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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**WELL LOCATED
INDUSTRIAL / WAREHOUSE PREMISES
TO LET (MAY SELL)
AT
UNIT 2 KINGSBURY LINK,
TRINITY ROAD,
TAMWORTH B78 2EX**



- 1,245.47 SQ M (13,406 SQ FT)
- 5 MIN DRIVE FROM J10 M42
- 7m TO EAVES
- CRANEAGE INSTALLED

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.

2 KINGSBURY LINK, TRINITY ROAD, TAMWORTH

LOCATION

Kingsbury Link lies on Trinity Road approximately 1.5 miles south of J10 of M42 motorway which gives swift access to the M6 and M6 Toll to the south, M1 to the north and M69 via the A5 to the east.

Two international airports are within 30 minutes' drive.

Tamworth town centre lies approximately 5 miles to the west and Birmingham approximately 16 miles to the south-west.

DESCRIPTION

The premises comprise a two bay modern factory / warehouse premises with attractive two-storey offices to the fore.

The accommodation briefly comprises:-

FACTORY / WAREHOUSE

The eaves height is approximately 7m, with goods access via 1no. full height up and over door to each bay. LED lighting is installed as are 2no. Reznor gas heaters and 2no. 3.2 tonne Demag overhead cranes.

OFFICES

Ground floor reception with offices, wc and tea station off.

First Floor offices with kitchen, wc and works kitchen.

All with double glazing, skirting trunking, suspended ceilings, recessed lighting and gas fired radiator heating.

MEZZANINE

Work's office and stores

<u>Factory / Warehouse</u>	1,048.60 sq m (11,287 sq ft)
<u>Offices</u>	175.98 sq m (1,894 sq ft)
Mezzanine	20.89 sq m (225 sq ft)
TOTAL FLOOR AREA:	1,245.47 sq m (13,406 sq ft)

Outside: Car parking and service yard

2 KINGSBURY LINK, TRINITY ROAD, TAMWORTH

GENERAL INFORMATION

<u>TENURE</u>	The premises are available to let on a new lease on usual full repairing and insuring terms. Consideration may be given to a Freehold sale.
<u>RENTAL:</u>	POA
<u>RATING INFORMATION:</u>	From the Valuation Office Website:- Rateable Value: £76,500.00
<u>SERVICES:</u>	All mains services are connected to the premises.
<u>USE:</u>	The premises are suitable for uses falling within Use Classes B2, B8 and E. Prospective Tenants are advised to discuss their requirements with the Agents in the first instance.
<u>EPC:</u>	D-86
<u>VAT:</u>	All figures mentioned are exclusive of VAT where chargeable.
<u>COSTS:</u>	Each party shall bear their own costs in this transaction.
<u>VIEWING:</u>	Strictly via prior appointment with the sole agents:

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

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-2 KINGSBURY LINK, TRINITY ROAD-22.05.2026

2 KINGSBURY LINK, TRINITY ROAD, TAMWORTH



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2 KINGSBURY LINK, TRINITY ROAD, TAMWORTH





LOCATION PLAN

UNIT 2 KINGSBURY LINK
TRINITY ROAD-HILL
TAMWORTH

NOT TO SCALE



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