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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF



PETER J. HICKS
& Co.
CHARTERED SURVEYORS

**OFFICE / WAREHOUSE
TO LET
AT
UNIT 11 MERCIAN PARK
FELSPAR ROAD
AMINGTON INDUSTRIAL ESTATE
TAMWORTH B77 4DP**



- 164.72 SQ M (1773 SQ FT)
- WELL FITTED OPEN PLAN OFFICE ACCOMMODATION WITH ANCILLARY STORAGE
- SECURE, WELL MANAGED SITE

Tel: 01827 60519



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

UNIT 11 MERCIAN PARK, FELSPAR ROAD, AMINGTON INDUSTRIAL ESTATE, TAMWORTH

LOCATION

Mercian Park is a managed, securely fenced and gated estate of small business units with frontages to Felspar Road and Mercian Way in Amington.

Tamworth town centre lies approximately 3 miles to the east and Junction 10 of the M42 motorway lies approximately 2 miles south giving excellent access to the national motorway network and A5 trunk road.

DESCRIPTION

A semi-detached steel framed building having cavity masonry walls and lined profile steel sheeted roof to an eaves height of approximately 4.95m. Goods access is via a full height electrically operated steel roller shutter door together with separate personnel door with extensive fenestration all in powder coated aluminium double glazed units.

The accommodation briefly comprises:-

OFFICE / WAREHOUSE 13.37 m x 12.32 m = 164.72 sq m (1773 sq ft)

Open plan office with suspended ceiling, recessed LED lighting, fitted carpets, 2no Mitsubishi wall mounted air conditioning units and separate private office off (with wall mounted heater).

KITCHEN

With single drainer stainless steel sink unit, floor and wall cupboards and work top with safety floor.

WCs

2no. wcs each with wall heater and safety flooring – one having full disabled pack.

WAREHOUSE

Offering full height storage / production space accessed from within the office area and via the roller shutter door.

OUTSIDE

5no dedicated parking spaces with potential for limited additional parking.

GENERAL INFORMATION

TENURE

The premises are available to let either by way of an assignment of the existing Lease (expiring 31st May 2026) or by way of a new lease for a term of years to be agreed.

RENTAL:

Upon application.

SERVICES:

Mains water, electricity and drainage are connected to the premises.

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**RATING
INFORMATION:**

From the Valuation Office Website:-

Rateable Value: £18,000.00
Rates Payable: Approx £8,982.00 *

* For the period 1st April 2025 to 31st March 2026

Prospective Tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709530.

EPC:

E120

VAT:

VAT will be levied on the rent.

SERVICE CHARGE:

A service charge is levied on all occupiers to cover the Landlord's costs for maintaining the common parts of this well managed estate.

USE:

The premises are suitable for office, storage and light production uses. Prospective Tenants should discuss their requirements with the agent.


COSTS:

Each party shall bear their own costs in this transaction.

VIEWING:

Strictly via prior appointment with the sole agents:

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98 LICHFIELD STREET, TAMWORTH, STAFFORDSHIRE, B79 7QF.

