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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**WELL PRESENTED INDUSTRIAL PREMISES
TO LET**

KNOWN AS

**UNIT 1 MICA CLOSE,
AMINGTON, TAMWORTH
STAFFORDSHIRE B77 4DR**



- ❑ 421.33 SQ M (4,534 SQ FT)
- ❑ ROAD FRONTAGE POSITION
- ❑ SUITABLE FOR E1, B2 AND B8 USES
- ❑ AMPLE ON-SITE CAR PARKING

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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 1, MICA CLOSE, AMINGTON, TAMWORTH, STAFFORDSHIRE

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 units front 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 is of cavity brick and blockwork walls around a steel frame with lined steel cladding above and a lined sheeted roof incorporating translucent roof light panels. Internally are office and amenity facilities, steel roller shutter door leading to powerfloat finished reinforced concrete factory/warehouse floor.

The eaves height is approx. 5.5. m. Heating is provided to the factory and office areas.

The accommodation briefly comprises:-

UNIT 1

FACTORY	23.27 m. x 16.55 m. = 385.12 sq.m. (4,144 sq.ft.) With Combat floor mounted heater. With LED lighting.
OFFICES	10.62 m. x 3.41 m. = 36.21 sq.m. (390 sq.ft.)

TOTAL FLOOR AREA: 421.33 SQ.M. (4,534 SQ.FT.)

<u>OUTSIDE</u>	Concrete goods access area and ample on-site tarmac car parking.
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GENERAL INFORMATION

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

Alternatively, consideration may be given to the grant of new lease.

RENT: £34,950.00 per annum exclusive.

SERVICES: All mains services are connected to the premises.

RATING INFORMATION: From the Valuation Office Agency Website:

Rateable Value: £25,500
Rates Payable: approx. £12,725 *

* For the period 1st April 2025 – 31st March 2026.

UNIT 1, MICA CLOSE, AMINGTON

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

SERVICE CHARGE: A service charge will be levied to cover the cost of the maintenance and up keep of the common access ways, landscaping and provision of site security – which covers other industrial buildings in the adjoining estate.

EPC: Energy Performance Certificate rated C - 75
<https://www.ndepcregister.com/>

VAT: VAT will be charged 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:

PETER J. HICKS & CO.
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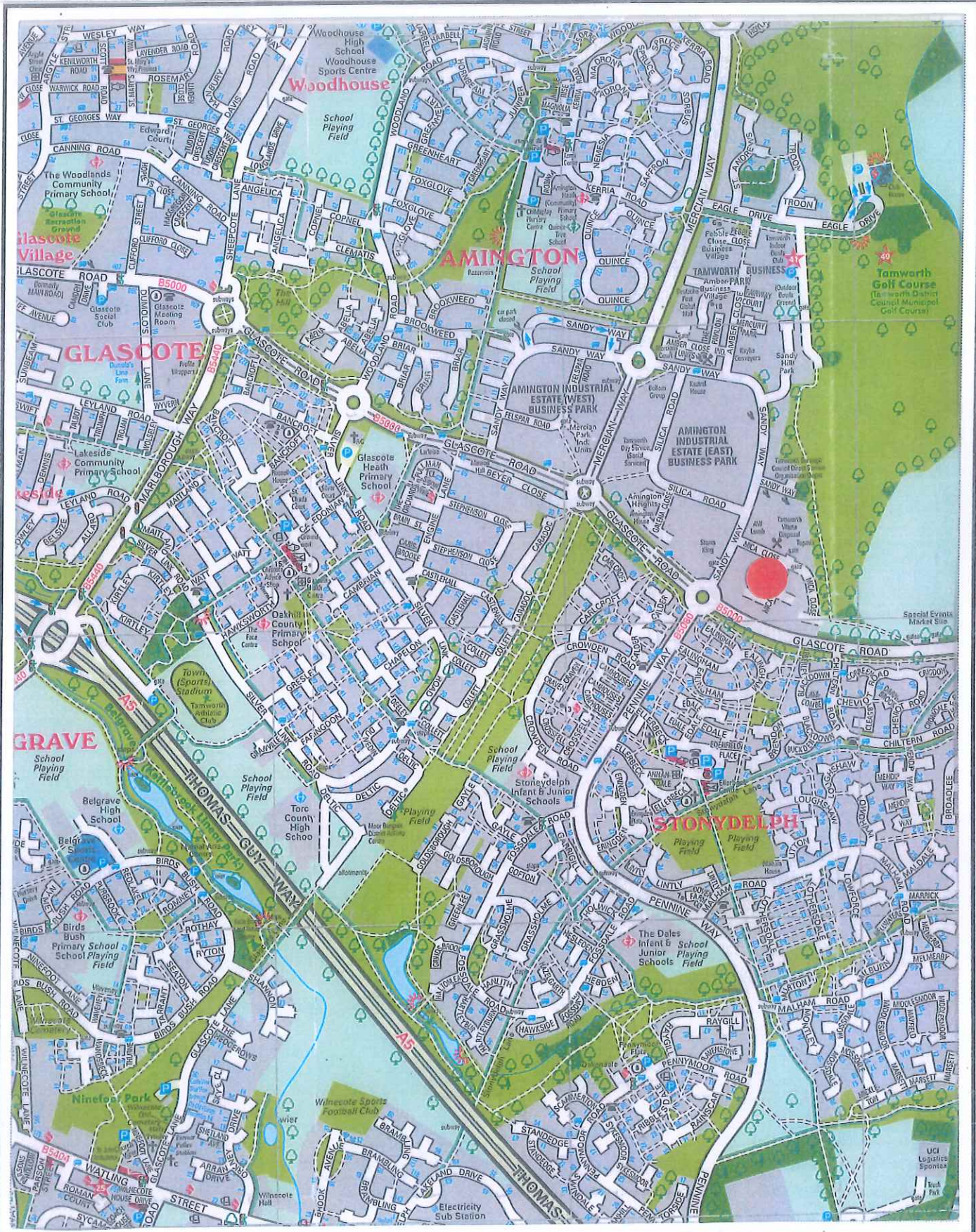
 **(01827) 60519**



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.

UNIT 1, MICA CLOSE, AMINGTON





LOCATION PLAN

1 MICA CLOSE
 AMINGTON
 TAMWORTH

NOT TO SCALE



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