



Unit 2 Meltex House, Mariner, Tamworth, Staffordshire, B79 7XE

To Let: £40,000 / 626.7 sq m (6,745 sq ft)

HOWKINS &
HARRISON

Unit 2 Meltex House

Mariner

Tamworth

Staffordshire

B79 7XE

Features

- Excellent location
- NIA: 626.7 sq m / 6,745 sq ft
- Parking
- Secure site

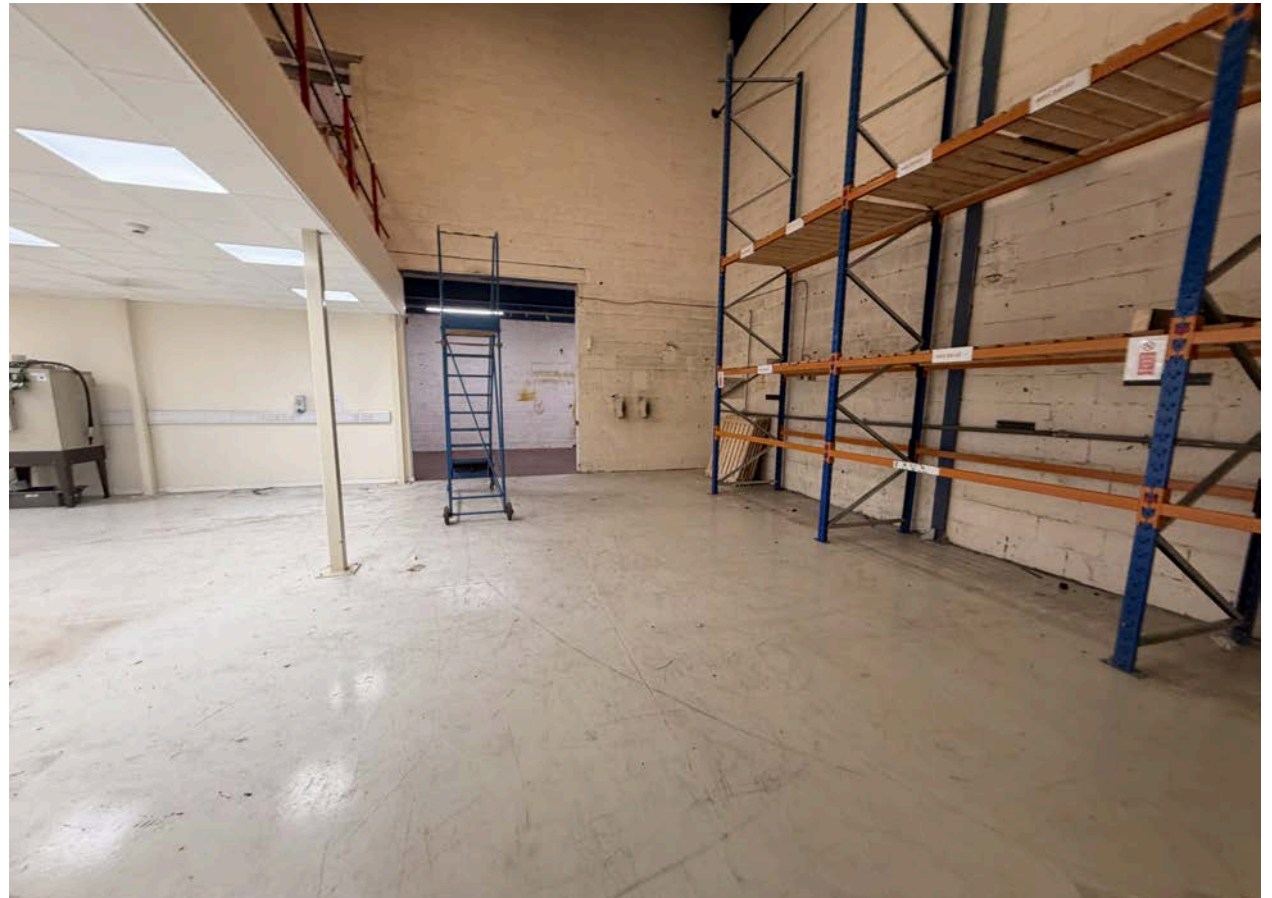
Description

The unit is located on the established Lichfield Road Industrial Estate in Tamworth and offers a versatile combination of warehouse and office accommodation. The warehouse area provides a flexible industrial space suitable for storage, distribution, or light manufacturing, with convenient access for loading and operations.

The unit also benefits from dedicated office space, offering a practical working environment for administrative or managerial functions.

Ancillary facilities include a fitted kitchen and WC amenities. To the front of the property there is storage space and parking for up to 20 cars.

The unit benefits from being situated in an excellent location in terms of transport links, with the A5 located approximately 1.8 miles from the unit and Junction 10 of the M42 approximately 5.0 miles away.





