Units 1a & 1b Tungsten Park Tamworth, Sandy Way, Tamworth B77 4BF

TO LET

NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

23,317 Sq Ft (2,166.24 Sq M)

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DESCRIPTION

The property comprises a pair of adjoining new build industrial / warehouse facilities with first floor offices and designated yard and parking areas.
The unit includes the following key features:

- 8m eaves height
- Blockwork / metal clad elevations
- Profile metal clad roof
- 2 ground level loading doors to unit 1a
- 1 ground level loading doors to unit 1b
- 1st floor office accommodation
- 26.3m yard depth
- Kitchen & WC facilities
- TO BE CONFIRMED parking spaces per unit

LOCATION

The property is located on Amington Industrial Estate approximately 1.8 miles east of Tamworth town centre. The property benefits from excellent transport links being approximately 2 miles noth west of Junction 10 of the M42, providing easy access to the M6 and the wider Midlands motorway network.

TERMS

The units are available by way of new Full Repairing and Insuring leases for a term of years to be agreed.

RENT

On application.

ACCOMMODATION

Unit 1a	Sq Ft	Sq M
Warehouse	12,635	1,173.84
First Floor Offices	1,568	145.70
Total Gross Internal Area	14,203	1,319.54

Unit 1b	Sq Ft	Sq M
Warehouse	8,090	751.60
First Floor Offices	1,204	95.10
Total Gross Internal area	9,114	846.70

Subject to terms to be agreed, units may be combined to provide a total of 23,317 sq ft (2,166.24 sq m).

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Yet to be assessed.

EPC

Unit 1a: B (50).

Unit 1b: B (36).

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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