

To Let

Newly Refurbished - Industrial Warehouse Unit

Unit A, Tame Park, Vanguard, Tamworth B77 5DY
25,428 sq ft (2,362.34 sq m) GIA



- 7 metre eaves
- Detached Unit
- Prominent location
- Established Industrial Estate
- Secure Yard
- Two storey external offices

Savills Birmingham
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Birmingham B3 2HJ

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savills.co.uk



Location

The property is located on Tame Park which is approximately 2.5 miles from Tamworth town centre and 16 miles from Birmingham City Centre.

Tame Park benefits from good motorway links, 2 miles from Junction 10 of the M42 and is 8 miles to the M6 and Junction T4 of the M6 Toll.

Description

The property comprises;

- A single storey steel portal frame warehouse,
- Fully refurbished two storey office block
- Warehouse eaves height of 7.05m
- Two electric roller shutter doors (4m x 5m)
- Suspended high bay helium lights
- 10% Natural roof lighting
- Concrete floor
- Three phase power
- Gas supply
- Office Includes; Solid carpeted floors, suspended ceilings, double glazing, Male and Female WC's
- A secure yard, with security lighting
- 40 car parking spaces

Rateable Value

The property has a rateable value of £122,000

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq ft
Warehouse	21,660
Ground Floor Offices	1,797
First Floor Offices	1,977
Total	25,428

Tenure

The property is currently held on a leasehold basis

EPC

The property has an EPC rating of B(49)

Rent

On application



VAT

VAT will be payable on the transaction.

Viewing

By appointment only through the sole agents, Savills:

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