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98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF

**PETER J. HICKS**  
— & Co. —  
**CHARTERED SURVEYORS**

**REFURBISHED INDUSTRIAL PREMISES  
TO LET**  
*AT*  
**UNIT 6, MICA CLOSE  
AMINGTON, TAMWORTH  
STAFFORDSHIRE, B77 4DR**



- 418.3 SQ M (4,508 SQ FT)
- SUITABLE FOR E1, B2 OR B8 USES
- HEATED AND WELL PRESENTED
- AMPLE ON-SITE CAR PARKING

**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 6, MICA CLOSE, AMINGTON, TAMWORTH

### LOCATION

The Amington Industrial Estate is one of Tamworth's primary industrial locations lying 1.5 miles north west of Junction 10 of the M42 motorway. Mica Close lies off the main spine road, Sandy Way, and the unit lies off the southern side adjacent to Darwell Park.

### DESCRIPTION

Lying within a terrace of three broadly similar units this building was constructed during the 1980's and has cavity brick and blockwork walls around a steel frame with lined steel cladding above and a lined sheeted roof incorporating translucent roof light panels. There are office and amenity facilities and a steel roller shutter door leading to powerfloat finished reinforced concrete factory/warehouse floor.

The eaves height is approx. 5.5 m. The premises are well fitted with painted internal surfaces including steelwork, blockwork, factory walls and all amenity areas, double glazed windows throughout, upgraded toilets and kitchen, light fittings and floor coverings to offices and amenity areas. The accommodation is heated.

The accommodation briefly comprises:-

FACTORY                      23.20 m. x 16.545 m. = 383.84 sq.m. (4,130 sq.ft.)  
With internal lab / office with LED lighting and air conditioning.  
Fitted with gas fired blower heater.

OFFICES                      10.38 m. x 3.32 m. = 34.46 sq.m. ( 378 sq.ft.)  
With LED lighting and air conditioning.

**TOTAL FLOOR AREA: 418.3 SQ.M. (4,508 SQ.FT.)**

OUTSIDE                      Concrete goods access area and ample on-site car parking.

### GENERAL INFORMATION

TENURE:                      The premises are available to let by way of an assignment of the existing lease which expires 14<sup>th</sup> January 2030.

Alternatively, consideration may be given to a new lease.

RENT:                              £34,950.00 per annum exclusive.

SERVICES:                      All mains services are connected to the premises.

RATING                              From the Valuation Office Website:-

### ASSESSMENT:

Rateable Value:              £26,250  
Rates Payable:                approx. £13,099 \*

\* 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.

## UNIT 6 MICA CLOSE, AMINGTON, TAMWORTH

**TOWN PLANNING:** The premises are suitable for uses falling within Classes E1, B2 and B8 of the Town & Country (Use Classes) Order 1987 as amended.

**SERVICE CHARGE:** A service charge is levied to cover the cost of the maintenance and up keep of the common access ways, landscaping and provision of the site security.

**EPC:** Energy Performance Certificate rated C - 68  
<https://www.ndepcregister.com/>

**VAT:** VAT is levied on the rent and service charge.

**COSTS:** Each party shall bear their own legal costs in this transaction.

**VIEWING:** Strictly via prior appointment with the sole agents:

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 **(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.

Details: 6 Mica Close-11.09.2025

**UNIT 6 MICA CLOSE, AMINGTON, TAMWORTH**

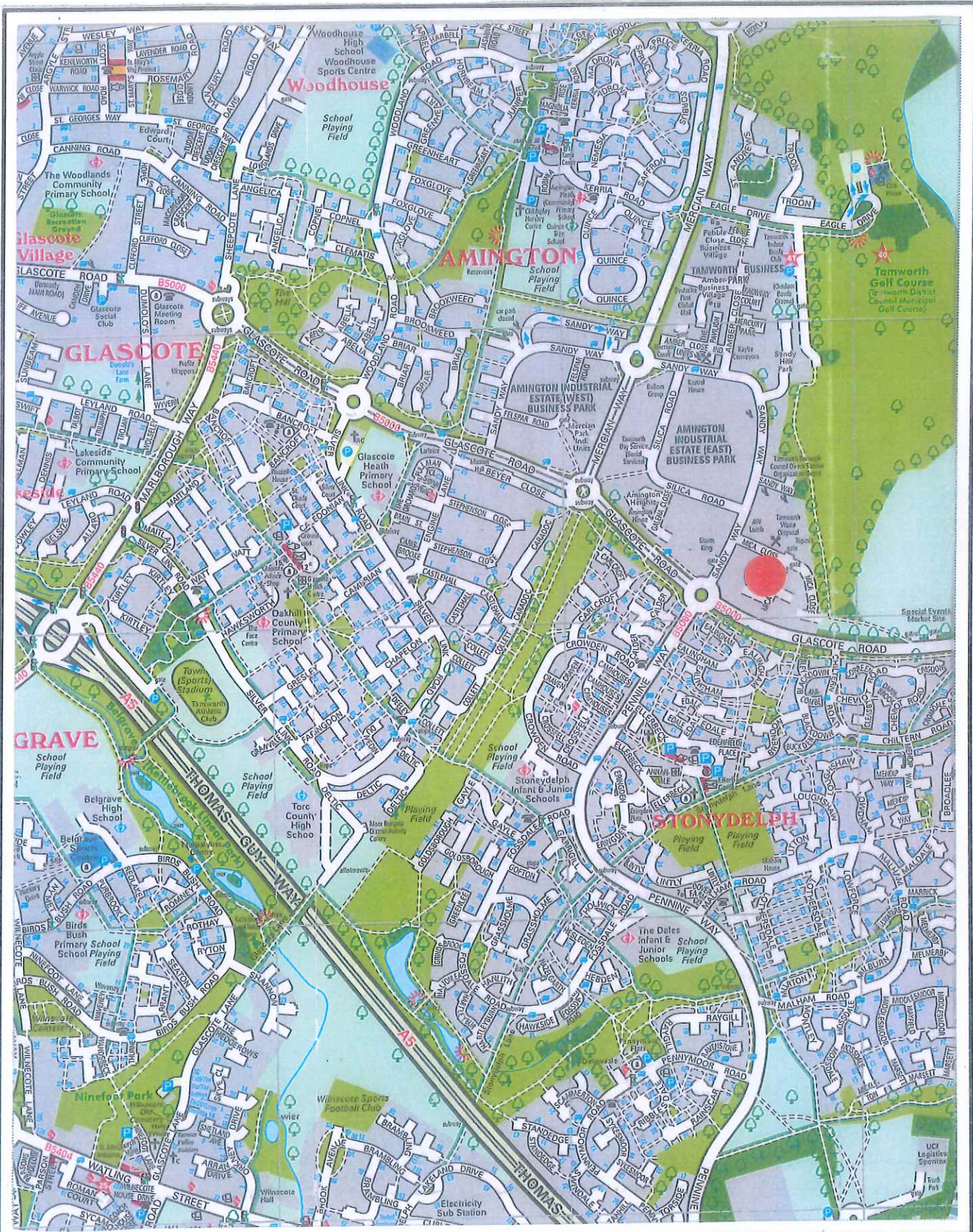


**UNIT 6 MICA CLOSE, AMINGTON, TAMWORTH**



**UNIT 6 MICA CLOSE, AMINGTON, TAMWORTH**





**LOCATION PLAN**

6 MICA CLOSE  
 AMINGTON  
 TAMWORTH

NOT TO SCALE



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