

# BURLEY BROWNE

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**FACTORY WAREHOUSE UNIT**

**TO LET**

**CLAYMORE  
TAME VALLEY INDUSTRIAL ESTATE  
WILNECOTE  
TAMWORTH  
B77 5DQ**



**Gross internal floor area 626.54 sq m / 6,744 sq ft**

**Extensive concrete surfaced yard and dedicated staff/client car park**

**Additional yard of 0.15 of an acre  
(0.0607 hectares included)**

**0121 321 3441**

## LOCATION

The property is situated off Claymore in the Wilnecote area of Tamworth approximately 1.5 miles south of Tamworth Town Centre within a mixed commercial location.

The property is located close to the junction of Claymore and Brent Road and opposite the property is the Jump Extreme venue. Brent/Claymore is accessed off Ninian Way close to its junction with Watling Street (B5494).

The property is within easy reach of the A5 and junction 10 of the M42 motorway which lies to the south east of the property.

## DESCRIPTION

The property comprises a single storey light manufacturing unit with integral office/reception and staff areas. The unit benefits from a 12m deep concrete yard and loading access into the unit is via two roller shutter doors.

The main workshop/warehouse area is lit and benefits from good provision of roof lights throughout. The height to eaves is 3.98m with a height of 5.9m to the ridge of the building. Also above the office/staff areas is an additional mezzanine stores area.

The accommodation comprises the following gross internal floor areas:-

Ground floor workshop  
& Offices 525.01 sq m / 5651 sq ft  
Mezzanine stores 101.61 sq m / 1,094 sq ft

The additional yard extends to 0.15 of an acre or 0.0607 of a hectare.

**Total floor area 626.54 sq m / 6,744 sq ft**

## LEASE

The property is available by way of a new 6 year full repairing and insuring lease.

## RENT

The quoting rent for the main building and yard is £52,500 per annum exclusive.

## BUSINESS RATES

Rateable Value £29,750 obtained from the Valuation Office Rating List, reference 337351. Local Authority reference 100030748380.

Rates Payable 2019/2020 £14,994 prior to any transitional arrangements.

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Score D – 94 – Full report is available from the agent.

## 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 to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

## BUILDING INSURANCE

The tenant will also be responsible for the Building Insurance premium – confirmation of this cost is awaited from the landlord.

## VIEWING

***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***



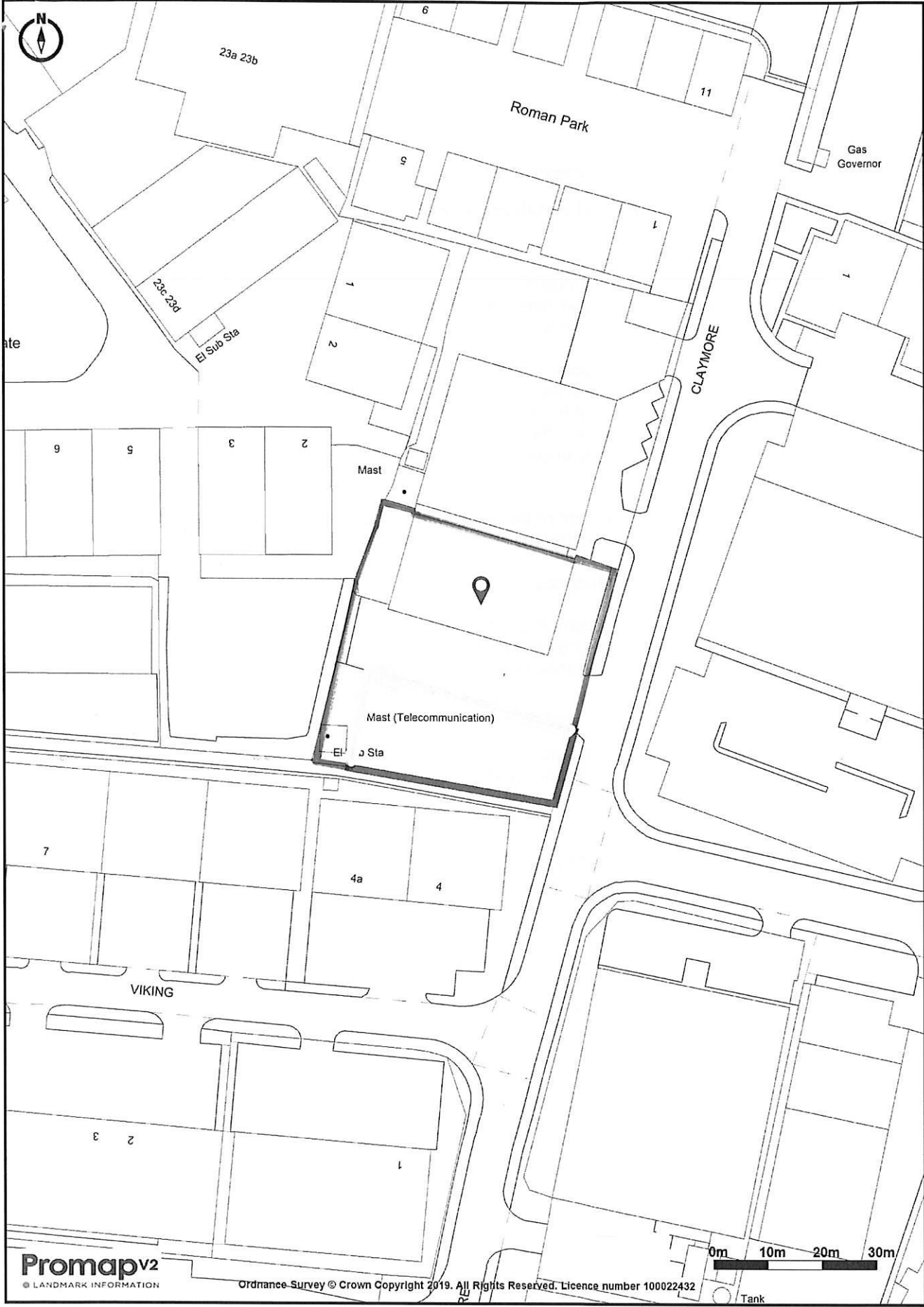
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



23a 23b

Roman Park

Gas Governor

23c-23d

EI Sub Sta

CLAYMORE

Mast

Mast (Telecommunication)

EI Sub Sta

VIKING

0m 10m 20m 30m

Tank

**Promapv2**

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## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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