

# Tamworth, Unit C Meltex House, Kelper, Lichfield Road Industrial Estate, B79 7XE

Office – For Sale or To let



4,515 sq ft (419 sq m)  
over two floors

#### Features Include

Open plan two storey office building, self contained dedicated rear car park. Recently refurbished throughout.

Fully fitted offices with furniture – desks, chairs, boardroom tables and kitchen appliances included.



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## LOCATION

The building is located on the Lichfield Road Industrial estate off Kepler, but close to its junction with Mariner. Unit C is at the rear of the Meltex House complex and is accessed via the shared driveway that runs across the front of the building and then runs down the right hand side of the building, access to the rear is controlled by a gated driveway which leads into the rear car park.

Lichfield Road Industrial Estate is to the North West of Tamworth town centre. The property is 1.5 miles from the A 5 which provides excellent access to the M42 and the A38.

## DESCRIPTION

Unit C is to the rear of the Meltex House complex and consists of a two storey office building with a self contained rear concrete car park.

## ACCOMMODATION

The accommodation is spread over two floors and was originally all open plan but the tenant has installed some partitioning to create private office areas. Each floor benefits from separate WC's and small kitchenette areas, the rear car parking is gated and fully fenced.

Ground Floor	211.56 Sq m	2,227 sq ft
First Floor	207.9 Sq m	2,238 sq ft
Total Floor Area	419 Sq m	4,515 sq ft

## LEASE TERMS

A new FRI lease for a minimum of 3 years lease at a rental of £45,150 per annum, exclusive.

## SERVICES

The property benefits from mains water and electricity supply and mains drainage, but none of these services have been tested by the agent or owner.

## PRICE

£480,000 (four hundred and eighty thousand pounds) plus VAT.

## RATEABLE VALUE

Rateable Value: £ 36,500

Rates payable in current rating year 2020/2021: £18,688

## VAT

VAT is applicable to this disposal.

## LEGAL COSTS

Each party to bear their own legal costs in connection with the sale of the property.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating C – Score 70

## VIEWING

All viewings by prior appointment through this office.

## CONTACT

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JOHNSON FELLOWS



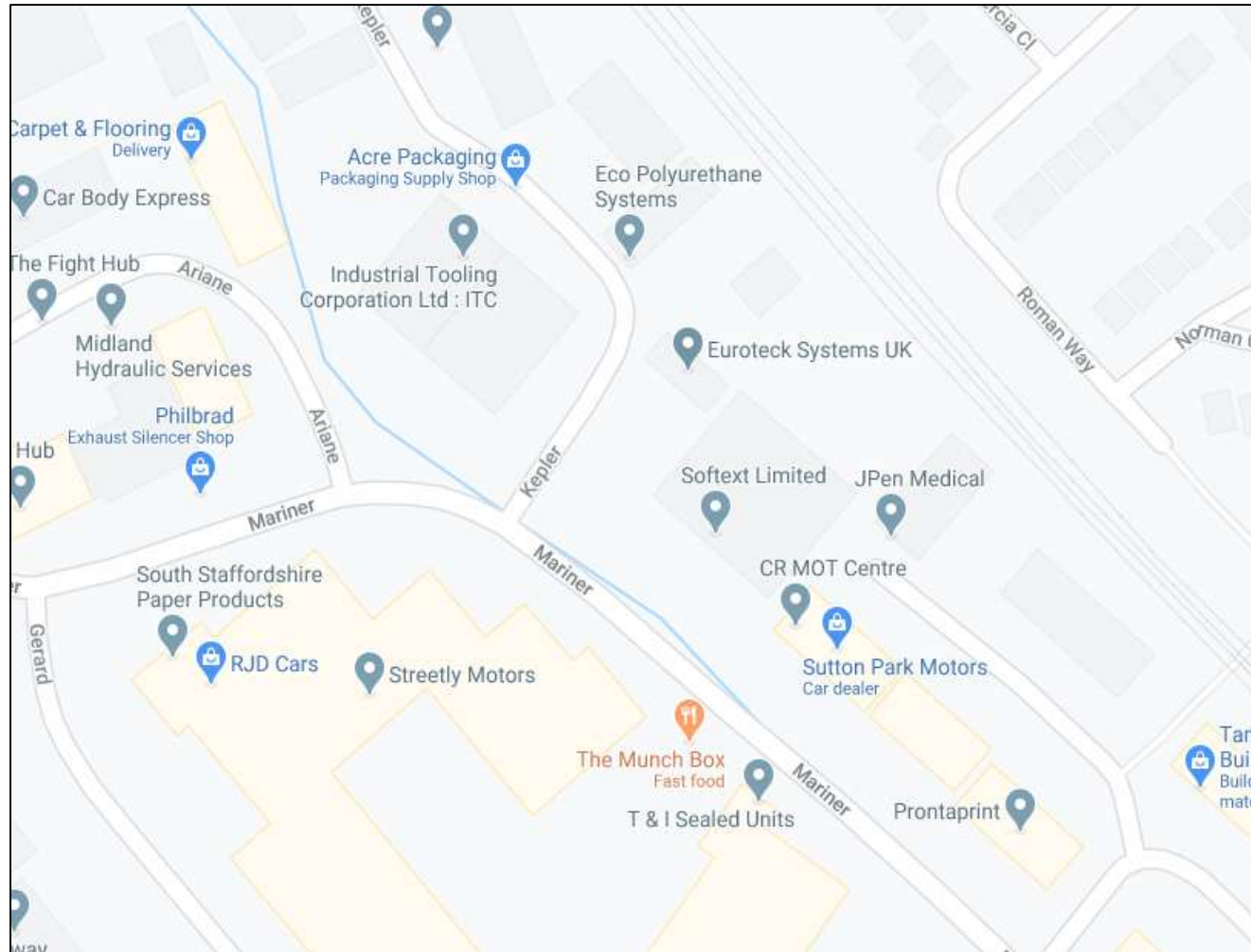
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