Tenure & Possession

Available on a new full repairing and insuring basis, with a new flexible lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The tenant is responsible for the maintenance of the property, the landlord maintains the common areas. The landlord insures the building and recharges this to the tenant on a quarterly basis, the current cost of which is **£175 per quarter**.

Local Authority

Tamworth Borough Council.

Services

We are advised that all mains services are connected to the property, sewerage is a private connection, and the unit also benefits from 3 phase electricity. The Tenant will be responsible for the payment of all services from the date of entry.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Legal Costs

Each party will bear their own legal costs.

Service Charge

A service charge will be levied on the tenant to cover the management and maintenance of the yard and gardens, security gate, CCTV cameras and emptying and servicing of the private sewer.

Deposit

A deposit will be required to be held for the duration of the term.

Planning

We understand that the property has planning permission for light industrial and storage use.

Interested parties are advised to make further enquiries with Tamworth Borough Council.

Business Rates

The property is subject to paying Business Rates.

The current Rateable Value is £27,250.

What3Words

///mush.lawyer.state

EPC

The current EPC rating for the property is C (69)

Viewing

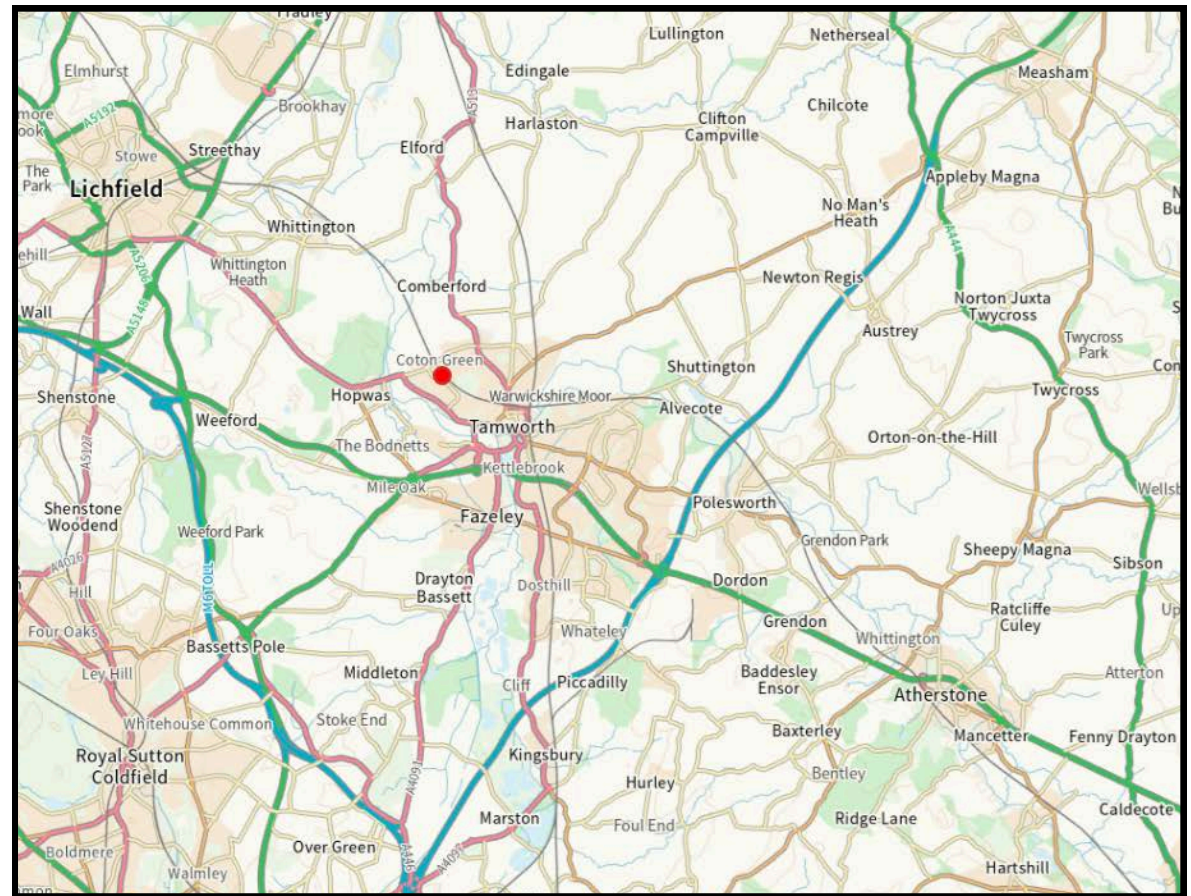
Accompanied viewings only, strictly by appointment with Howkins & Harrison, please contact Lily Taylor on 01530 877977 (option 3) or by email at lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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