

**BY DIRECTION OF THE FREEHOLDER**  
**TO LET UPON A NEW LEASE**

**R/27915**

**A WELL POSITIONED INDUSTRIAL  
OR WAREHOUSING/BUSINESS UNIT**

**HAVING A LARGE FORECOURT/PARKING AREA  
AND USEFUL REAR ENCLOSED COMPOUND**

**56 KEPLER LICHFIELD ROAD INDUSTRIAL ESTATE  
TAMWORTH B79 7XE**



**GIA: 1207 SQ.FT (112 SQ.M.)**  
**MEZZANINE STORAGE FLOOR PART ENCLOSED AS**  
**OFFICES PRODUCING AN ADDITIONAL 587 SQ.FT (54.5**  
**SQ.M.)**  
**3 – PHASE ELECTRICITY**  
**FULLY LIT**  
**HEIGHT APPROX 6M. TO EAVES**

**COMMENCING RENTAL £21,000 P/A NET OF V.A.T.**

**TELEPHONE: 01827 61144**

**FACSIMILE: 01827 310820**

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-  
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



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A well positioned and accessible small industrial business or warehouse unit set behind a large forecourt providing good parking and amenity with frontage to Kepler, a cul de sac leading from Mariner, the main distributor road within Lichfield Road Industrial Estate, on the south western outskirts of Tamworth having ready access to nearby A5 in turn linking within a few minutes drive to M42 Junction 10 to the east and M6T/A38 to the west.

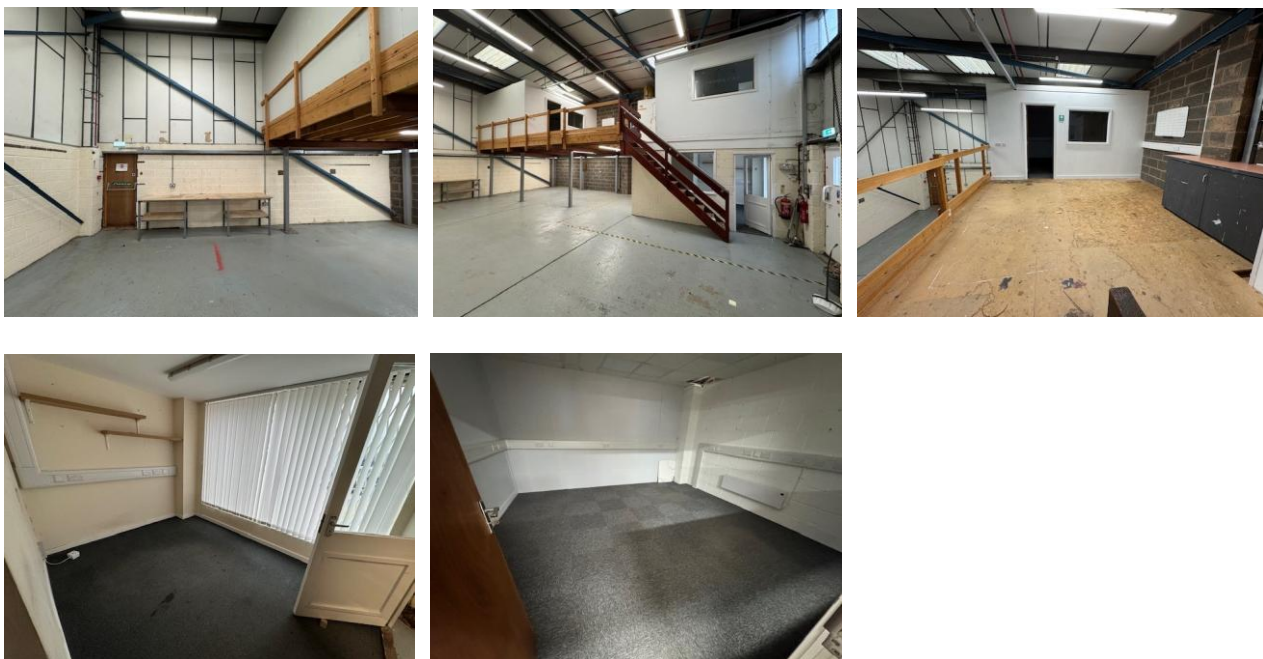
The building has a maximum depth of 12.63 m. and a maximum width of 8.88 m. and is complete with a concrete floor throughout, overhead electrical lighting and an overhead gas fired space heater.

There is a 3-phase electricity connection.

Installed within the building is a steel framed mezzanine floor of maximum dimensions 12.63 m. depth and 4.25 m. width, complete with timber decking and providing useful storage space and two fully enclosed and fitted office rooms, plus additional WC/wash facilities.

There are also enclosed administrative offices at ground level plus kitchen and WC wash facilities.

To the rear of the building is a very useful and enclosed yardage area, also including a self-contained brickwork store useful for such as gas bottle storage. There are currently two free standing containers within the rear area of the building and use of these is included within the lease.



