

TO LET UPON A NEW LEASE

R/27730

WELL POSITIONED WAREHOUSE/STORAGE SPACE

14,597 SQ.FT. (1,356.09 SQ.M.)



**PART OLIVE HOUSE
MAGNUS
TAME VALLEY INDUSTRIAL ESTATE
WILNECOTE
TAMWORTH B77 5BY**

EASY ACCESS TO A5/M42

SECURE SPACE WITHIN AN ENCLOSED AND MANAGED SITE

ATTRACTIVE RATE OF RENTAL

FLEXIBLE TERMS CONSIDERED

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
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Olive House is situated at the end of Magnus, a cul-de-sac leading from Ninian Way within the purpose planned and modern business area known as Tame Valley Industrial Estate situated on the southern outskirts of Tamworth and being within ten minutes drive of both the town centre itself and the intersection of the A5 trunk road with the M42 motorway at junction 10 providing a ready link to the M1 to the north and the city of Birmingham, the N.E.C. and the M6/M6T to the south.

Olive House is a modern building previously used for cold storage but is suitable for the storage of a variety of goods.

The internal space is divided into two principal areas being of 9,888sq.ft. and 2,509 sq.ft. respectively. Additionally there is an open sided canopy of 2,200 sq.ft. which could be used for useful additional parking.

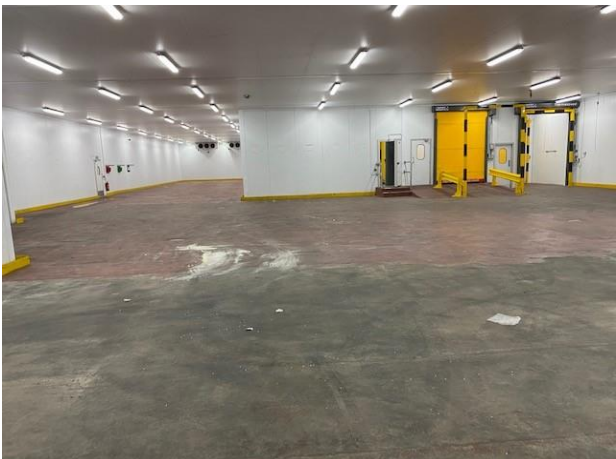
The site is fully enclosed and gated and is shared with KCT Logistics Limited, a transport company whom are the Landlords and manage the site accordingly.

