



FOR SALE/ TO LET
INDUSTRIAL PREMISES WITH SECURE YARD
KETTLEBROOK ROAD
TAMWORTH
B77 1AG



3,640 sq. ft. (338 sq. m.)
Approx. Gross Internal Area
On 0.9 acres (0.36 ha)

*** Suitable for potential redevelopment and a variety of uses, subject to planning**

*** Large secure yard**

*** Price: Offers in the region of £500,000, exclusive**

*** Rent: £35,000 per annum, exclusive**





Location:

The premises is accessed from Kettlebrook Road, Tamworth.

Kettlebrook road is accessed from the Glascote Road B500 within close proximity to Tamworth Town Centre and approximately 21 miles to the north east of Birmingham City Centre.

The location benefits from excellent links to the road networks, being 1.6 miles from the A5, 3.4 miles from the M42 and 6.2 miles from the M6 toll road.

Description:

The premises comprise a linked industrial premises with offices on a secure, predominantly tarmac site extending to approximately 0.90 acres.

The building specification generally comprises of the following:

- 4.45m working height
- 2 double loading concertina doors
- Office and WC facilities.

Accommodation:

Industrial Premises	Sq.m.	Sq.ft.
Total Approx. Gross Internal Area	338	3,640

Site area extending to approximately 0.90 acres (0.36 ha)

Tenure:

The property is available on a freehold basis.

Price:

Offers based on £500,000, exclusive

Alternatively the premises are available on a leasehold basis for a term of years to be agreed.

Rent:

£35,000 per annum, exclusive

Planning:

Interested parties should make enquiries to Tamworth Borough Council Planning Department.

Rates:

Rateable Value (2017): £16,750

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

EPC:

EPC Rating: **E** (117)

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

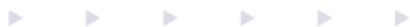
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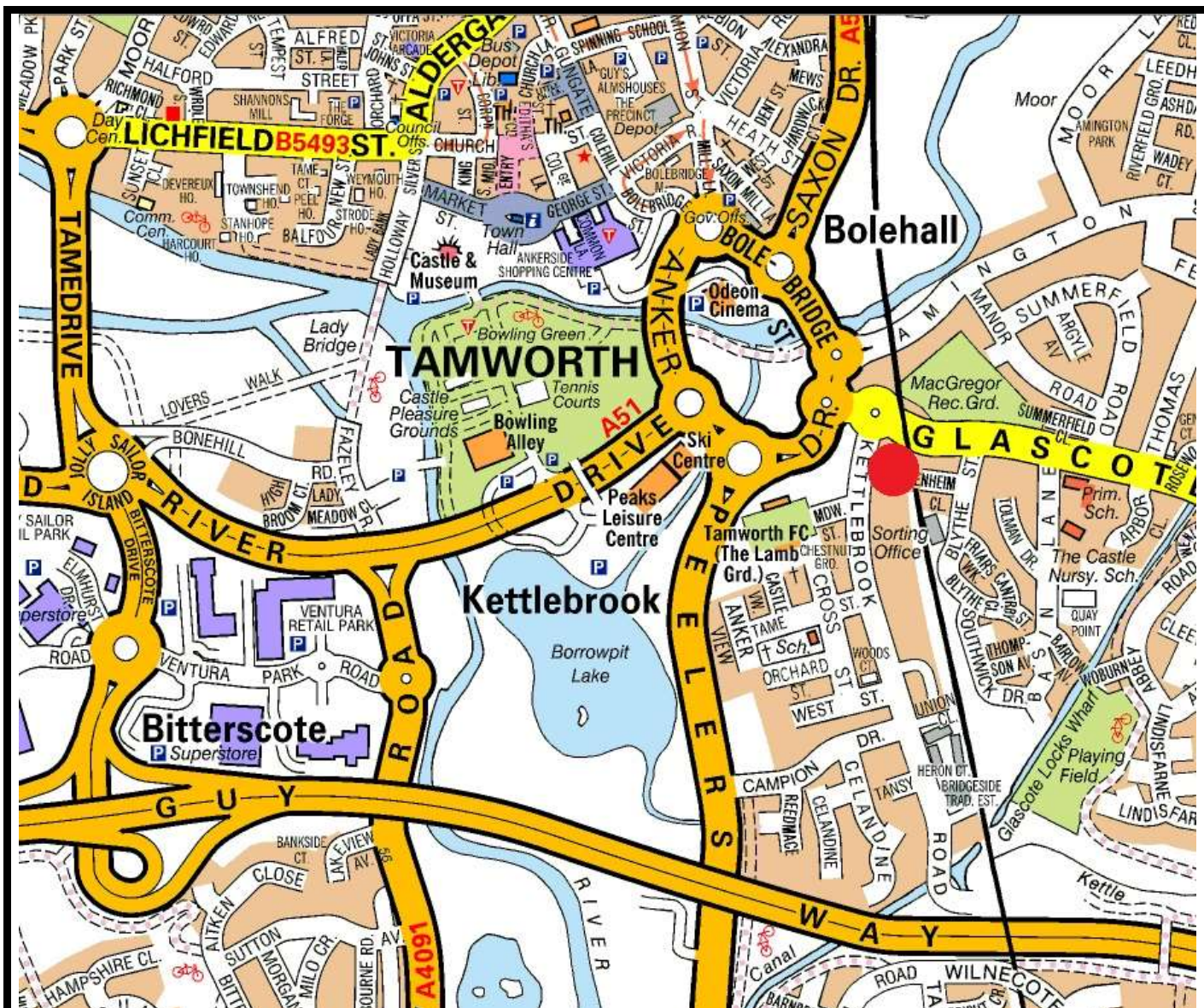
Ref: G5529
Date: June 2017

Subject To Contract

On behalf of:







Kettlebrook Road
Tamworth
B77 1AG

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Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY