

**fisher
german**

39-40 Kepler

Lichfield Road Industrial Estate
Tamworth, B79 7XE

Freehold
Industrial/Warehouse Unit

12,716 Sq Ft (1,181.25 Sq M)



For Sale | £1,500,000 + VAT



Amenities



Eaves Height
4.95m



2 Electric
Roller Shutters



Translucent
Roof Lights



3 Phase
Electricity



Secure Yard



Freehold

39-40 Kepler

12,716 Sq Ft (1,181.25 Sq M)

Description

The property is of steel portal frame construction with profile steel cladding above brick and block work extending approximately two metres and surmounted by a lined, asbestos roof.

Internally, the unit benefits from ground and first floor offices as well as a mezzanine. There are toilet and canteen facilities available within. The warehouse provides an eaves height of 4.95m and benefits from a concrete floor, LED lighting, translucent roof panels and a 3-phase electricity supply.

Vehicular access is provided via two electric roller shutter doors measuring 4.95m x 3.98m, one benefiting from a loading canopy.

The building occupies a secure site extending approximately 0.6 acres.

Location

The subject premises is situated on Kepler, in Lichfield Road Industrial Estate. This is a well-established commercial area which lies approximately 2.5 miles north west of Tamworth town centre.

Accommodation

Description	Sq Ft	Sq M
Warehouse	9,610	892.75
Office	3,106	288.50
Total (GIA)	12,716	1,181.25
Mezzanine	1,461	135.74

Locations

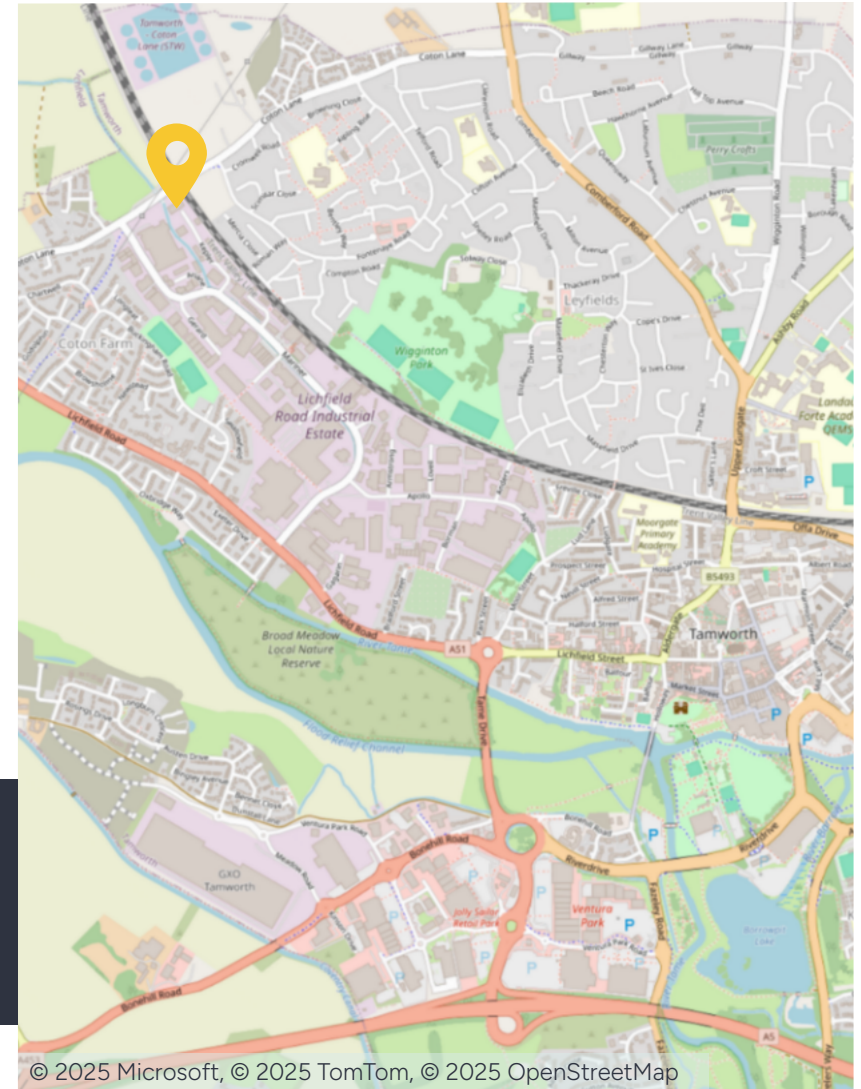
Tamworth: 2.5 miles
Birmingham: 17.6 miles

Nearest station

Tamworth: 2.5 miles

Nearest airport

Birmingham International: 18.7 miles



Further information

Guide Price

£1,500,000 plus VAT. Subject to Contract.

Tenure

Freehold.

Business Rates

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

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

Legal Costs

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

EPC

Available on request.

Fixtures & Fittings

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

Anti Money Laundering

The successful purchaser 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 purchaser 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:



Arjun Delay

07966 469 240

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Particulars dated November 2024. Photographs dated November 2024.



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