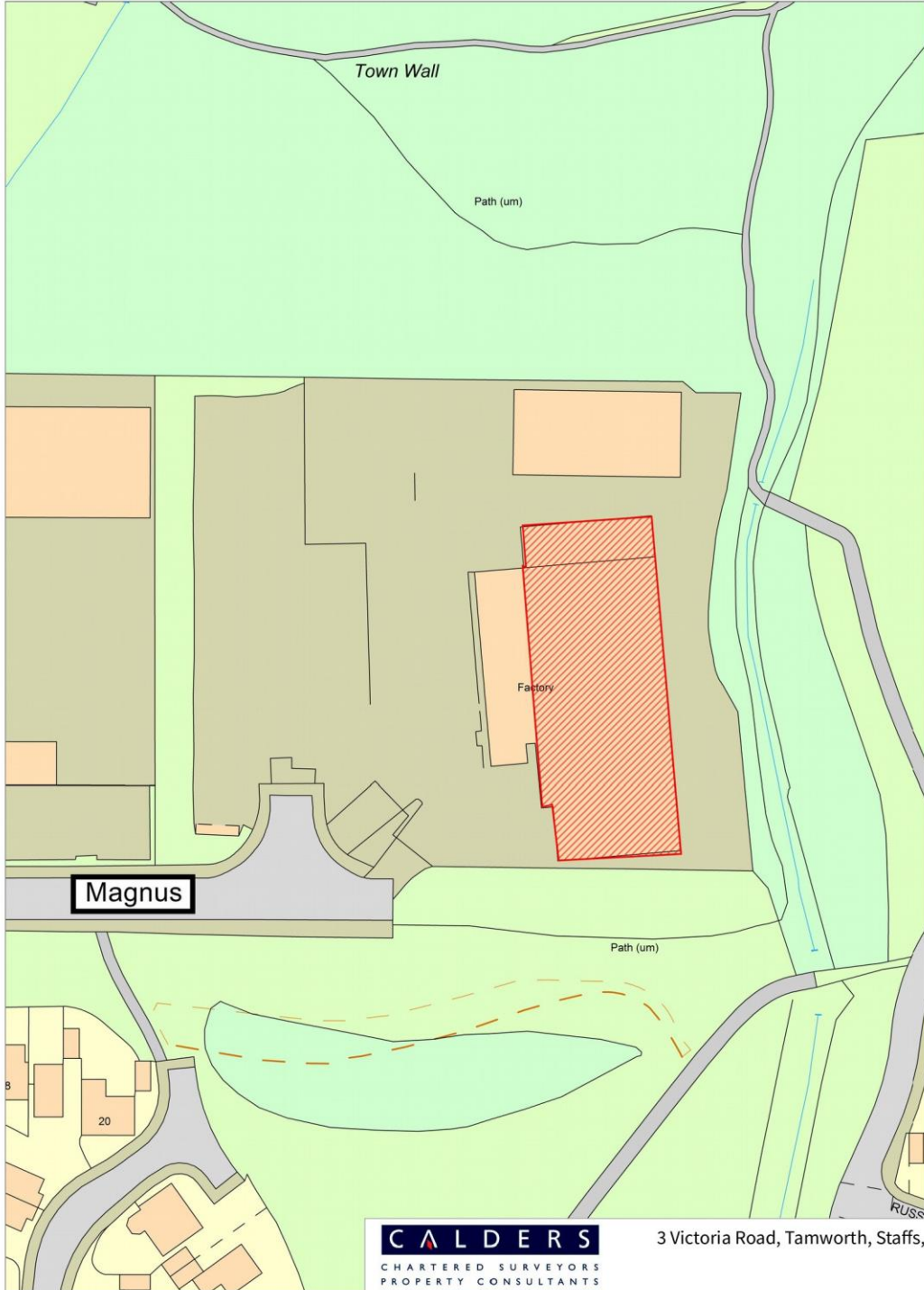
The space is in good order and has two vehicle loading doors, electrical lighting and power and the use of w.c. wash facilities.

A plan showing the internal layout outlined in red is appended hereto

GENERAL INFORMATION

- | | |
|-----------------------------------|--|
| 1. LANDLORDS | KCT Logistics Limited. |
| 2. PROPOSED TERM OF LEASE | By discussion and agreement. |
| 3. COMMENCING RENTAL | £85,000 (Eighty Five Thousand Pounds) per annum net of any applicable Value Added Tax payable quarterly in advance. |
| 4. REPAIRS MAINTENANCE INSURANCE | The tenant will be responsible for maintaining the commencing condition of the premises and refunding to the Landlord a proportionate of part of the premium costs of insuring the building. |
| 5. VIEWING | Please contact the agents. |
| 6. RATING ASSESSMENT | The tenant will be responsible for refunding to the Landlord a proportionate part of the rates payable in respect of the whole site. |
| 7. ENERGY PERFORMANCE CERTIFICATE | The premises are currently rated D under Certificate number 2671-3043-0802-0500-5221 which is valid until July 2030. |
| 8. SERVICES | All mains services are either connected to or are available to the premises. The demise will have shared use of the adjacent w.c. wash and kitchen facilities as provided and maintained by the Landlords. |
| 9. LOCAL AUTHORITY | Tamworth Borough Council
Marmion House Lichfield Street Tamworth B79 7BZ.
Tel.: (01827) 709709
www.tamworth.gov.uk |





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Client: **KCT Logisticvs Ltd**

