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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**WELL APPOINTED SELF CONTAINED
OFFICE BUILDING
TO LET
AT
16 PEBBLE CLOSE
AMINGTON
TAMWORTH B77 4RD**



- 122.25 SQ M (1316 SQ FT)
- FULLY AIR CONDITIONED
- ON SITE CAR PARKING
- ATTRACTIVE WELL MAINTAINED SITE

Tel: 01827 60519



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

16 PEBBLE CLOSE, AMINGTON, TAMWORTH

LOCATION

Amington lies approximately 2 miles north west of Junction 10 of the M42 motorway and Pebble Close is an attractive development of 17 self contained office buildings each with their own parking in a landscaped setting.

Pebble Close is approached off Mercian Way via Eagle Drive.

DESCRIPTION

The premises comprise a two storey mid-terrace office building of cavity brick construction having a pitched tiled roof. The accommodation is well fitted with fitted carpets, suspended ceilings with LED lighting, skirting trunking, air conditioning and double glazing with sliding security screens to the Ground Floor and blinds to all windows.

The accommodation briefly comprises:-

GROUND FLOOR

Lobby	6.06 sq m (65sq ft)
Office	50.24 sq m (541 sq ft)
Kitchen	6.41 sq m (69 sq ft)
2no. wc's	Each with vinyl floor covering, low level wc's and wash hand basin.

FIRST FLOOR

Open plan office with 3 private offices	59.54 sq m (641 sq ft)
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TOTAL FLOOR AREA: 122.25 SQM (1316 SQ FT) NIA

OUTSIDE 4no. dedicated parking spaces.

GENERAL INFORMATION

TENURE The premises are available to let on a new lease for a term of years to be agreed.

RENT: £15,650.00 per annum exclusive.

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and up-keep of the Pebble Close development.

RATING INFORMATION From the Valuation Office Website:-

Rateable Value: £13,750.00
Rates Payable: £ 3,469.00 approx

For the period 1st April 2026 to 31st March 2027

Prospective tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709709 ext: 528.

16 PEBBLE CLOSE, AMINGTON, TAMWORTH

SERVICES: Mains water and electricity are connected to the premises.

USE: The premises are suitable for office use.

EPC: C73

VAT: VAT is levied on the rent.

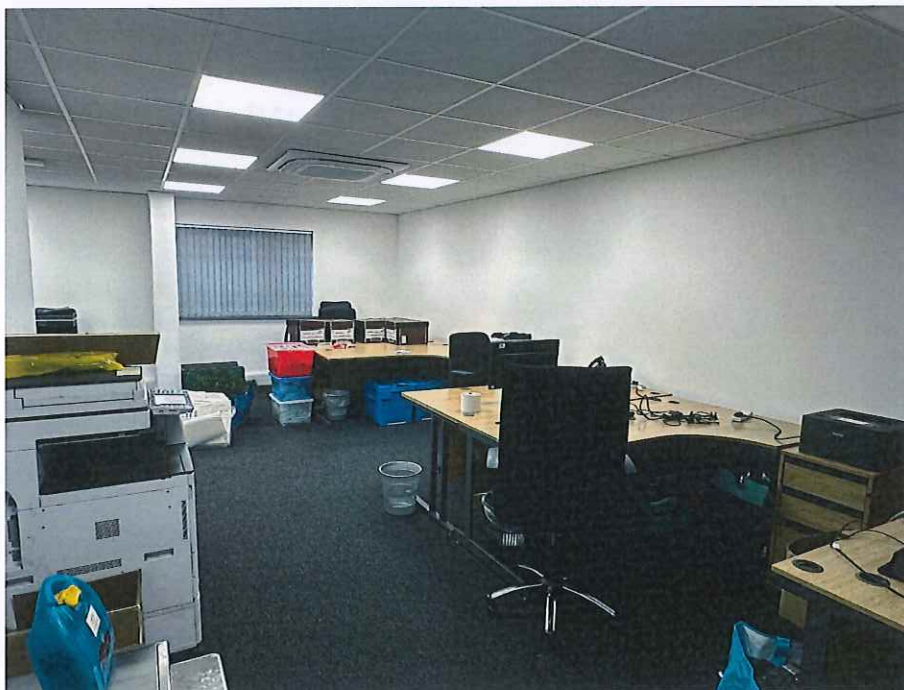
COSTS: Each party to bear their own legal costs.

