

UNIT 2 CENTURION WAY
CENTURION BUSINESS PARK
WILNECOTE
TAMWORTH
B77 5PN

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CENTURION POINT

LOW SITE DENSITY INDUSTRIAL / WAREHOUSE PREMISES WITH SHOWROOM

36,704 SQ FT (3,409.91 SQ M)

SELF CONTAINED PREMISES WITH POTENTIAL
FOR EXPANSION / REDEVELOPMENT

A5

M42

J10

2

For Sale



CENTURION
POINT



Designed for Operational Efficiency



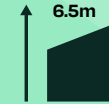
36,704 sq ft detached industrial / warehouse unit



Self-contained 2.7-acre site (low density)



Approximately 1 acre of undeveloped land



6.5m eaves to warehouse



Prominent showroom with full-height glazing



3 level access loading doors to warehouse



Roller shutter access to showroom



LED lighting throughout



Two-storey office / showroom accommodation



Approximately 90 car parking spaces



Reconfiguration / development potential (STP)



1.25 MVA power supply

Accommodation	SQ M	SQ FT
Ground Floor Offices / Showroom	1,193.00	12,841
First Floor Offices / Showroom	554.03	5,964
Warehouse	1,662.90	17,899
TOTAL	3,409.93	36,704

High Specification Business Space with Flexibility

Centurion Point provides a versatile industrial and distribution facility, combining efficient warehouse accommodation with a high-quality showroom and office offering.

The property is of steel portal frame construction, with a clear internal layout designed to support a wide range of occupier requirements. The warehouse benefits from a 6.5m eaves height and multiple level access loading doors, ensuring smooth logistics and operational flow.

The two-storey office and showroom element delivers a strong frontage presence, with full-height glazing and direct roller shutter access, making it ideal for trade counter, showroom, or hybrid business use.

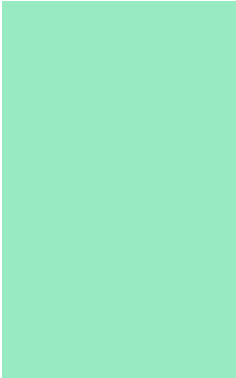
Externally, the site offers extensive parking and circulation space, alongside a substantial area of undeveloped land, presenting a rare opportunity for expansion, reconfiguration or future development, subject to planning.



