

Telephone: 01827 60519
Facsimile: 01827 69018



98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**WELL PRESENTED SELF CONTAINED OFFICE BUILDING
TO LET (MAY SELL)
AT
1 HAMEL HOUSE
CALICO BUSINESS PARK
SANDY WAY
TAMWORTH B77 4BF**



- 294.73 SQ M (3172 SQ FT)
- DOUBLE GLAZED, AIR CONDITIONING
- 5 MINUTES FROM M42 J10

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.

1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY, TAMWORTH B77 4BF

LOCATION

Tamworth is an important center for industry and commerce for the South Staffordshire and Greater West Midlands regions. It lies approximately 16 miles north east of Birmingham and within 25 minutes drive to International Airports.

The Calico Business Park in Amington lies approximately 2 ½ miles north east of Tamworth town centre and is a development of attractive brick built two and three storey office buildings constructed a little over 10 years ago.

DESCRIPTION

The property is two storey with full height cavity masonry walls and a pitched tiled roof with solar reflective double glazed powder coated aluminium windows and entrance door which leads to a generously proportioned entrance lobby and attractive staircase to the first floor.

The accommodation is fully air conditioned with suspended ceilings, recessed lighting, floor plates for data and power and fitted window blinds.

The accommodation briefly extends to:-

<u>GROUND FLOOR</u>	Entrance lobby with WC's off including full access WC, open plan office with kitchen off 148.55 sq m (1599 sq ft)
<u>FIRST FLOOR</u>	Open plan office with 3 no. private offices off, comms room and 2 no. WC's 146.18 sq m (1573 sq.ft.)
TOTAL FLOOR AREA:	294.73 sq m (3172 sq ft)
<u>OUTSIDE</u>	10 no. dedicated car parking spaces.

GENERAL INFORMATION

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

Note: consideration may be given to a freehold sale.

RENTAL: £42,850 per annum exclusive.

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and up-keep of the common parts of the development

1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY, TAMWORTH B77 4BF

**RATING
INFORMATION:**

From the VOA Website:-

Rateable Value: £32,500

Uniform business rate: £0.499

* For the period 1st April 2024 to 31st March 2025

Prospective tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709709 ext: 528.

SERVICES:

Mains water, electricity and drainage are connected to the premises. The property also has the benefit of a fire alarm and security alarm.

USE:

The premises are ideally suited for office use though consideration will be given to other uses falling within Class E of the Town & Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Prospective Tenants are advised to discuss their requirements with the Agents in the first instance.

EPC:

Awaited

VAT:

VAT will be levied on the rent.


COSTS:

Each party shall bear their own legal costs.

VIEWING:

Strictly via prior appointment with the sole agents:

PETER J. HICKS & CO.
98 LICHFIELD STREET, TAMWORTH, STAFFORDSHIRE, B79 7QF.

 **(01827) 60519**

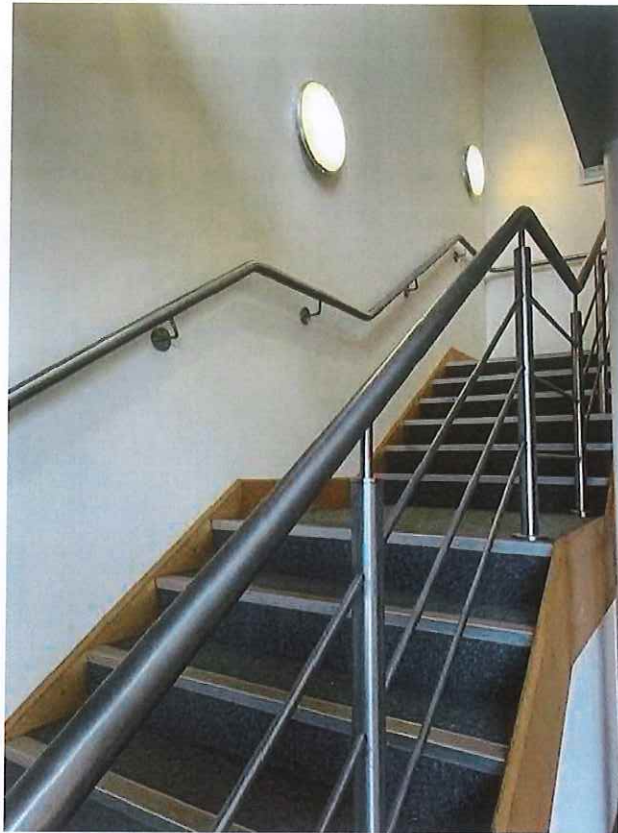
Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

DETAILS 1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY, TAMWORTH B77 4BF

**1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY,
TAMWORTH B77 4BF**



**1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY,
TAMWORTH B77 4BF**

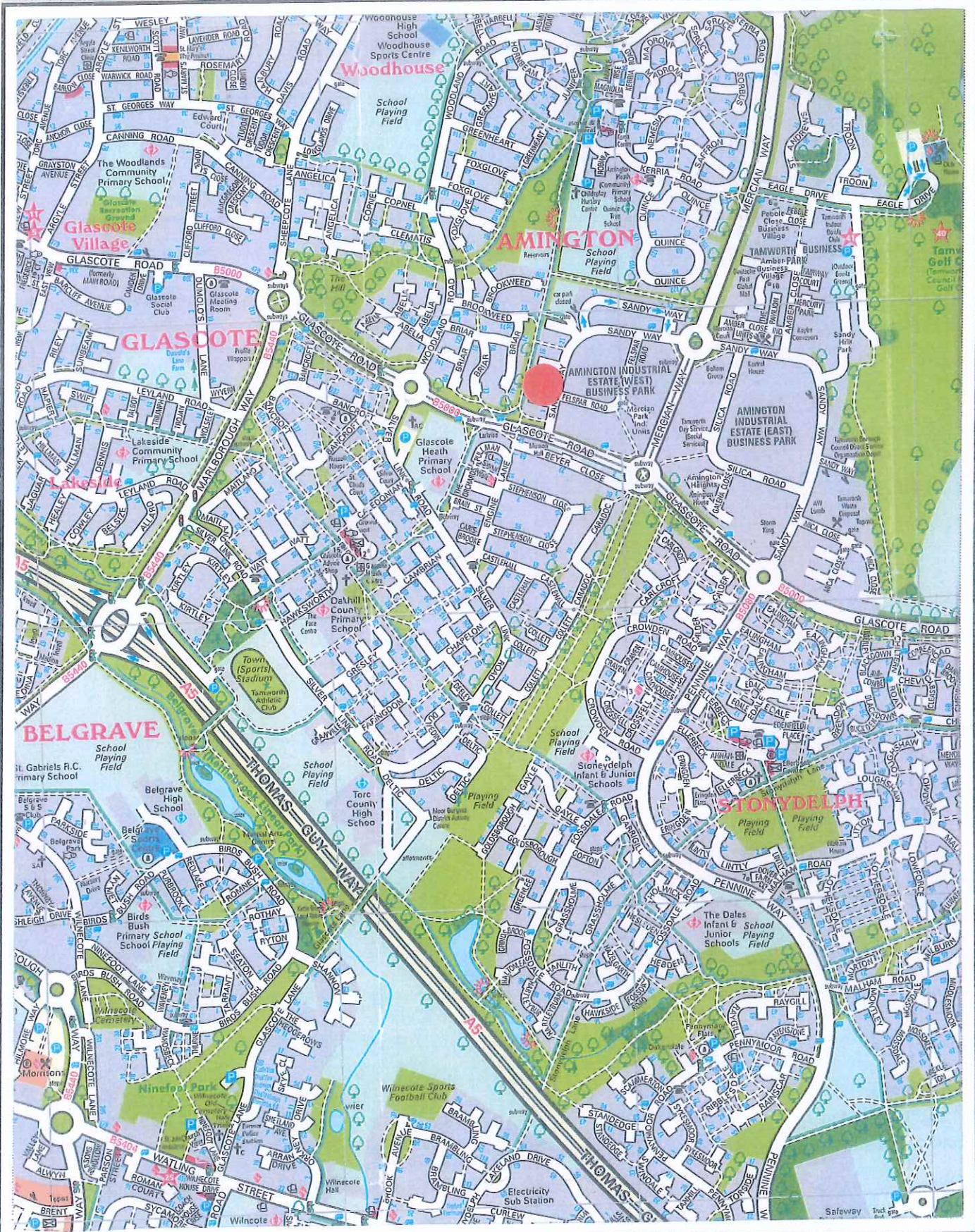


**1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY,
TAMWORTH B77 4BF**



**1 HAMEL HOUSE, CALICO BUSINESS PARK, SANDY WAY,
TAMWORTH B77 4BF**