 **(01827) 60519**

Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

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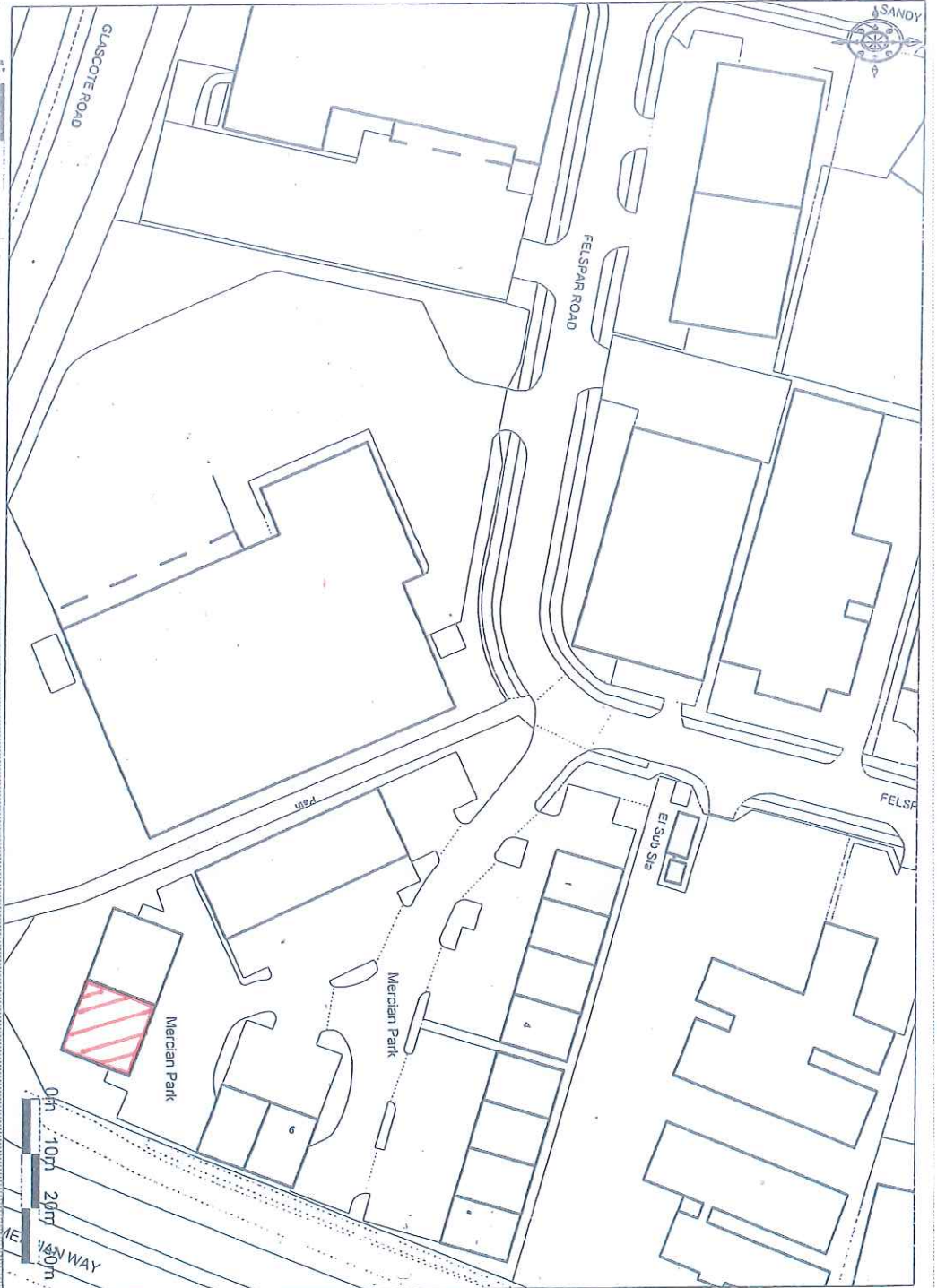


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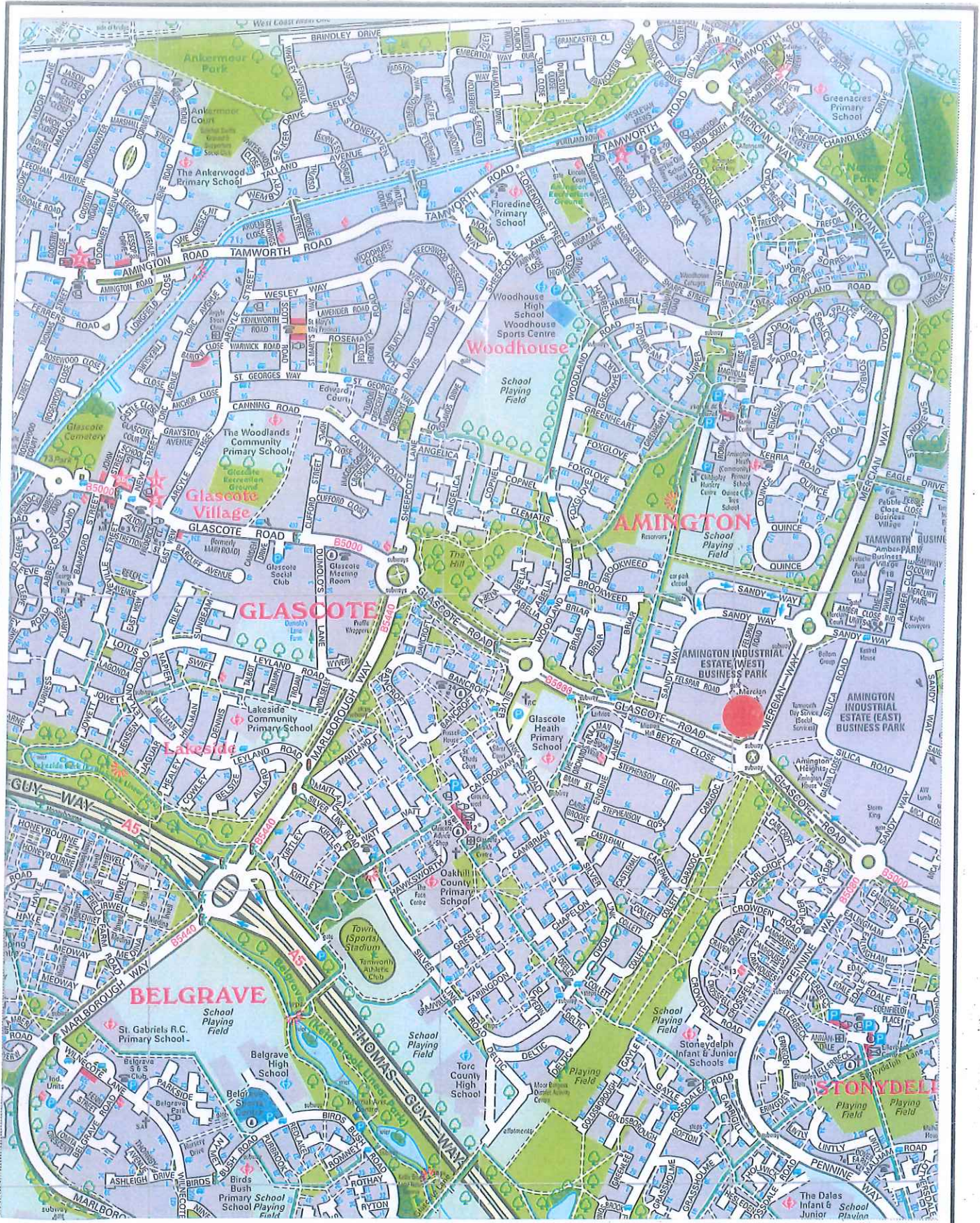
SITE PLAN

