

Telephone: 01827 60519  
Facsimile: 01827 69018



98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF

**PETER J. HICKS**  
& Co.  
CHARTERED SURVEYORS

**WELL PRESENTED BUSINESS UNIT  
TO LET**  
*AT*  
**UNIT 9 MERCIAN PARK  
FELSPAR ROAD  
AMINGTON, TAMWORTH B77 4DP**



- GROUND FLOOR 106.19 SQ M (1143 SQ FT)
- FIRST FLOOR OFFICES 97.92 SQ M (1054 SQ FT)
- WELL MANAGED, SECURE, GATED ESTATE

**Tel: 01827 60519**



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 9 MERCIAN PARK, FELSPAR ROAD, AMINGTON

## LOCATION

Mercian Park is a managed, securely fenced and gated estate of small business units with frontages to Felspar Road and Mercian Way in Amington.

Tamworth town centre lies approximately 3 miles to the east and Junction 10 of the M42 motorway lies approximately 2 miles south giving excellent access to the national motorway network and A5 trunk road.

## DESCRIPTION

A semi-detached steel framed building having cavity masonry walls and lined profile steel sheeted roof to an eaves height of approximately 4.95m. Goods access is via a full height electrically operated steel roller shutter door together with separate personnel door with extensive fenestration all in powder coated aluminium double glazed units.

The accommodation is well fitted, laid out over two floors and comprises:-

**GROUND FLOOR:** 8.74 m x 12.15 m = 106.19 sq m (1143 sq ft)

Comprising:-

### WORKSHOP

With painted concrete floor, part LED lighting and electric steel roller shutter goods door.

### RECEPTION

#### RECEPTION OFFICE

With laminated floor and spot lighting.

### WC

With low level wc, wash hand basin and UPVC double glazed window.

### KITCHEN

With range of floor units, worktop and sink unit.

Store cupboard.

## **FIRST FLOOR:**

Accessed via a simple straight, wide staircase from the front entrance:-

**OFFICES** 97.92 sq m (1055 sq ft)

2no large offices with electric heating

2no. further smaller offices with air conditioning – all with laminate flooring, suspended ceilings and recessed lighting.

There is also a Comms cupboard and a mezzanine storage area – again with laminate flooring and with dado level trunking.

<b><u>TOTAL:</u></b>	Ground Floor	106.19 sq m	1143 sq ft
	First Floor	<u>97.92 sq m</u>	<u>1054 sq ft</u>
		204.11 sq m	2197 sq ft

# UNIT 9 MERCIAN PARK, FELSPAR ROAD, AMINGTON


## OUTSIDE

Block paved access and car parking.

## GENERAL INFORMATION

- TENURE** The premises are available to let by way of a new lease for a term of years to be agreed.
- RENTAL:** £19,500.00 per annum exclusive.
- SERVICES:** All mains services are connected to the premises.
- RATING INFORMATION:** From the VOA website:-
- Rateable Value: £12,750.00 pa  
Rates Payable: £1,590.00 pa
- For the period 1st April 2025 to 31st March 2026  
Assuming qualification for Small Business Rate Relief.
- EPC:** E124
- VAT:** VAT will be levied on the rent and service charge.
- SERVICE CHARGE:** A service charge is levied on all occupiers to cover the Landlord's costs for maintaining the common parts of this well managed estate.
- USE:** The premises will be suitable for Class E and B8 uses ie office, light assembly, packaging, storage etc.
- COSTS:** Each party shall bear their own 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.