At a Glance

Prime freehold opportunity with immediate occupation and future potential

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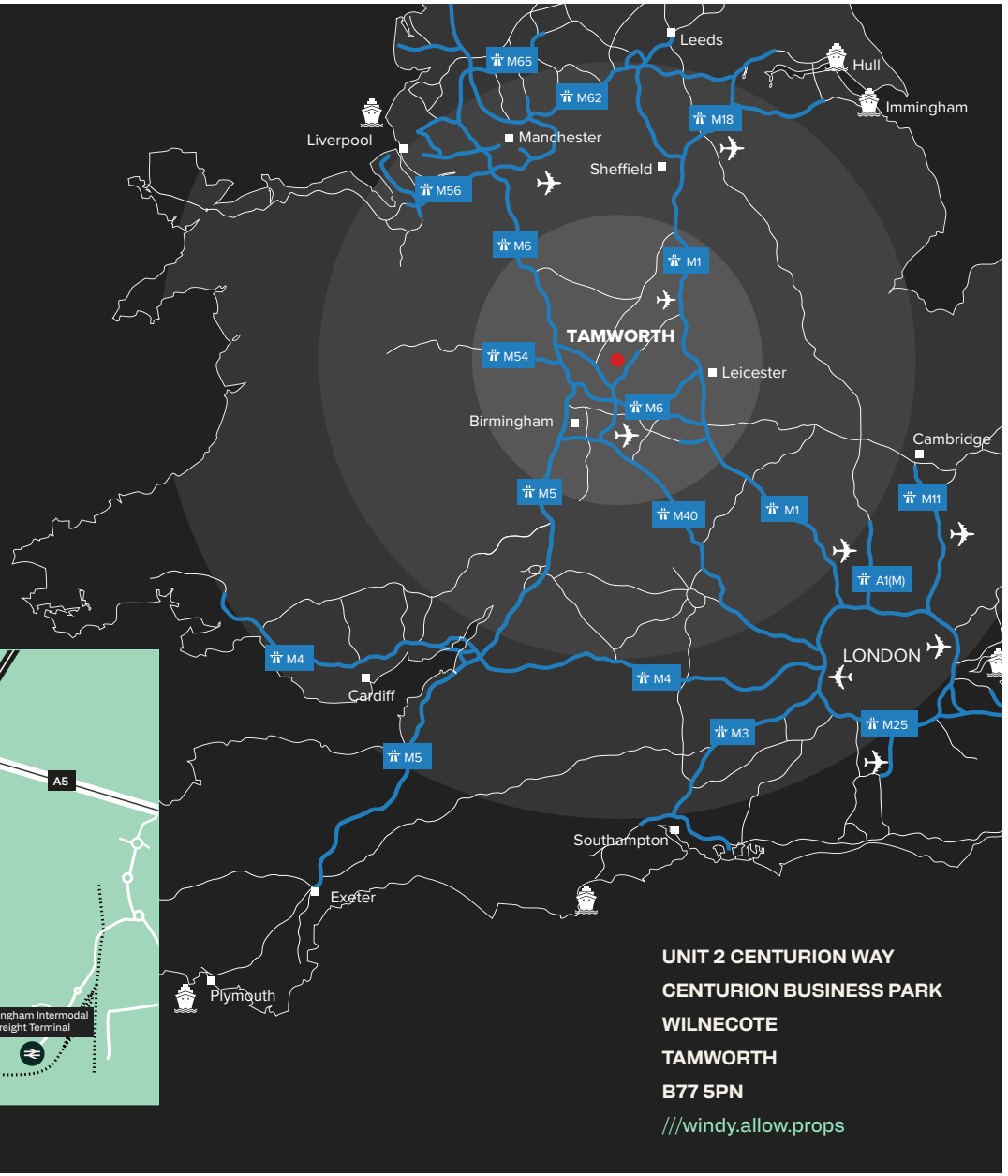


At the Centre of the UK's Logistics Network

Centurion Point is situated within Centurion Park, one of Tamworth's most established and strategically located industrial destinations, positioned directly adjacent to Junction 10 of the M42.

The property benefits from immediate access to the A5 dual carriageway, providing seamless connectivity across the Midlands and beyond. The M42 links quickly to the M6, M1, M5 and M69, placing the property firmly within the UK's core distribution corridor.

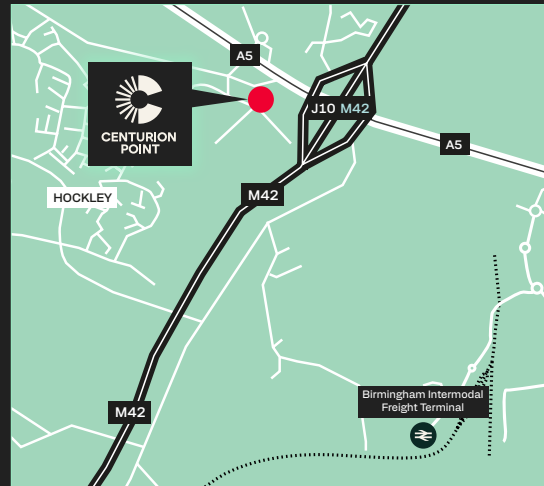
Tamworth is a proven logistics hub, favoured by national and regional occupiers alike due to its central location, strong infrastructure, and access to labour.



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	Destination	Distance	Drive Time
	M42 (J10)	0.5 miles	1 min
	A5	Adjacent	—
	M6 (J4)	12 miles	15 mins
	M6 Toll (T4)	6 miles	8 mins
	M1 (J23A)	28 miles	35 mins
	Birmingham Intermodal Freight Terminal	2.5 miles	9 mins
	Birmingham City Centre	18 miles	25 mins
	East Midlands Airport	19 miles	25 mins
	Birmingham Airport	19 miles	25 mins
	Nottingham	32 miles	40 mins
	Leicester	23 miles	30 mins
	London	120 miles	2 hr 50 mins





Prominent. Accessible.
Established.



CENTURION POINT

Price / Terms: On Application

Rateable Value: £257,500

Rates Payable 26/27: £123,600

EPC Rating: D

Viewing & Further Info: Strictly by appointment via the sole agents:



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