

5 Calico Business Park

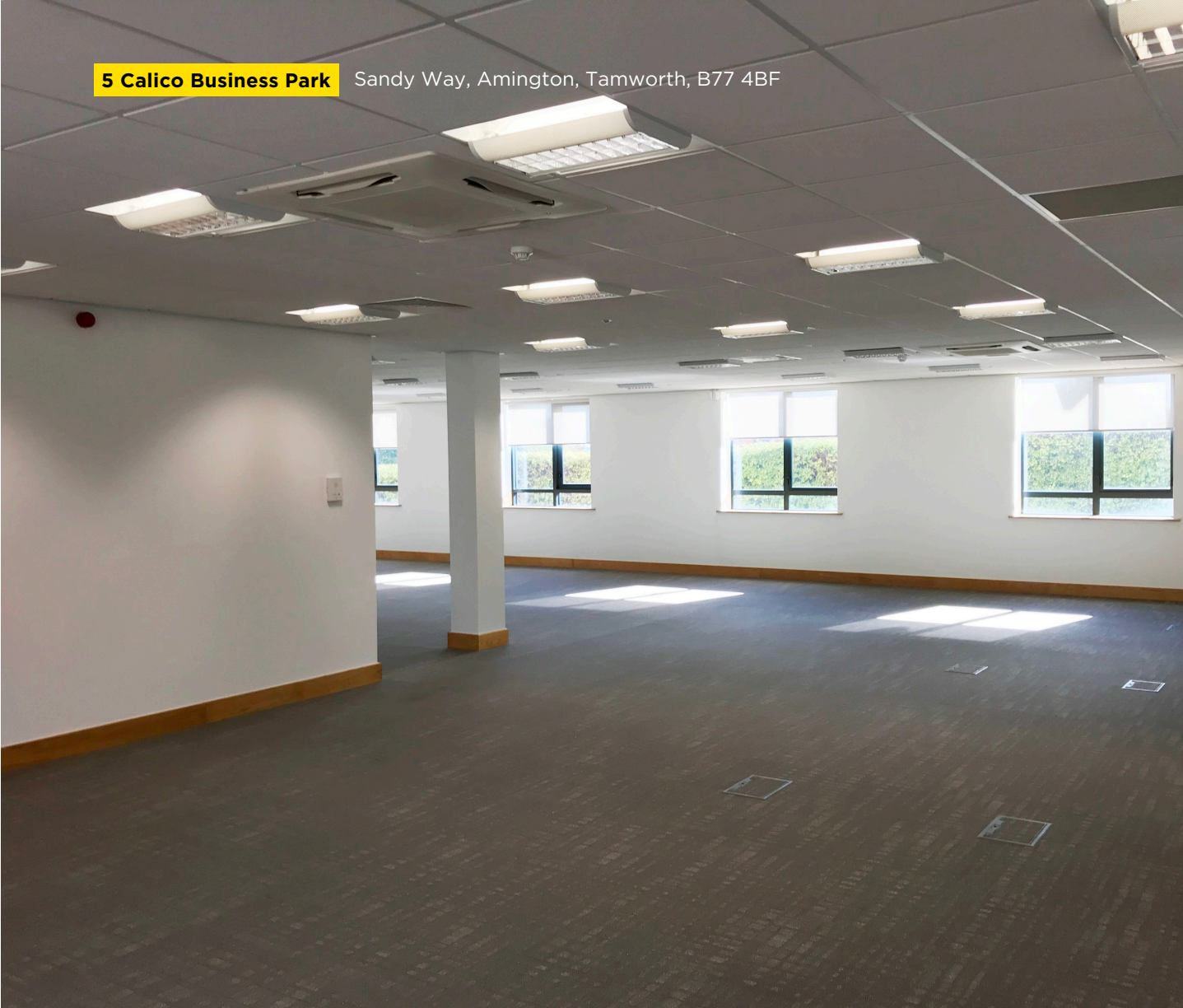
SANDY WAY, AMINGTON, TAMWORTH, B77 4DS

TO LET - self contained Business Park offices



savills

5 Calico Business Park Sandy Way, Amington, Tamworth, B77 4BF



KEY HIGHLIGHTS

- 5,946 sq ft (552 sq m)
- Business Park location
- 2.5 miles from M42 J10
- Raised floors
- Double glazed windows
- LG3 lighting
- Comfort cooling & heating
- 20 parking spaces (1:297 sq ft)
- New FRI lease terms
- 8 person lift

LOCATION

Calico Business Park is on the eastern side of Tamworth, approximately 2.5 miles from the intersection of the M42 Junction 10 and A5. The proximity of the M42 provides excellent communication links to the greater Birmingham conurbation together with regional and national road links via the M6, M6 Toll, M5 and M1.

LEASE TERMS

The property is available to let as a whole on new full repairing and insuring lease terms to be agreed.

RENT

£105,000 per annum exclusive.

ESTATE CHARGE

An estate charge will be levied toward the shared cost of the maintenance of the common areas of the estate.

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the local authority.

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VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of B(47). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

For further information please contact:



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