

Core 7A&7B, Core 42 Business Park

Meridian Drive, Tamworth, B78 1TX

Garrison
REAL ESTATE



TO LET

3,497 TO 6,818 SQ FT
(324.88 TO 633.41 SQ M)

RENT ON APPLICATION

New Roadside Trade/Industrial Units

Available Now

- J10 M42 - 1/2 mile
- Roadside frontage to A5 (Watling Street)
- 7.57 eaves height
- 2 storey offices (available with Core 7A)
- Level access loading doors

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Description

New Grade A industrial/logistics units located only 0.5 miles from J10 M42 with direct access to the A5 (Watling Street).

Both units benefit from steel portal frame construction, high performance cladding, 37.5kN/m² floor loading, 7.57m eaves height and accessed via 1 level access loading door (per unit).

Both units have shell fit out to allow occupiers full fit out flexibility. However, Unit 7A can be combined with the 2 storey offices to provide a larger unit of 6,818 sqft.

The offices provide modern accommodation with LED lighting, kitchen and toilet facilities and boardroom (at first floor).

Externally, the site has a fenced loading yard with 23 car parking spaces (to be shared between the occupiers).

Location

J10 M42 - 0.5 miles
M6 Toll - 7 miles
Tamworth - 1 mile
Birmingham - 15 miles

Viewings

Strictly via the appointed agents

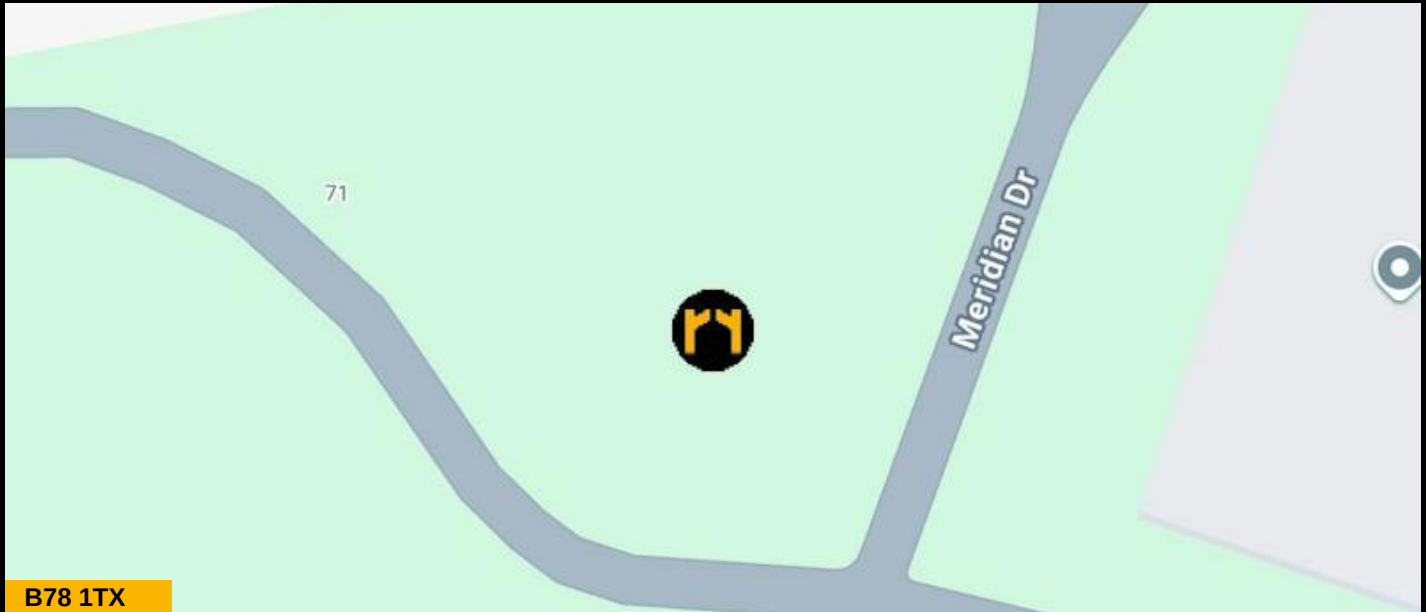
Terms

A new lease is available on terms to be agreed.

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Accommodation

The accommodation comprises the following areas:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>
Unit - Core 7A	3,497	324.88
Unit - Core 7B	4,971	461.82
Unit - Offices	3,321	308.53
Total	11,789	1,095.23

Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing or purchasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

Contacts

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Further Information

[View on our website](#)

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