

OVER
23,750
PASSING VEHICLES PER DAY



JUNCTION 10 M42 | TAMWORTH | B78 1TX
CORE 42 BUSINESS PARK



shirts.bandstand.locating

PROMINENT INDUSTRIAL / TRADE UNITS
3,497 to 11,789 sq ft - **TO LET**

IMMEDIATELY AVAILABLE

A development by



www.hpgdevelopments.co.uk

www.core42.co.uk



Core 42 is a significant 43.29 acre site in a prime location fronting the A5 and only 0.5 miles from Junction 10 of the M42.

LOCAL TRADE COUNTER & PARCEL HUB OCCUPIERS

1. EURO CAR PARTS TRADE COUNTER
2. NDI (SELCO) TRADE COUNTER
3. UPS PARCEL HUB
4. FEDEX PARCEL HUB
5. ALPI UK (FREIGHT FORWARDER)
6. INSTARMAC TRADE COUNTER

TERMS

The property is available on a leasehold basis, on new lease terms to be agreed.

PLANNING

The building is suitable for uses falling within the (E(g)(i)), (E(g)(iii)) / B2 / B8) use classes.

BUSINESS RATES

The property is yet to be assessed by the Valuation Office Agency, however the occupier will be liable for all business rates payments and should make their own enquiries.

EPC

Offices: A(12) / Core 7A: A+(-5) / Core 7B: A0

SERVICES

We understand this property has connections to all the usual mains services (except gas). Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

VAT

VAT will be chargeable at the current rate.

ANTI MONEY LAUNDERING

All parties will be required to provide information to undertake checks to comply with the AML regulations.

WAREHOUSES

- Steel portal frame construction
- 37.5kN/m² floor loading
- FM2 category floor
- 1x Hormann level access door (per unit)
- 10% Roof lights
- Market leading cladding system
- 7.57m to eaves
- Power Supply: 69KVA per unit/offices (207KVA overall)

OFFICES (Core 7A only)

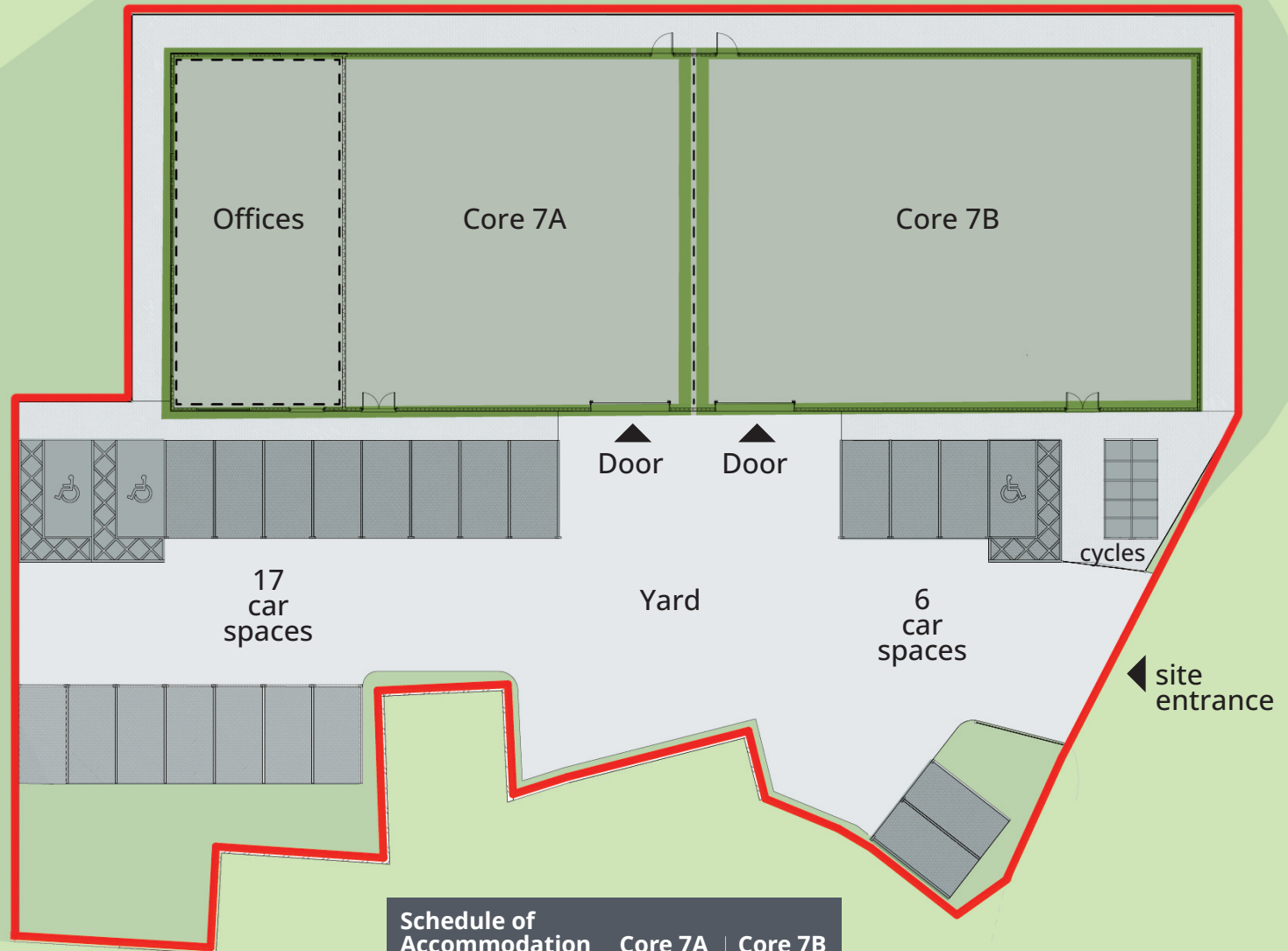
- CAT A office fit out to first floor. Ground floor offering shell accommodation to allow flexibility.
- Open plan layout
- 3 WC's and shower
- Kitchenette
- Board room
- LED lighting

