

# Industrial / Warehouse Opportunities Available. TO LET.



***Units 42-43, Drayton Manor Business Park, Coleshill Road, Tamworth B78 3SA.  
28,047 sq ft. (2,605.57 sq m) .***



## PROPERTY SUMMARY.

The Property is of steel portal frame construction and benefits from the following specification:

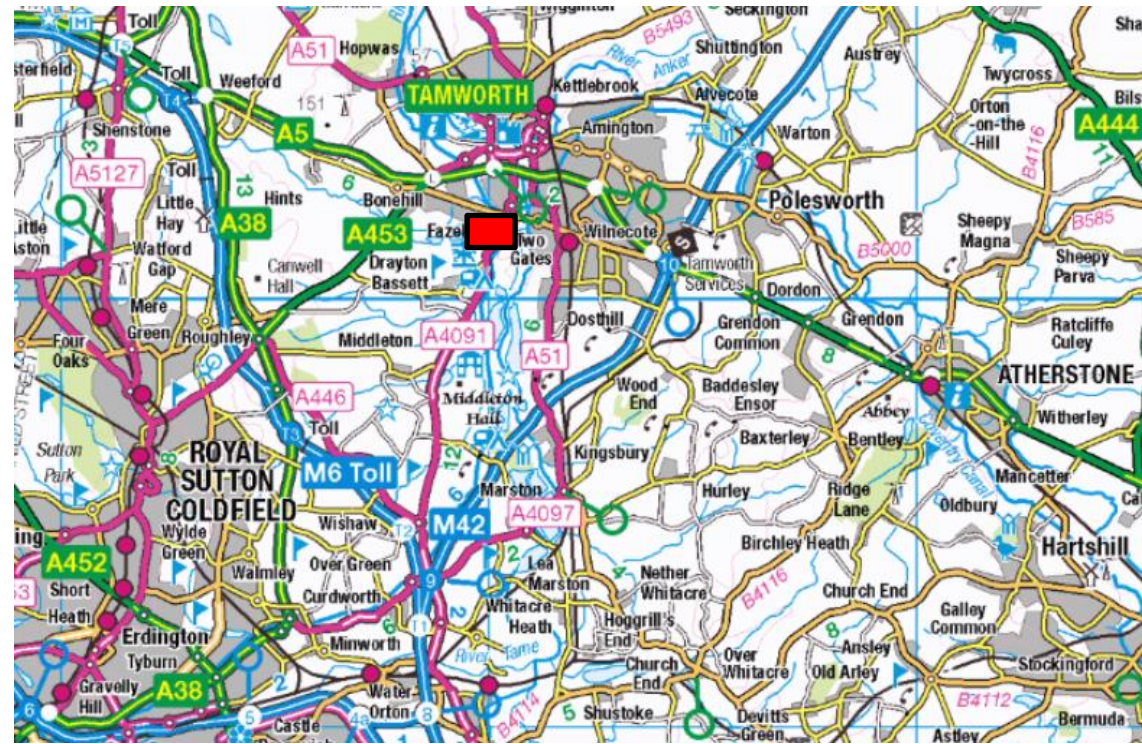
- Forecourt loading
- Level loading access door
- Lighting and sprinkler system to the warehouse
- Office and welfare facilities
- Generous parking provisions
- 24/7 Gate house security
- Situated on a well established industrial estate

## LOCATION.

The property is situated on the Drayton Manor Business Park, in a well-established logistics and industrial location in Fazeley, Tamworth. The subject is positioned circa 1.5 miles south of the town of Tamworth, an affluent market town in Staffordshire which is located approximately 15 miles northeast of Birmingham, 40 miles southwest of Nottingham, 65 miles southeast of Manchester and 100 miles northwest of London.

The area benefits from good transport links, with Junction 10 of the M42 Motorway in close proximity, which links to Solihull and Birmingham International Airport. There is also nearby access to both the M6 Motorway and M6 Toll Motorway. In terms of rail services, there is regular direct services to Birmingham New Street with a fastest journey time of 18 minutes, and to London Euston with a fastest journey time of 80 minutes.

Birmingham Airport is located 14 miles south of Tamworth whilst East Midlands Airport is located 23 miles to the northeast. Both airports are accessed from Tamworth via the M42 Motorway.



## LOCAL OCCUPIERS.

Occupiers situated upon the estate include the following:



## **RENT.**

On application

## **TERMS.**

Competitive rents and flexible lease terms available by way of a new lease on fully repairing and insuring terms.

## **SERVICE CHARGE.**

A service charge for the unit will be applicable. Details are available upon application.

## **BUSINESS RATES.**

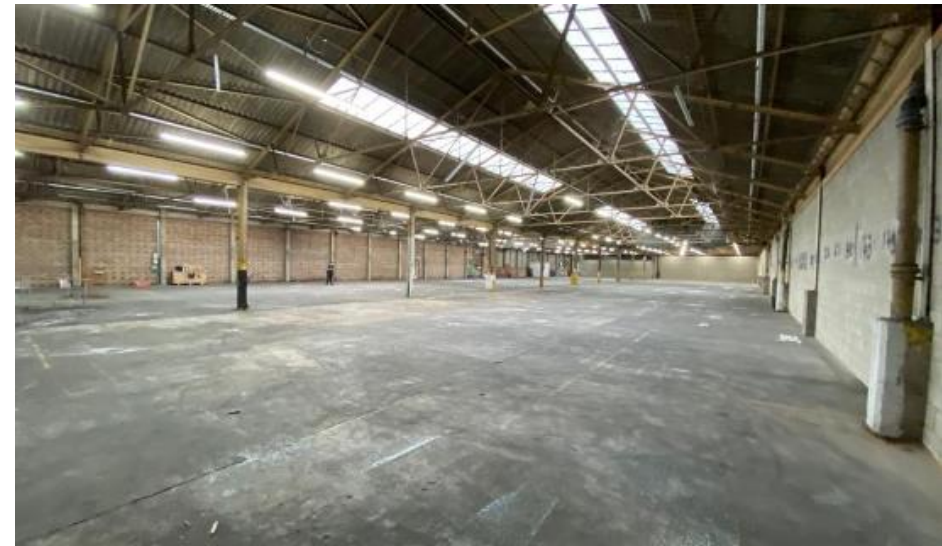
The current Rateable Value for 01<sup>st</sup> April 2023 to present is £95,500.

## **LEGAL COSTS.**

Each party is to cover their own legal and surveyors costs on any transaction.

## **VAT.**

VAT may be payable on any transaction at the prevailing rate.



# Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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VAT: The VAT position relating to the property may change without notice.

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[Particulars dated [ 20/03/2023 ]. Photographs and videos dated [14/03/2023 ]. ]

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