DETAILS-9 MERCIAN PARK, FELSPAR ROAD, AMINGTON-08.04.2024

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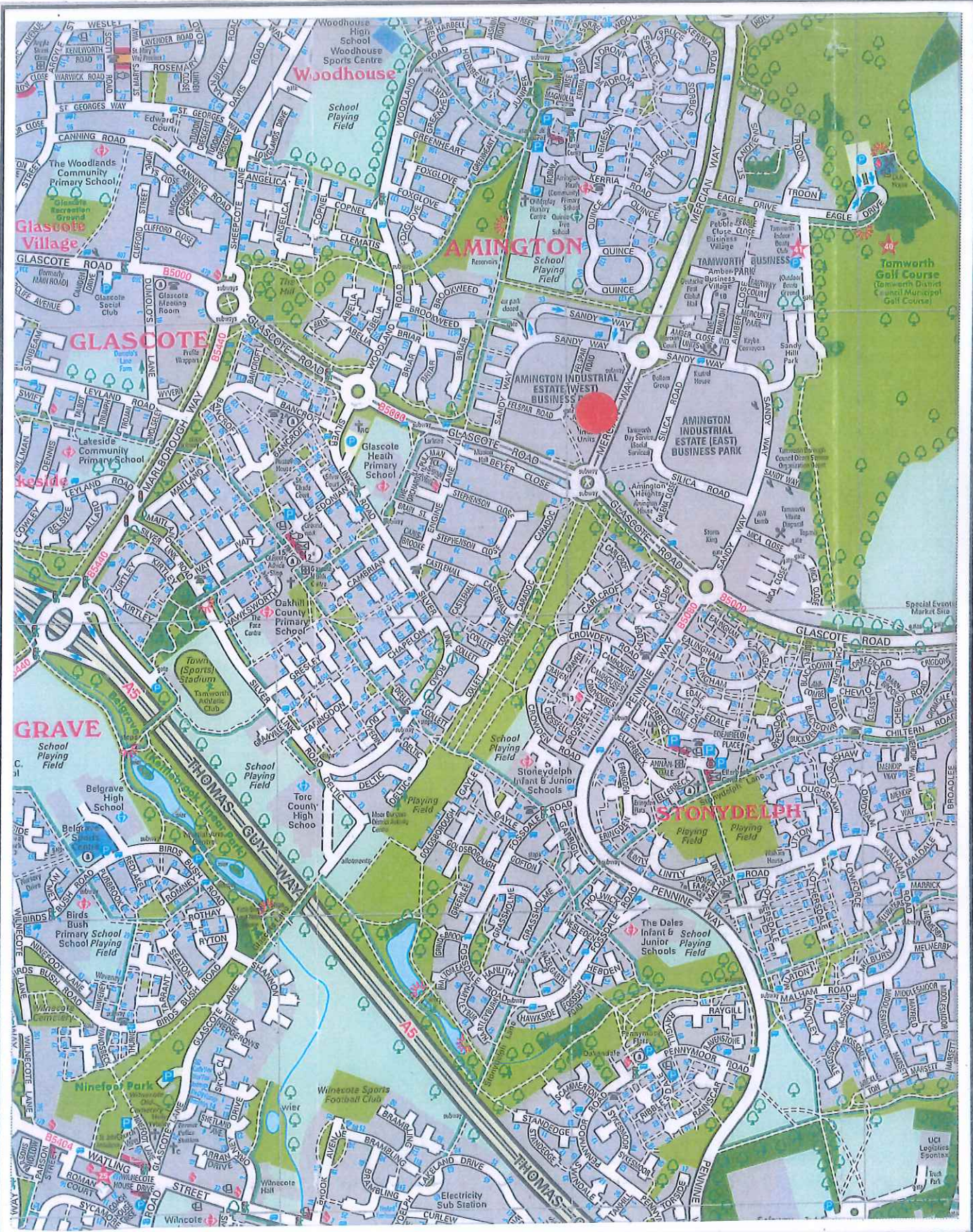