EXTERNAL

- 23 car parking spaces
- Secure fenced and gated yard
- Direct access to A5

SUSTAINABILITY

- Low air permeability cladding
- Solar PV array (18kW overall)
- 11kW fast electric car charging point



Schedule of Accommodation	Core 7A sq ft (GEA)	Core 7B sq ft (GEA)
Ground Floor Offices	1,661	-
First Floor Offices	1,660	-
Warehouse	3,497	4,971
	6,818	4,971

Gallery

Fitted First Floor Office



Kitchenette



Ground Floor Office



Side External

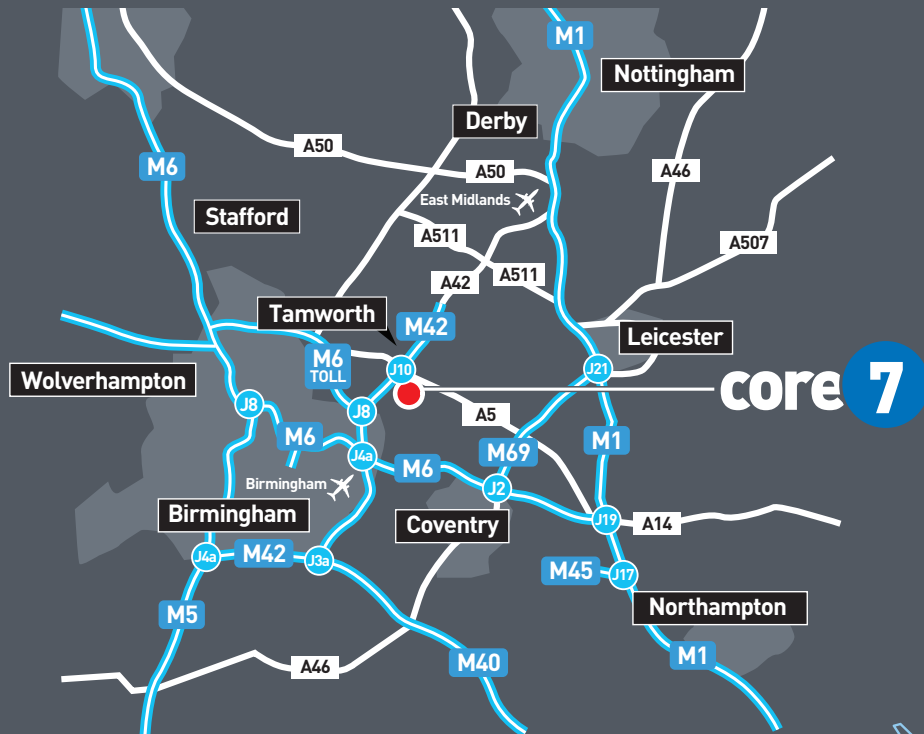


Warehouse



Level Access Doors





Airports	Miles
Birmingham	14.3
East Midlands	24.4



Towns/Cities	Miles
Tamworth	1
Atherstone	3
Birmingham	15
Nottingham	36



Motorway	Miles
J10 M42	0.5
M6 Toll	7
M6 North J4a	8
M6 South J4	9.5
M5 South	18
M1 North J23a	20
m69 North	21
M1 South J18	28

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Sat Nav: B78 1TX

www.core42.co.uk

For further information contact:

The Landlord supports the Code for Leasing Business Premises in England & Wales 2007

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