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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**VERY WELL PRESENTED BUSINESS UNIT
TO LET**

AT

**UNIT 13 MERCIAN PARK
FELSPAR ROAD
AMINGTON
TAMWORTH B77 4DP**



□ 267.00 SQ M (2874 SQ FT)

□ WELL MANAGED, SECURE, GATED ESTATE

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.

UNIT 13 MERCIAN PARK, FELSPAR ROAD, AMINGTON, TAMWORTH

LOCATION

Mercian Park is a managed, securely fenced and gated estate of small business units with frontages to Felspar Road and Mercian Way in Amington.

Tamworth town centre lies approximately 3 miles to the east and Junction 10 of the M42 motorway lies approximately 2 miles south giving excellent access to the national motorway network and A5 trunk road.

DESCRIPTION

A semi-detached steel framed building having cavity masonry walls and lined profile steel sheeted roof to an eaves height of approximately 4.95m. Goods access is via a full height electrically operated steel roller shutter door together with separate personnel door with extensive fenestration all in powder coated aluminium double glazed units.

The accommodation is well presented and is laid out partly over two floors and comprises:-

GROUND FLOOR: 17.57m x 12.33m = 216.64 sq m (2332 sq ft)

The accommodation includes:

Kitchen

With floor and wall cupboards.

WC (Full access)

With fully tiled floor and wall vertical radiator and electric hand-dryer.

WC fitted as above.

Workshop / Warehouse

FIRST FLOOR OFFICES: 4.37m max x 15.06m max = 50.36 sq m (542 sq ft)

FLOOR AREA SUMMARY:

Ground Floor: 216.64 sq m

First Floor: 50.36 sq m

TOTAL: 267.00 sq m (2874 sq ft)

OUTSIDE:

Generous car parking.

GENERAL INFORMATION

TENURE

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

RENTAL:

£28,750.00 per annum exclusive.

SERVICES:

All mains services are connected to the premises.

UNIT 13 MERCIAN PARK, FELSPAR ROAD, TAMWORTH

**RATING
INFORMATION:**

From the Valuation Office Website:-

Rateable Value: Currently being re-assessed.

NOTE:

The property is presently being stripped out to provide clear open workspace. This will result in the current rateable value being substantially reduced. No internal photographs available.

EPC:

C65

VAT:

VAT will be levied on the rent and service charge.

SERVICE CHARGE:

A service charge is levied on all occupiers to cover the Landlord's costs for maintaining the common parts of this well managed estate.

USE:

The premises will be suitable for Class E and B8 uses ie office, light assembly, packaging, storage etc.

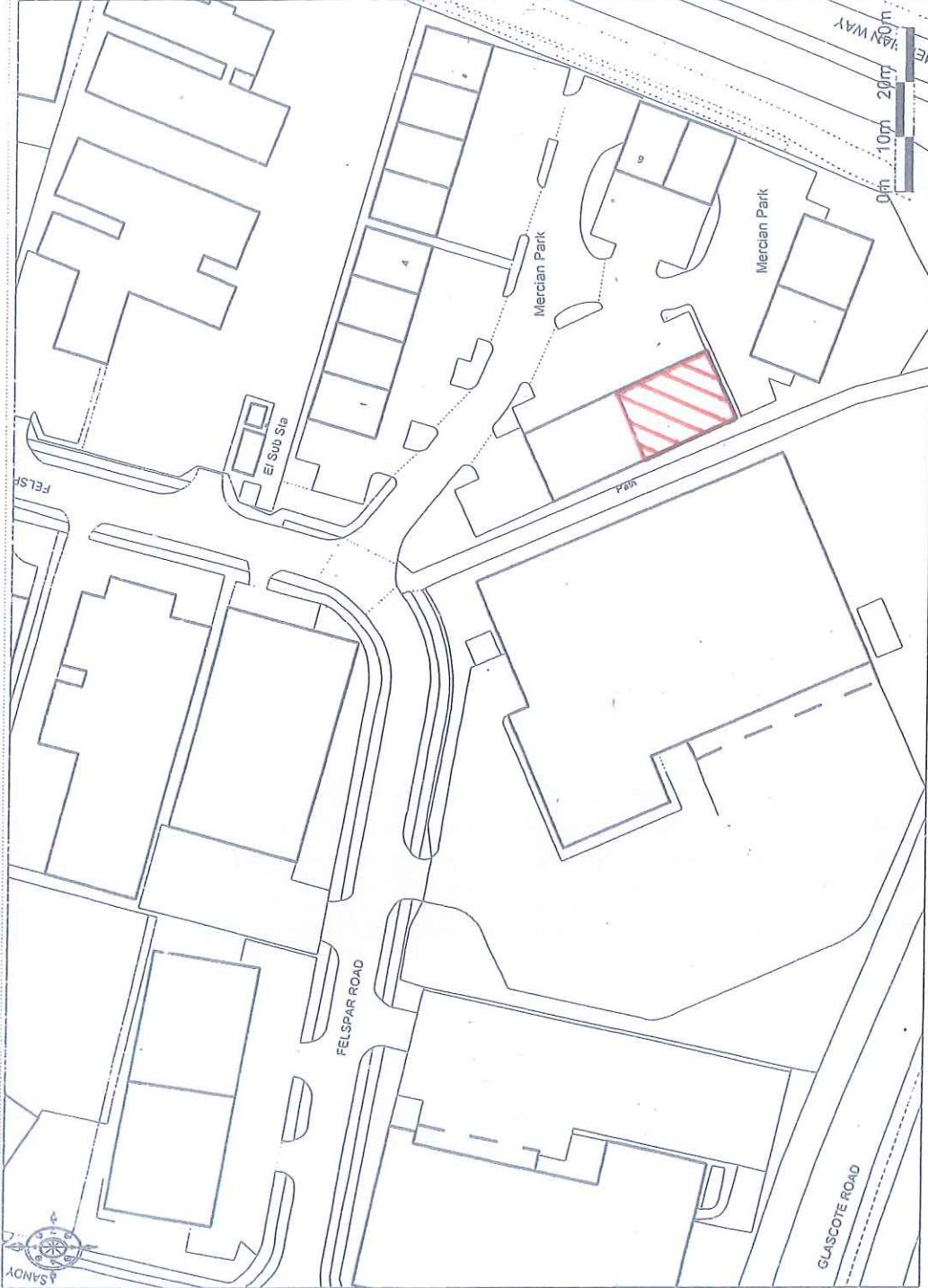
COSTS:

Each party shall bear their own costs in this transaction.

VIEWING:

Strictly via prior appointment with the sole agents:

PETER J. HICKS & CO.
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 **(01827) 60519**



SITE PLAN

13 MERCIAN PARK
FELSPAR ROAD, AMINGTON
TAMWORTH

SCALE APPROX 1:1250



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LOCATION PLAN

13 MERCIAN PARK
FELSPAR ROAD, AMINGTON
TAMWORTH

NOT TO SCALE



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