

***A MODERN WORKSHOP / WAREHOUSE PROPERTY***  
**TO LET**  
*AT*  
**UNIT 2 (125) KETTLEBROOK ROAD**  
**TAMWORTH**  
**STAFFORDSHIRE B77 1AG**



- 98.96 SQ M (1063 SQ FT)
- 17' EAVES HEIGHT
- ROLLER SHUTTER ACCESS
- FORECOURT PARKING

**LOCATION**

The property lies in a busy mixed commercial/residential area lying approximately 1 mile from Tamworth town centre and the A5 dual carriageway trunk road.

# UNIT 2 (125) KETTLEBROOK ROAD, TAMWORTH

## DESCRIPTION

The site was developed in the early 1990s and the premises comprise a single storey building constructed of brick and block walls with profile steel cladding above and an insulated steel sheeted roof. Goods access is provided by a 3m (10') wide roller shutter door. Eaves height is a generous 17' allowing provision for a mezzanine floor. Recently refurbished, the property has new double glazed windows, kitchenette and sanitaryware, newly painted steel cladding and roof and electric roller shutter door.

## ACCOMMODATION

<b>WORKSHOP/WAREHOUSE</b>	7.92 m x 12.47 m = 98.96 sq m (1,063 sq ft)
<b>WC</b>	With sink unit and separate wc with wash basin.
<b>FORECOURT</b>	Parking facilities.

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

**SERVICES:** Mains water, electricity and drainage are installed.

**RATING INFORMATION:** From the Valuation Office Agency Website:-

Rateable Value:	£11,750.00
Rates Payable:	Nil *

\* Assuming qualification for small business rate relief.

\* 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) 709530.

**EPC:** The property has an Energy Performance Asset Rating of:-

D86

<https://www.ndepcregister.com/>

**USE:** The property is suitable for uses within Classes E and B8. Applicants should discuss their proposed use with the agents.