE	767	71.25
OFFICE/ANCILLARY	233	21.65
<b>Total Floor Area</b>	<b>1,000</b>	<b>92.9</b>



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## TERMS

The property is available on the basis of a new Internal Repairing and Insuring Lease plus Service Charge, the terms for which are to be agreed by negotiation.

## ASKING RENT

£14,000 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable towards the cost of maintaining the common areas of the estate and exterior of the property.

## EPC

Energy Performance Asset Rating Band E - 107.

## BUSINESS RATES

Current Rateable Value £7,500.

Businesses may benefit from 100% small rates relief on this property and 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT, which we are advised 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)

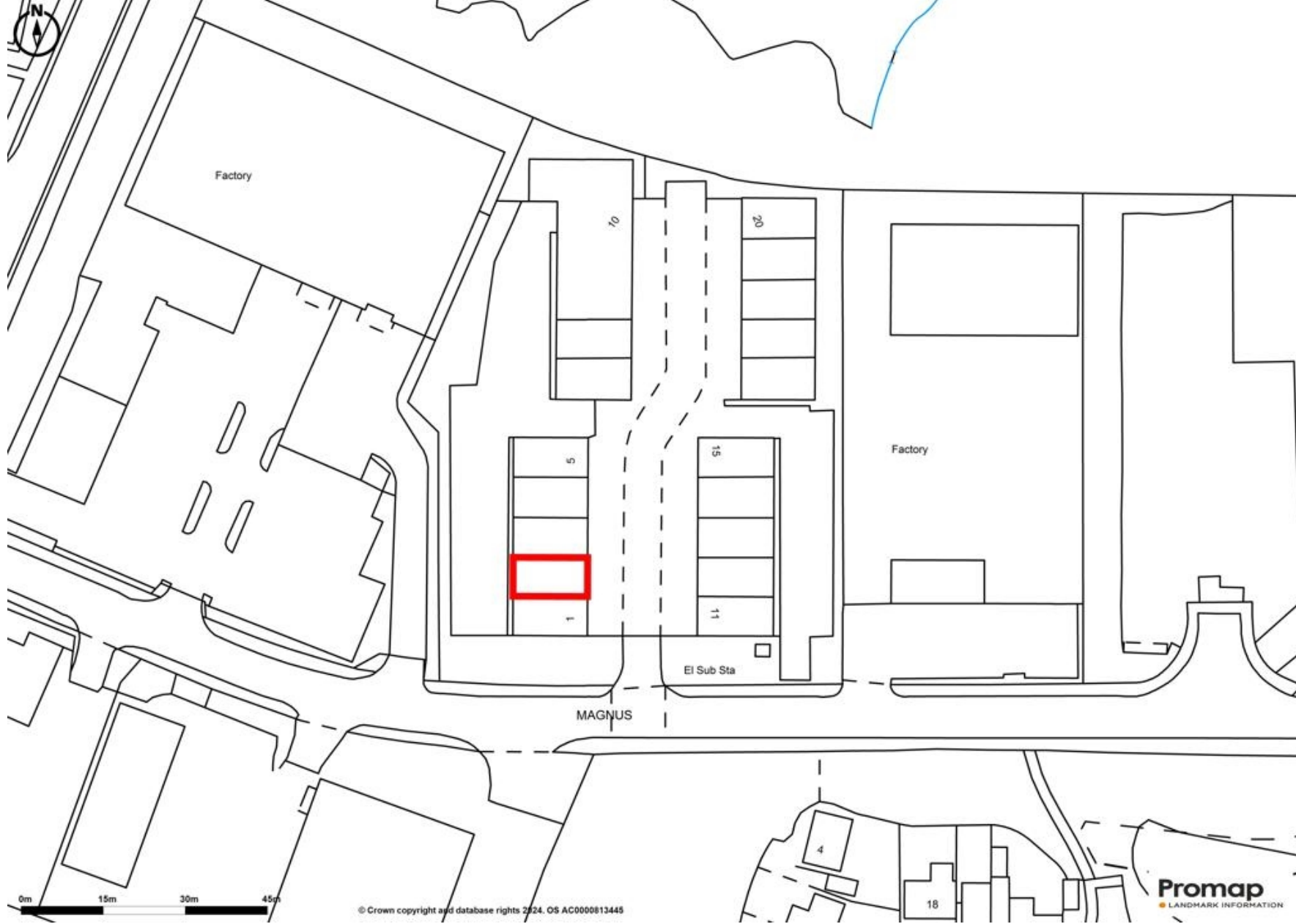


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