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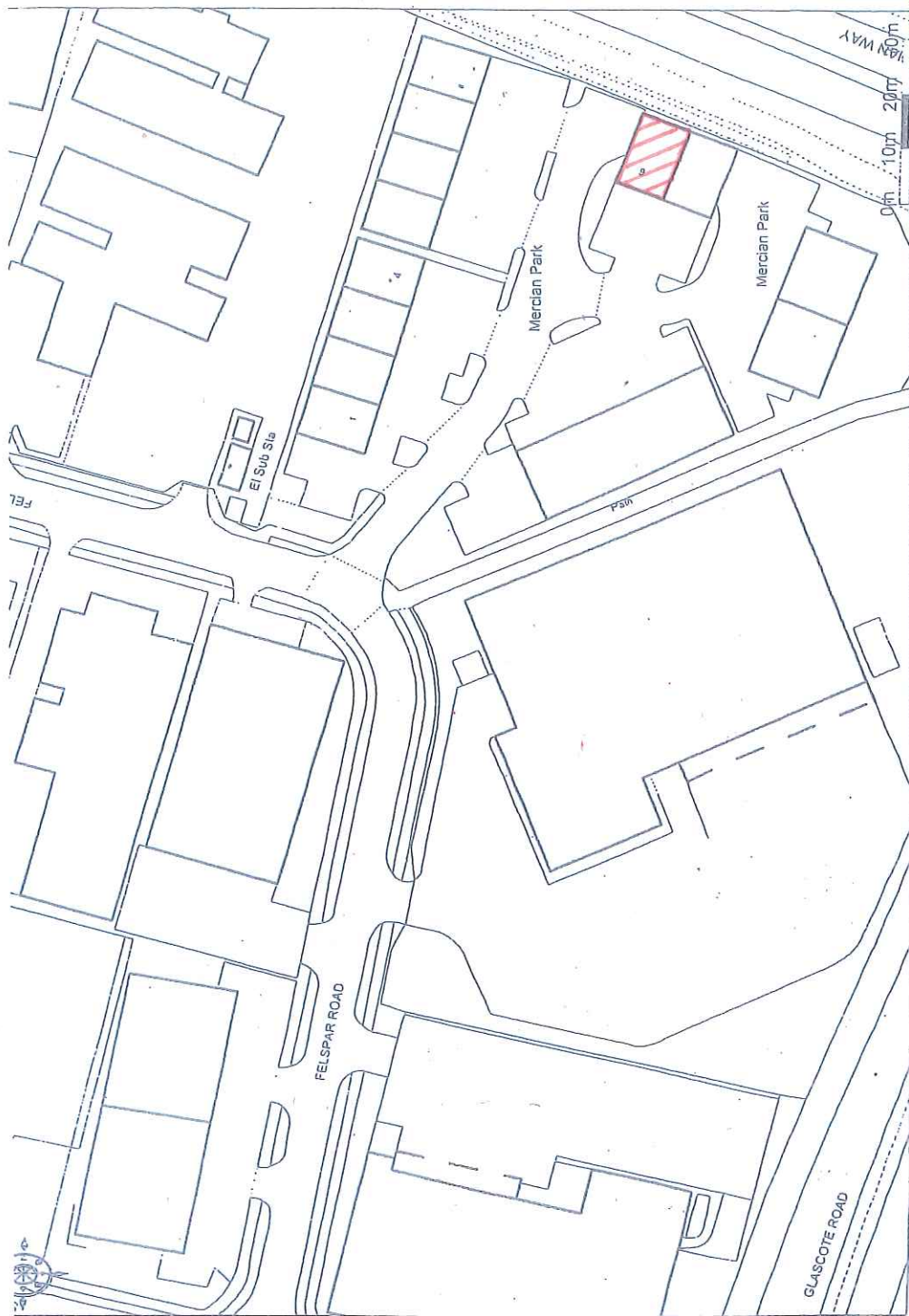
**LOCATION PLAN**

9 MERCIAN PARK  
 FELSPAR ROAD, AMINGTON  
 TAMWORTH

**NOT TO SCALE**



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**SITE PLAN**

9 MERCIAN PARK  
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**SCALE APPROX 1:1250**



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