HOLT.
COMMERCIAL

Industrial / Warehouse
TO LET



Unit 5, 7F Claymore Industrial Estate, Tamworth, B77 5DQ

DETACHED INDUSTRIAL/WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	2,690 sq ft / 249.91 sq m
Rent	£35,000 per annum
Rateable Value	£19,750 (1 April 2026)
EPC Rating	Upon enquiry

Key Points

- Steel portal frame construction
- Full height roller shutter access
- Kitchenette and WC facilities
- Established industrial location with good access to the A5 and M42
- Open plan warehouse accommodation
- Two storey ancillary office accommodation
- Concrete surfaced forecourt with parking and loading

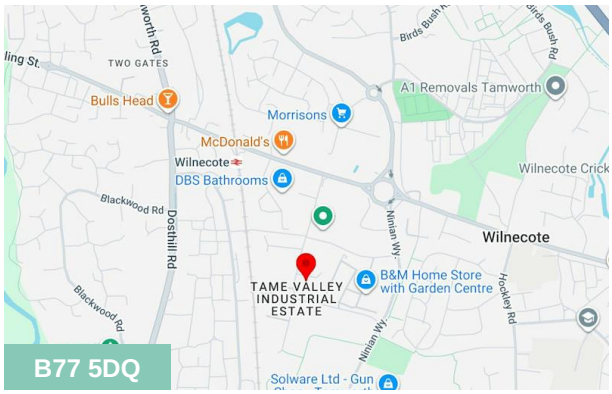
Regulated by RICS

Unit 5, 7F Claymore Industrial Estate, Tamworth, B77 5DQ

Location

The property is situated on Claymore Industrial Estate, an established industrial location within the Tame Valley area of Tamworth, Staffordshire. The estate comprises a mixture of industrial, warehouse and commercial premises, with access provided via Claymore, connecting to the surrounding local road network.

The estate benefits from good transport links, with the A5 situated nearby, providing access to the M42 motorway and the wider Midlands Motorway Network. Tamworth town centre is located approximately 3 miles to the north-east, offering a range of retail, leisure and other amenities.



Description

The property comprises a detached industrial/warehouse unit of steel portal frame construction, with brick elevations to the lower sections and profile metal cladding above, beneath a pitched roof fitted with translucent roof panels.

Internally, the property provides predominantly open-plan warehouse accommodation with a concrete floor, painted blockwork walls and a mixture of high-level industrial lighting and natural light from the roof panels. The warehouse benefits from good internal working height, with access provided via a full-height roller shutter door to the front elevation.

The property also benefits from a two-storey ancillary accommodation block within the warehouse, providing a ground floor reception/office area, WC facilities and a fitted kitchenette. A staircase provides access to the first floor, which offers additional office accommodation with laminate flooring, fluorescent strip lighting and electrical sockets.

Externally, the property benefits from a concrete surfaced forecourt providing space for vehicle parking, loading and unloading, with separate pedestrian access to the front of the building.





Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	2,690	249.91
Total	**2,690**	**249.91**

Service Charge

There is a service charge in place, percentage is currently 16.7% or £1,673.37 per annum.

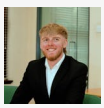
VAT

We are advised by our client that VAT is applicable.

Legal Fees

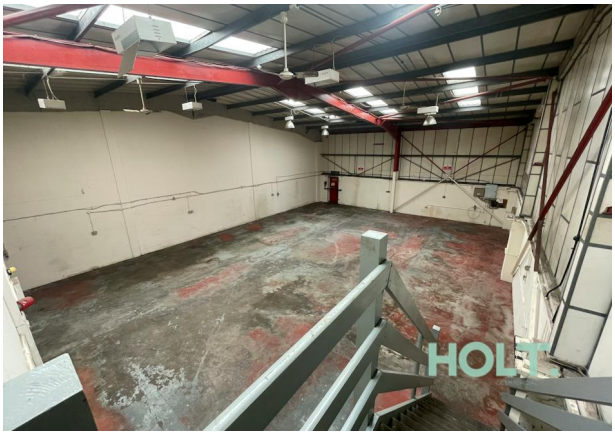
Each party to bear their own legal costs.

Viewing & Further Information



Jamie Morby
024 7655 5180 | 07873 218 177
jamie@holtcommercial.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/11/2026


HOLT.


HOLT.


HOLT.


HOLT.