

SHORT-TERM LET AVAILABLE



**UNIT 42-43**  
TO LET - 28,047 SQ FT

DRAYTON MANOR BUSINESS PARK, COLESHILL ROAD, TAMWORTH, B78 3SA

## ABOUT DRAYTON MANOR

The property comprises an end terrace warehouse unit with a large dedicated yard and parking.

Internally, the unit is a two bay warehouse accessed via a roller shutter at the front of the premises with an approximate eaves height of 5 metres. The unit provides accommodation suitable for, B2 and B8 uses.

## AMENITIES



UP TO 5M STORAGE HEIGHT



RAMPED ACCESS LOADING



24/7 SECURITY AND MANNED GUARDING



ENCLOSED SITE



LARGE DEDICATED YARD & PARKING








FLEXIBLE LEASES AVAILABLE

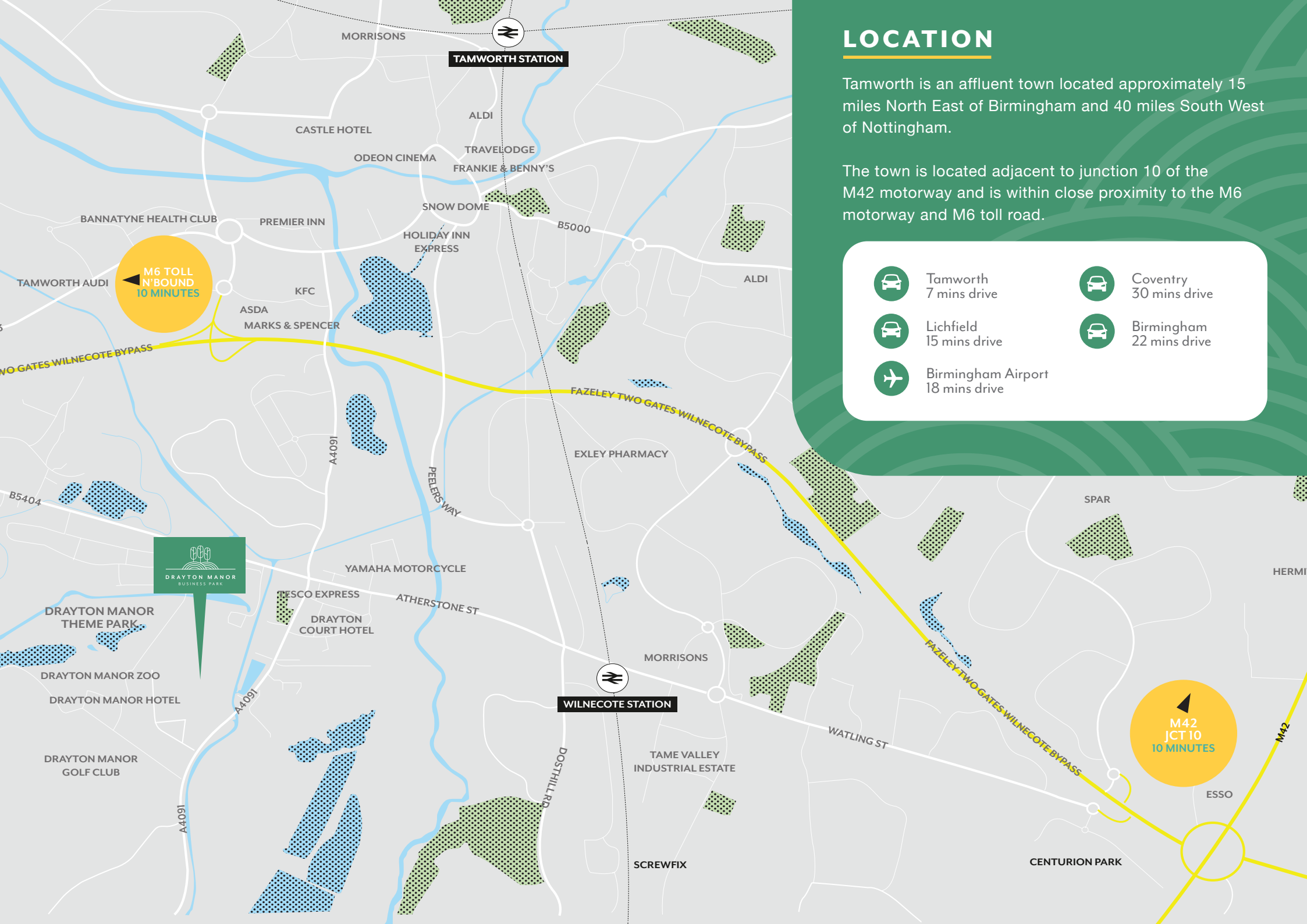


# LOCATION

Tamworth is an affluent town located approximately 15 miles North East of Birmingham and 40 miles South West of Nottingham.

The town is located adjacent to junction 10 of the M42 motorway and is within close proximity to the M6 motorway and M6 toll road.

-  Tamworth 7 mins drive
-  Coventry 30 mins drive
-  Lichfield 15 mins drive
-  Birmingham 22 mins drive
-  Birmingham Airport 18 mins drive





# INDUSTRIAL/WAREHOUSE UNITS TO LET

 calculating.throw.intent

## TENURE

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed. Flexible terms considered

## RENTAL

Available upon application.

## SERVICE CHARGE

The property is liable to an annual service charge. Details are available upon application to the agents.

## BUSINESS RATES

Interested parties should make their own enquiries with Lichfield District Council.

## LEGAL COSTS

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

## VAT

All figures quotes are exclusive of VAT, which it is understood will be payable.

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