## **GENERAL INFORMATION**

1. LANDLORDS BRIERS TAMWORTH LTD
2. SERVICES MAINS ELECTRICITY, WATER, DRAINAGE AND GAS ARE CONNECTED TO THE PREMISES.
3. ENERGY PERFORMANCE CERTIFICATE THE BUILDING HAS A CURRENT CERTIFICATE RATED D. THIS CERTIFICATE (No. 999-5941-0339-8020-5054) CAN BE VIEWED IN FULL AT [www.ndepcregister.com](http://www.ndepcregister.com)
4. RATING ASSESSMENT THE BUILDING HAS A RATEABLE VALUE ASSESSMENT ON THE 2023 LIST OF £10,750. THE RATES PAYABLE ARE CURRENTLY APPROXIMATELY 50% OF THIS FIGURE THIS ASSESSMENT MEANS THAT APPROPRIATE AND QUALIFYING BUSINESSES MAY QUALIFY FOR 100% BUSINESS RATES RELIEF.
5. VIEWING Please contact the agents. 01827 61144  
[enquiries@calderssurveyors.com](mailto:enquiries@calderssurveyors.com)  
Richard Calder Mobile No. 07860 608 521  
Jo Smith : 07973 130617  
Alison Rowley: 07870 518277
6. LOCAL AUTHORITY Tamworth Borough Council  
Marmion House  
Lichfield Street  
Tamworth B79 7BZ  
[www.tamworth.gov.uk](http://www.tamworth.gov.uk)  
Telephone No: 01827 709709
7. PRINCIPLE TERMS OF LETTING THE PROPERTY IS AVAILABLE UPON A NEW LEASE AT A COMMENCING RENTAL OF £21,000 NET OF V.A.T.FOR A TERM TO BE NEGOTIATED EACH PARTY TO PAY THEIR OWN LEGAL COSTS

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Calders Chartered Surveyors & Property Consultants** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

**Calders Chartered Surveyors & Property Consultants** have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

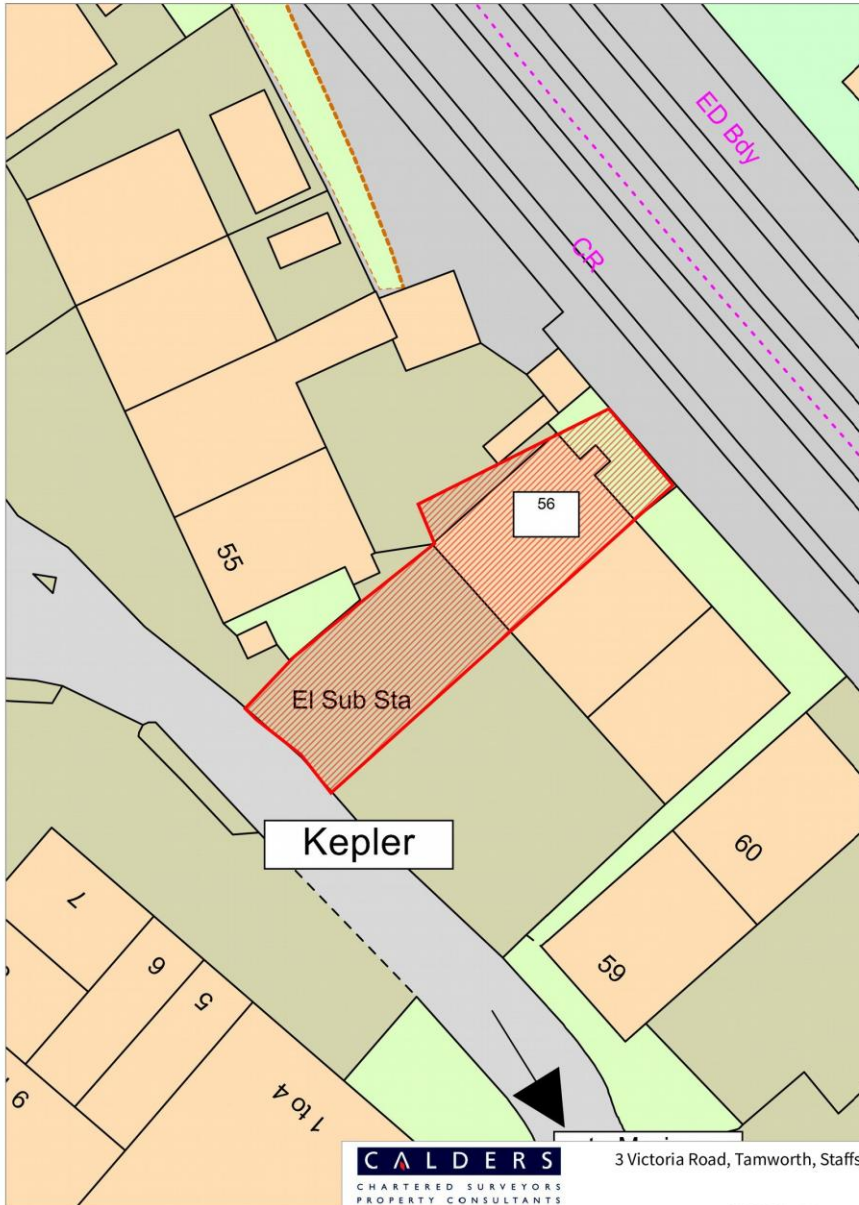
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

### **Code of Practice on Commercial Leases**

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)





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Client: **Briers Tamworth Ltd**

Project: **56 Kepler**

Title: **site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 29 Sep 2025

Drawing No:



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Client: **Messrs briers**

Project: **56 Kepler**

Title: **location plan**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 14 Feb 2025

Drawing No: