

**INDUSTRIAL / WAREHOUSE UNIT
TO LET**
AT
UNIT C1 CLAYMORE
TAME VALLEY, TAMWORTH B77 5DQ



- 282.71 SQ M (3043 SQ FT)
- WITH ADDITIONAL MEZZANINE FLOOR
- UNDERGOING REFURBISHMENT

LOCATION

The Tame Valley Estate is one of Tamworth's primary industrial locations and is home to a number of well-established industrial and retail occupiers including Nautic Steels, ATS, Travis Perkins and City Electrical Factors with the convenience nearby of Greggs, KFC, Lidl and Subway.

UNIT C1 CLAYMORE, TAME VALLEY, TAMWORTH

DESCRIPTION

The premises comprise a semi-detached steel frame industrial building with lined profile steel sheeted roof and external walls of cavity masonry with lined steel sheeting above to an eaves height of approximately 6m.

Goods access is via a full height steel roller shutter door with a separate personnel door behind an external steel security door. The property is currently undergoing refurbishment which will include the installation of new double glazed windows, newly applied painted finish to the exterior cladding, full internal decoration to floor and walls, provision of new carpets to office areas, new ceiling and LED lighting to office areas etc.

The accommodation briefly comprises:-

FACTORY/WAREHOUSE 12.17m x 18.48m = 224.90 sq m
Including reception office, works office, store, kitchen and 2no. wc's.

MEZZANINE OFFICES 12.27m x 2.56m and 2.81m x 4.43m = 43.86 sq m

KITCHEN AND REST AREA 2.72m x 5.13m = 13.95 sq m
With sink unit, floor and wall cupboards.

MEZZANINE STORAGE 4.18m x 8.06m = 33.37 sq m
With barrier protection and access for forklift.

TOTAL FLOOR AREA:

Factory / Warehouse	224.90 sq m
Mezzanine Offices and Kitchen	<u>57.81 sq m</u>
	282.71 sq m (3043 sq ft)

Mezzanine Stores 33.37 sq m (359 sq ft)

OUTSIDE:

Tarmac car parking and access.

TENURE

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

SERVICES:

Mains water, electricity and drainage are connected to the premises.

USE:

The premises are suitable for light industrial, general industrial and storage uses.