11 MERCIAN PARK
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SCALE APPROX 1:1250



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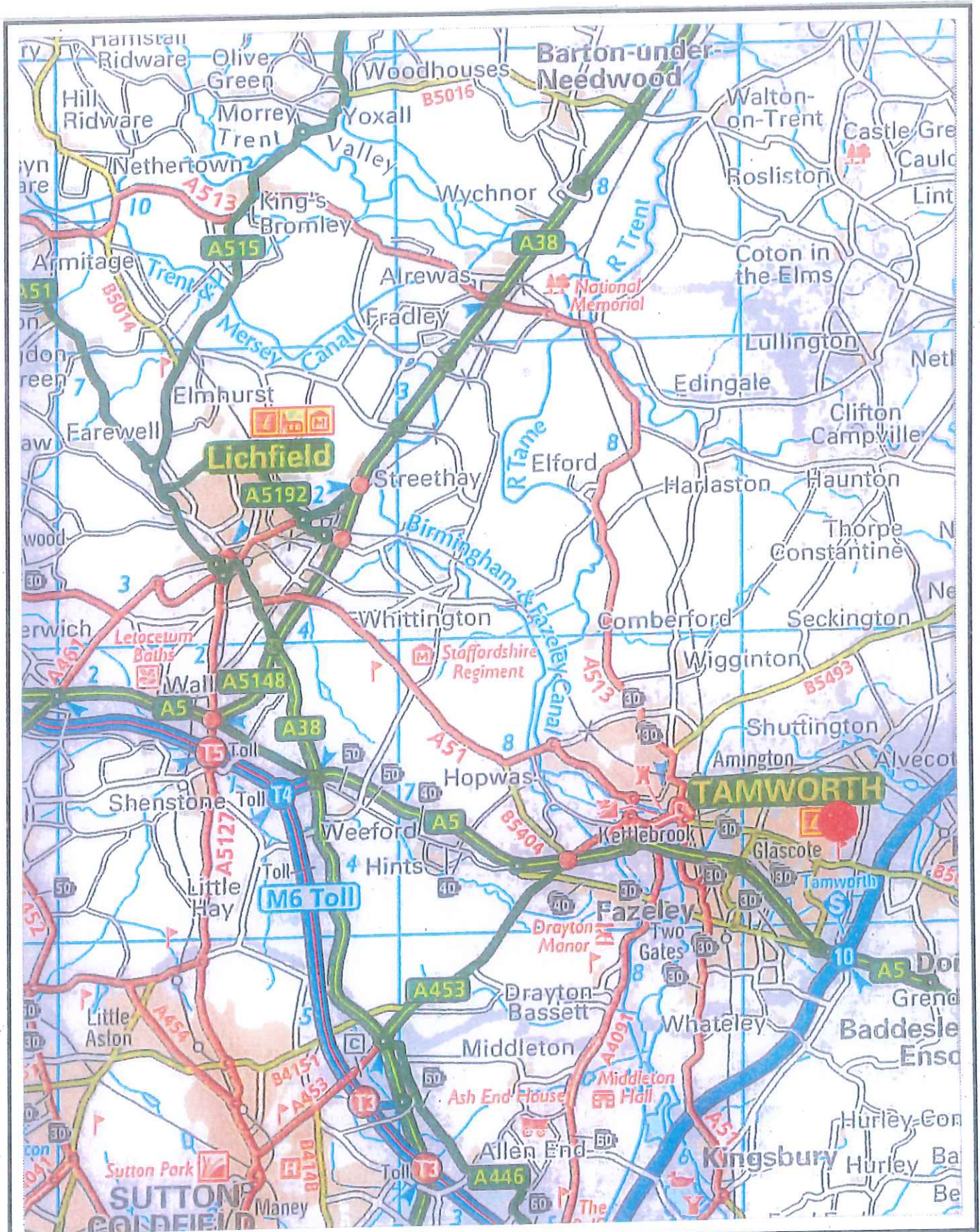
LOCATION PLAN

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NOT TO SCALE



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