

**fisher
german**

Unit 2, Ventura Park Trading Estate

Tamworth, B78 3JF

Leasehold
Industrial/Warehouse Unit

8,855 Sq Ft (822.61 Sq M)



To Let



Amenities



Circa 17
spaces



Adjoining occupiers -
Screwfix & Toolstation



Eaves Height
6.78m

Unit 2, Ventura Park Trading Estate

8,855 Sq Ft (822.61 Sq M)

Description

The property forms part of a terrace of industrial/trade counter units of single span, steel portal frame construction beneath a lined sheeted roof incorporating double skin roof lights. Access to the warehouse is provided via a 4m x 4m roller shutter door.

Internally, there are single storey offices constructed to the front elevation benefitting from a raised access floor, WCs, double glazed windows, a combination on carpet and vinyl tile flooring and comfort cooling. There is also a locker room for the production space as well as canteen facilities. The warehouse provides an eaves height of 6.78m, a concrete floor, high bay LED lighting and an ambi-red radiant heating system.

Externally, there is parking for circa 17 spaces, and the building is served by a single gated access point.

The adjoining occupiers are Toolstation and Screwfix. Nearby occupiers include Audi, Mini and BMW dealerships, Ventura Retail Park plus a range of food/leisure operators.

Location

The premises are located on Ventura Park Trading Estate, adjoining Ventura Retail Park in Tamworth. Tamworth is located approximately 14 miles north-east of Birmingham city centre and benefits from good road links including the A5 which provides access to the estate as well as M42 and M6 motorway connections.

Accommodation

Description	Sq Ft	Sq M
Offices	1,973	183.26
Warehouse	6,882	639.35
Total GIA	8,855	822.61

Locations

M42 J10: 3.8 miles

Sutton Coldfield: 6.5 miles

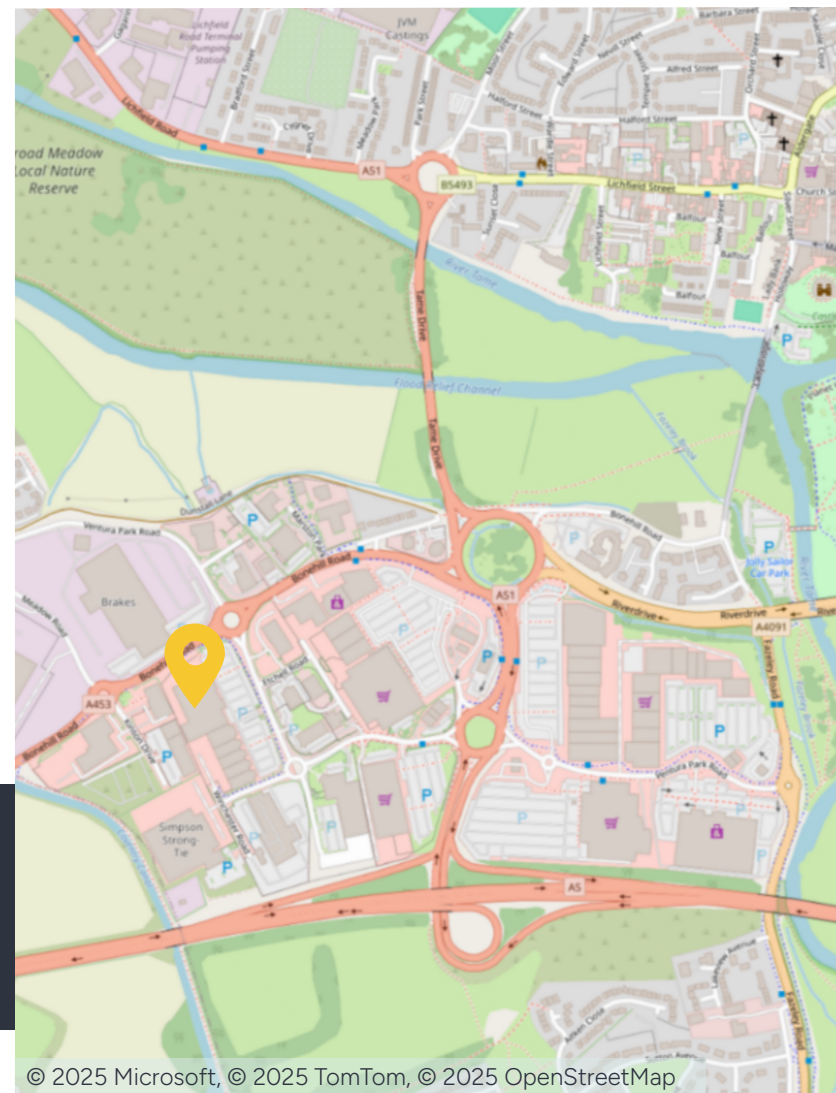
Birmingham: 14 miles

Nearest station

Tamworth: 1.8 miles

Nearest airport

Birmingham International: 17.4 miles



Further information

Lease Terms

The premises are available by way of sub lease or assignment until lease expiry in September 2026. Alternatively, the landlord may consider a new FRI lease for a term to be agreed.

Rent

Upon application.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £51,000.

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.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Legal Costs

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

Fixtures & Fittings

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

EPC

The EPC rating is C.

Anti Money Laundering

The successful tenant 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 tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

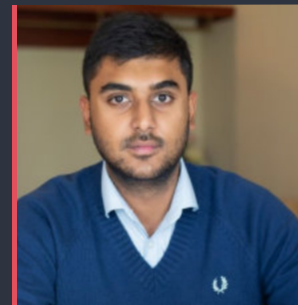
To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated August 2024.



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