PRICE
£1,500,000 plus VAT
(Subject to Contract)

INDUSTRIAL/ WAREHOUSE UNIT ON A SECURE 0.6 ACRE SITE

FISHER GERMAN

39-40 Kepler

Lichfield Road Industrial Estate, Tamworth, B79 7XE

Freehold | Industrial/Warehouse Unit | 12,716 Sq Ft (1,181.25 Sq M)

FOR SALE

Location

The subject premises is situated on Kepler, in Lichfield Road Industrial Estate. This is a well-established commercial area which lies approximately 2.5 miles north west of Tamworth town centre.

Description

The property is of steel portal frame construction with profile steel cladding above brick and block work extending approximately two metres and surmounted by a lined, asbestos roof.

Internally, the unit benefits from ground and first floor offices as well as a mezzanine. There are toilet and canteen facilities available within. The warehouse provides an eaves height of 4.95m and benefits from a concrete floor, LED lighting, translucent roof panels and a 3-phase electricity supply.

Vehicular access is provided via two electric roller shutter doors measuring 4.95m x 3.98m, one benefitting from a loading canopy. The building occupies a secure site extending approximately 0.6 acres.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	9,610	892.75
Offices	3,106	288.50
Total (GIA)	**12,716**	**1,181.25**
Mezzanine	1,461	135.74

Amenities

Secure Yard

4.95m Eaves

Freehold

Further information

Guide Price

£1,500,000 plus VAT. Subject to Contract.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The current EPC has expired. A new one will be commissioned.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

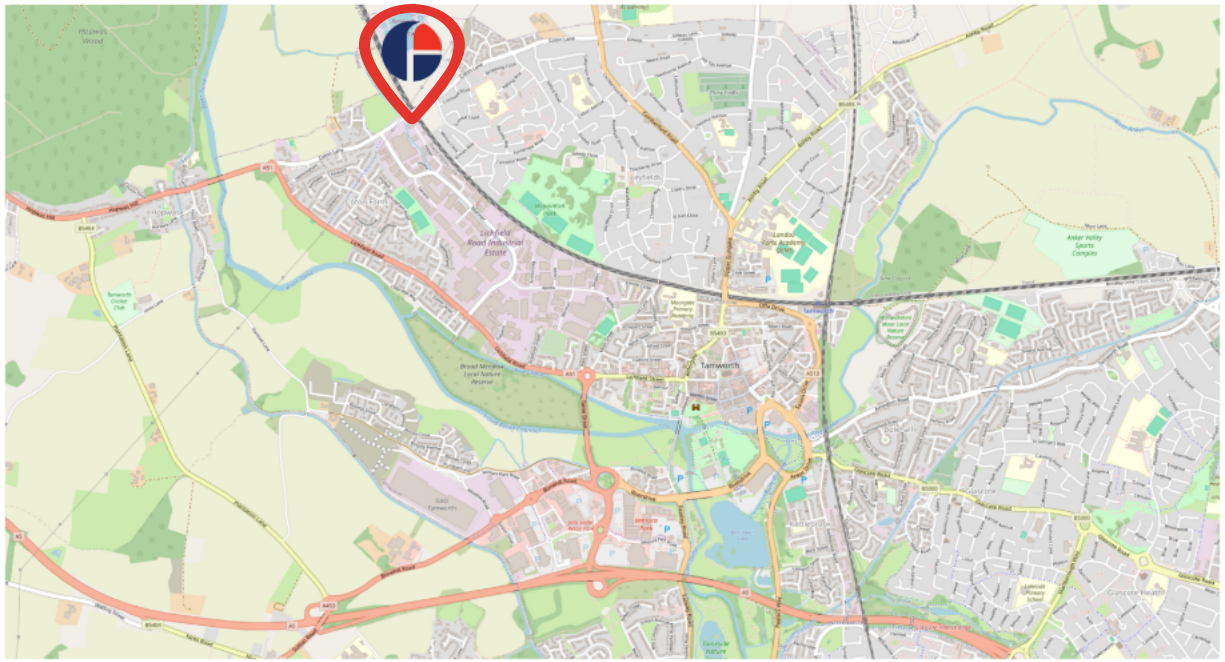
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

39-40 Kepler, Tamworth



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500 m
Scale 1:22863 (at A4)
N

Approximate Travel Distances

Locations

- Tamworth - 2.5 miles
- Birmingham - 17.6 miles

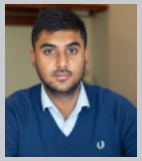
Nearest Station

- Tamworth - 2.5 miles

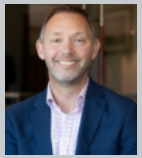
Nearest Airport

- Birmingham International - 18.7 miles

Viewings



Arjun Delay
0121 561 7884
07966 469 240
arjun.delay@fishergerman.co.uk



Mike Price
0121 561 7882
07909 596 051
mike.price@fishergerman.co.uk

fishergerman.co.uk

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Particulars dated November 2024. Photographs dated November 2024.