VIEWING: Strictly via prior appointment with the sole agents:

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Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

DETAILS-16 Pebble Close-12.03.2026



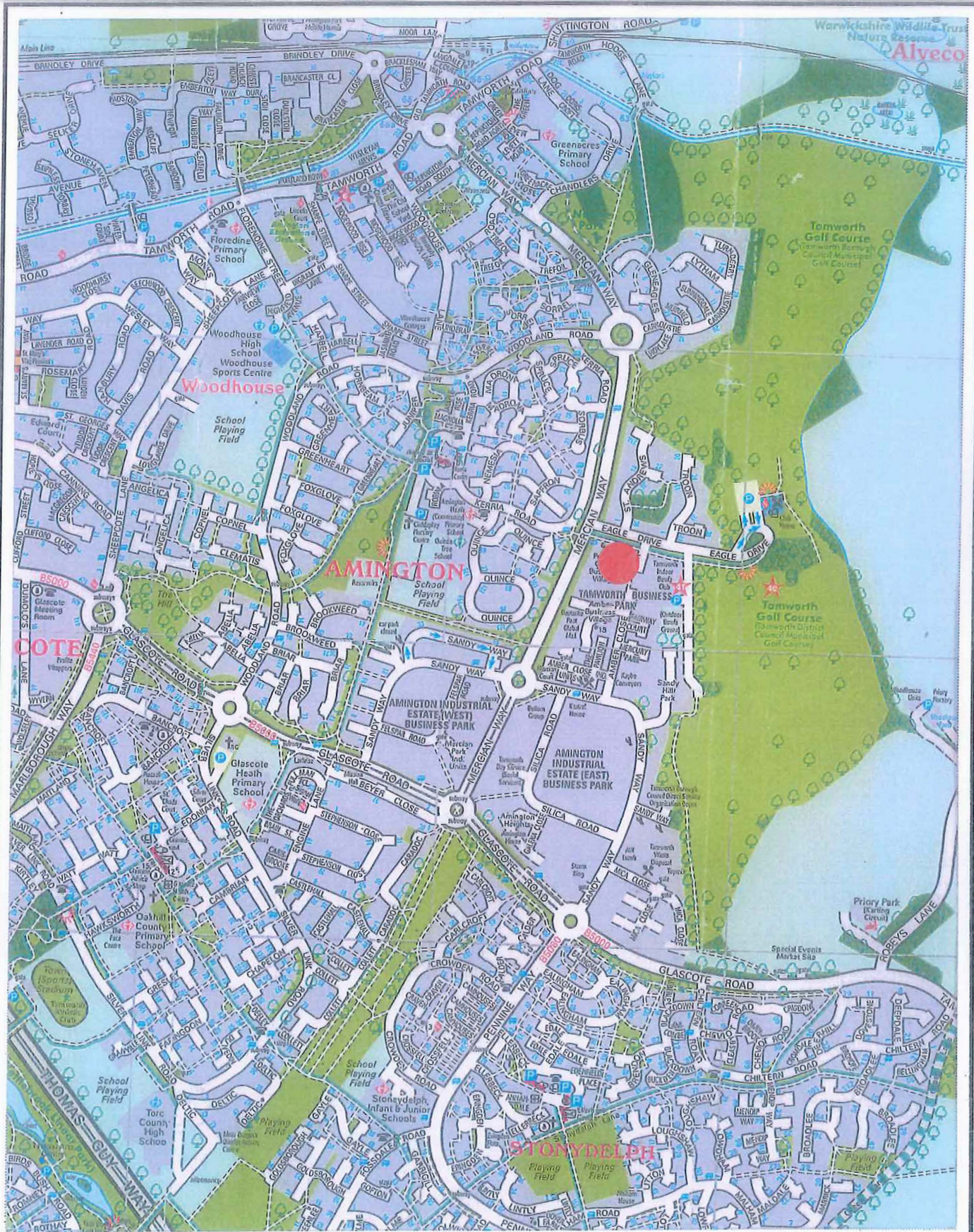
SITE PLAN

16 PEBBLE CLOSE
 AMINGTON
 TAMWORTH

NOT TO SCALE



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LOCATION PLAN

16 PEBBLE CLOSE
 AMINGTON
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SCALE APPROX 1:1250



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