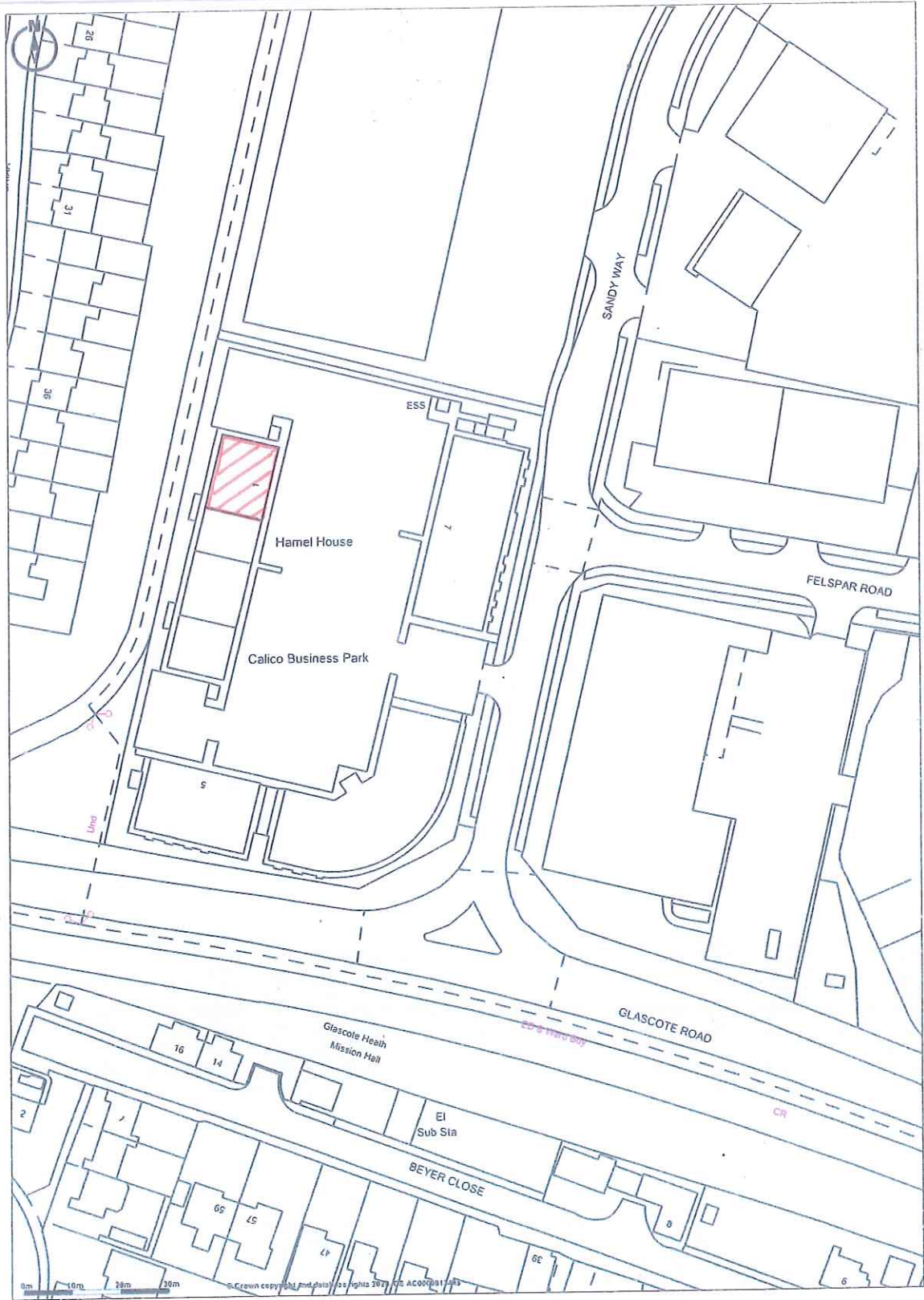
LOCATION PLAN

1 HAMEL HOUSE
 CALICO BUSINESS PARK
 TAMWORTH B777 4BF

NOT TO SCALE



PETER J. HICKS
 & Co.
 CHARTERED SURVEYORS



Promap
 LANDMARK INFORMATION

© Crown copyright and database rights 2024. OS AC0000813445
 Plotted Scale - 1:1250. Paper Size - A4

SITE PLAN

1 HAMEL HOUSE
 CALICO BUSINESS PARK
 TAMWORTH B777 4BF

SCALE APPROX 1:1250



PETER J. HICKS
 & Co.
 CHARTERED SURVEYORS