

BY DIRECTION OF THE FREEHOLDERS
AND TO LET UPON A NEW LEASE

R/27935

**AN IMPRESSIVE HIGH QUALITY DETACHED OFFICE BUILDING
VACANT, FULLY FITTED AND READY FOR OCCUPATION**

KNOWN AS
5 CALICO BUSINESS PARK, SANDY WAY, AMINGTON
TAMWORTH B77 4BF



5,946 SQ.FT (552.51 SQ.M) NET INTERNAL AREA
ENERGY PERFORMANCE CERTIFICATE GRADE B
RAISED ACCESS FLOOR SYSTEM FOR CABLING
MODERN LIGHTING
FULLY DOUBLE GLAZED
FULL AIR CONDITIONING
20 CAR PARKING SPACES
POTENTIAL FOR DOUBLE PARKING
SET WITHIN LANDSCAPED AND FULLY MANAGED BUSINESS PARK
ENVIRONMENT
APPROX. 2.5 MILES FROM M42 MOTORWAY JUNCTION 10/A5
TAM WORTH TOWN CENTRE 5 MINUTES DRIVE

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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A very impressive and high specification stand alone two storey modern administrative office building forming part of this quality development and location known as Calico Business Park, accessed from Sandy Way on the eastern outskirts of Tamworth, a location with ready access to the regional motorway and trunk road network, via Junction 10 of the M42 which is approximately 5 minutes drive to the south.

The amenities of Tamworth town centre and Ventura Park are similarly approximately five minutes drive to the west, via Glascote Road (B5000).

This building sits slightly elevated within Calico Park and is prominently positioned and readily viewable from passing traffic on the Glascote Road (B5000).

Tamworth itself is an ideal business location, being strategically located at the heart of the Midlands motorway network. The Midlands regional centres of Birmingham, Nottingham, Derby, Leicester and Coventry are all readily reached from here, together with Birmingham International Airport and East Midlands Airport, both within approximately 20 minutes drive. Tamworth has two main line railway stations.

The building is formed around two open footplates of impressive office space and is fully carpeted and fitted throughout.

Both floors have a full suite of Ladies and Gents' and Disabled WC/wash facilities and there is a fully fitted kitchen on the first floor level.

At ground floor level there is an impressive reception area accessed via a staircase linking the two levels, together with a modern, fully functional passenger lift.

Externally, the premises are readily identified from the entrance to Calico Park and there are 20 dedicated car parking spaces immediately adjacent to the frontage of the property, the layout of which provides potential for additional double parking during busy times, conferences, etc, and without interfering with the general operation of the main courtyard of the park.



GENERAL INFORMATION

1. LANDLORDS TAMWORTH OFFICE PROPERTIES LIMITED
2. SERVICES MAINS ELECTRICITY, WATER, DRAINAGE AND GAS ARE ALL CONNECTED TO THE PREMISES.
3. TERMS OF LETTING THE BUILDING IS AVAILABLE TO LET UPON A NEW LEASE, FOR A TERM TO BE NEGOTIATED AT A COMMENCING RENTAL OF £105,000 PER ANNUM, PAYABLE QUARTERLY IN ADVANCE AND NET OF APPLICABLE VALUE ADDED TAX. THE TENANT WILL BE FULLY RESPONSIBLE FOR THE REPAIR AND MAINTENANCE AND DECORATION OF THE PREMISES AND FOR REFUNDING TO THE LANDLORD THE PREMIUM COSTS OF INSURING PREMISES AND SERVICE CHARGE RECEIVED IN RESPECT OF THE MAINTENANCE AND MANAGEMENT OF THE COMMUNAL PARTS OF THE ESTATE.
4. RATING ASSESSMENT .TBA
5. VIEWING Please contact the agents. 01827 61144
enquiries@calderssurveyors.com
Richard Calder Mobile No. 07860 608 521
Jo Smith : 07973 130617
Alison Rowley: 07870 518277
6. ENERGY PERFORMANCE CERTIFICATE THE BUILDING HAS AN EXISTING CERTIFICATE UNDER THE PROVISIONS OF THE ENERGY ACT 2011, AND IS RATED B. THIS CERTIFICATE IS VALID UNTIL APRIL 2029
7. LOCAL AUTHORITY BOROUGH OF TAMWORTH
MARMION HOUSE
LICHFIELD STREET
TAMWORTH B79 7BZ

TEL: 01827 709709
or email: enquiries@tamworth.gov.uk

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

LOCATION PLAN



REGIONAL LOCATION PLAN



**APPROXIMATE DRIVING DISTANCE TO PRINCIPLE CENTRES
FROM THIS PROPERTY**

<u>DESTINATION</u>	<u>MILES</u>
BIRMINGHAM CITY CENTRE	16
BIRMINGHAM N.E.C. AND AIRPORT	16
EAST MIDLANDS AIRPORT	25
COVENTRY CITY CENTRE	24
LEICESTER CITY CENTRE	30
DERBY CITY CENTRE	32
NOTTINGHAM CITY CENTRE	36
MANCHESTER CITY CENTRE	89
LONDON CITY CENTRE	120

(SOURCE: theaa.com)