Project: **Olive House, Magnus B77 5BY**

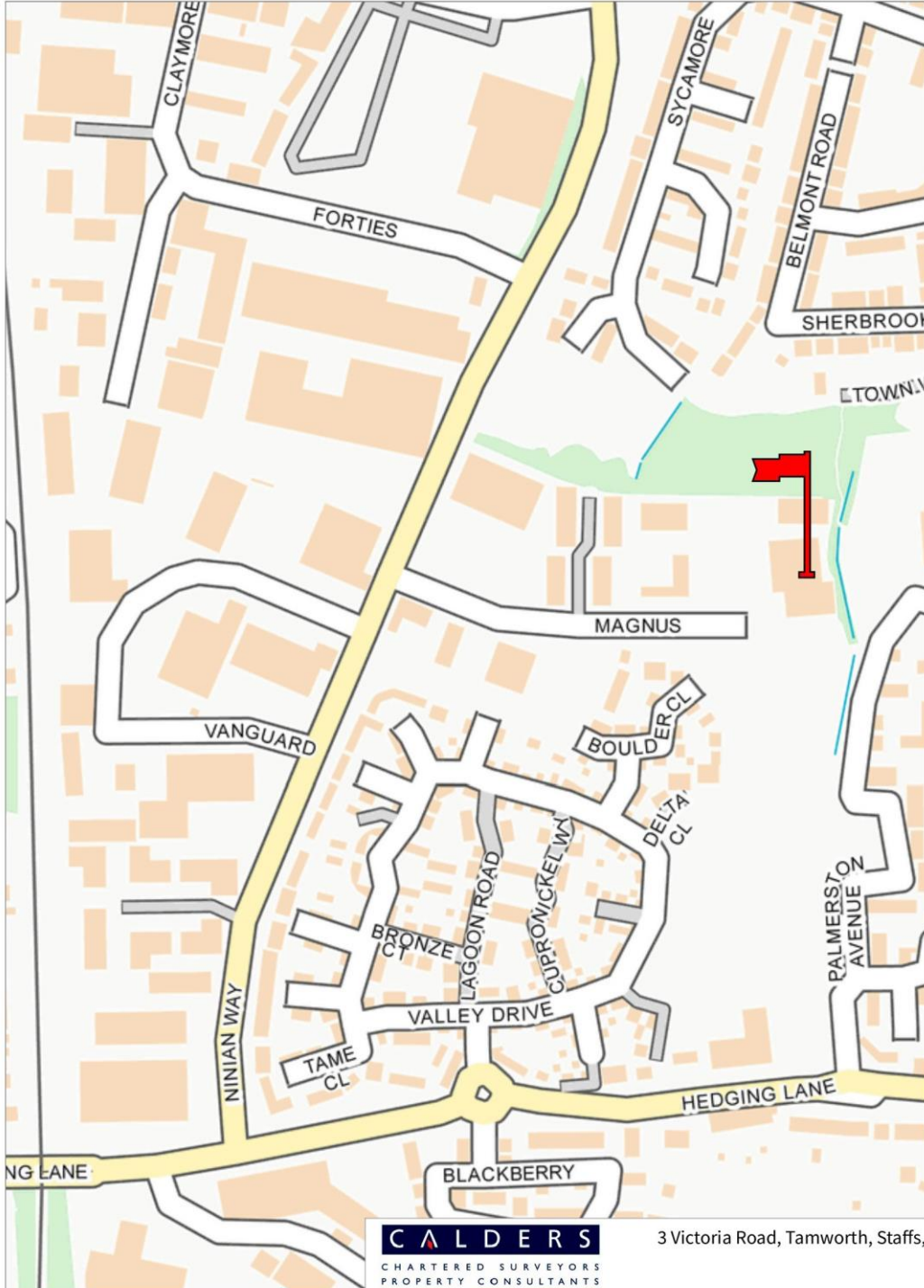
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Scale: 1:1250 @A4

Drawn By: rdc

Date: 24 Jun 2024

Drawing No:



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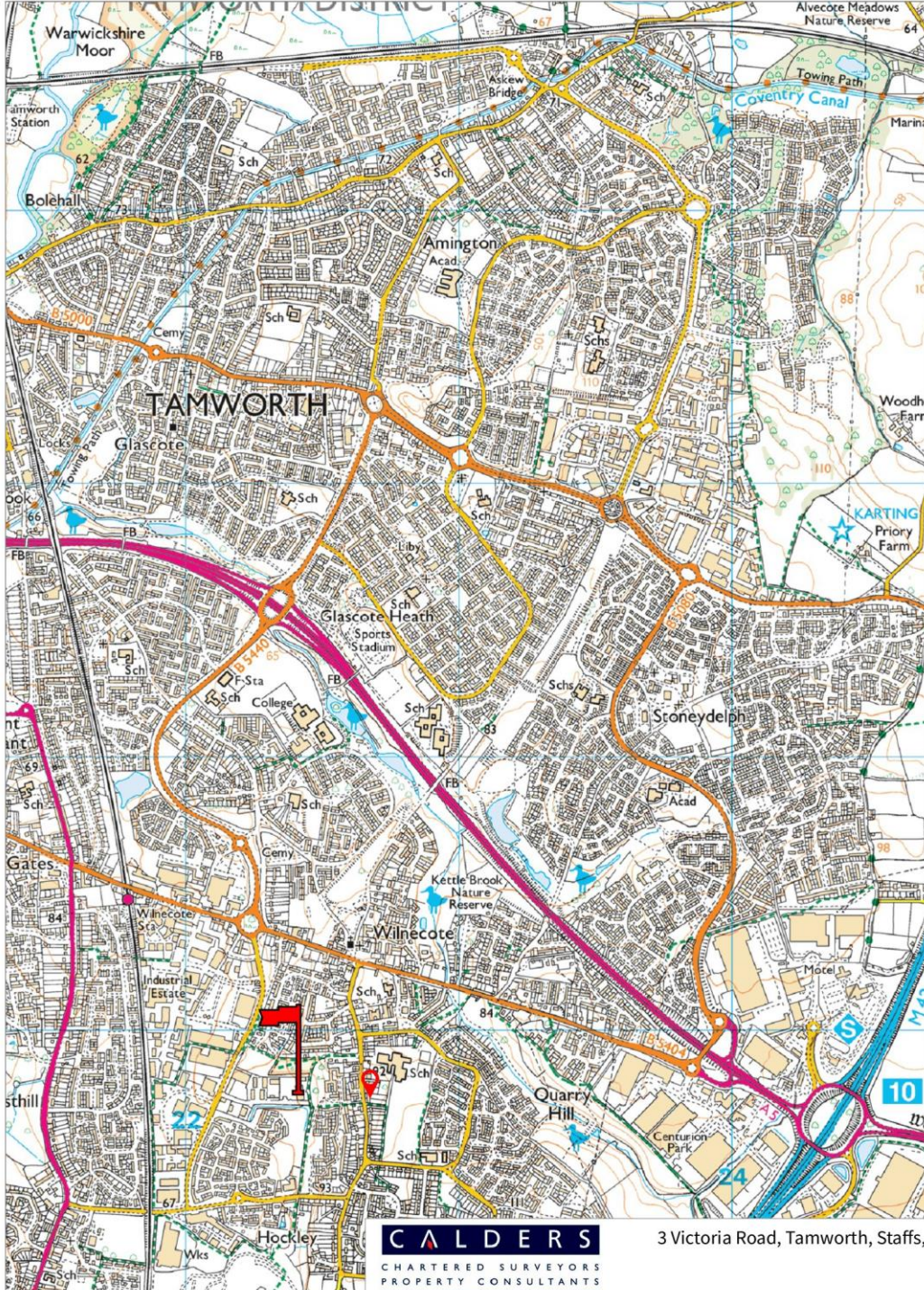
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Scale: 1:5000 @A4

Drawn By: rdc

Date: 24 Jun 2024

Drawing No:



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Client: **KCT Logistics Ltd**
Project: **Olive House, Magnus B77 5BY**

Title: **location plan 2**
Scale: 1:25000 @A4
Date: 24 Jun 2024
Drawn By: rdc
Drawing No:

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Caldery Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk