

# TO LET

**T63 ST MODWEN PARK**  
SIGNET WAY, TAMWORTH B78 2FG



## INDUSTRIAL / DISTRIBUTION

**63,542 sq ft (5,903.24 sq m)** (Approx. Gross Internal Area)

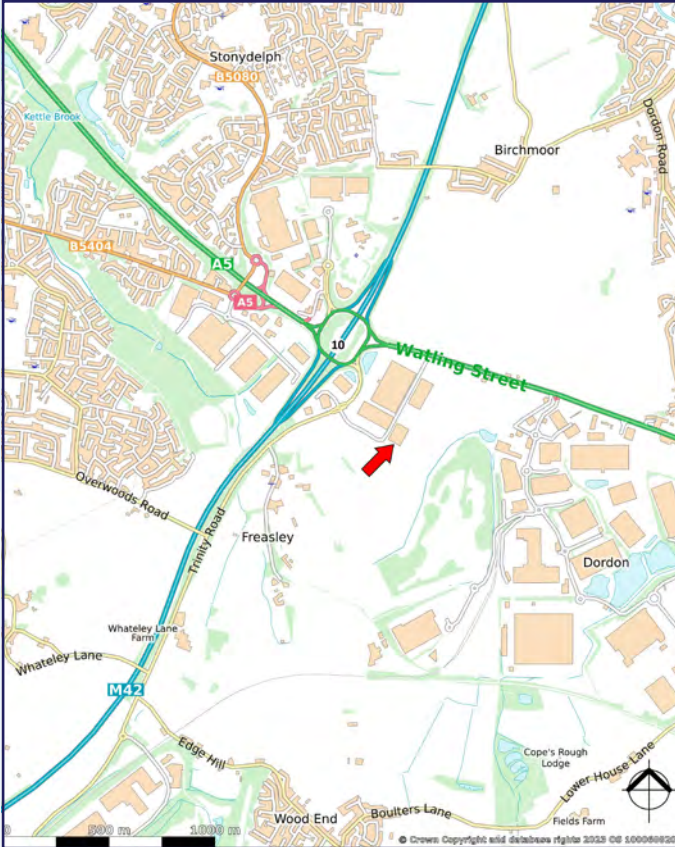
- 10m Clear Internal Height
- 45m yard depth
- 6 Dock and 2 Ground Level Doors
- Just off J10 M42

## LOCATION

St Modwen Park, Tamworth is a 32 acre distribution site and is located adjacent to Junction 10 of the M42. Birmingham City Centre is approximately 15 miles to the South West via Junction 4A of the M6, providing extensive access to the greater Midlands area.

Current occupiers in the vicinity include Moonpig, Tactus Group, DB Schenker, Winit UK Limited, Beko, Euro Car Parts and UPS

**POSTCODE: B78 2FG**



## SPECIFICATION

- 10m clear internal height
- 6 dock and 2 ground level loading doors
- First floor offices with undercroft
- Fully secure, 45m deep yard
- 52 car parking spaces, including 10 EV charging spaces



## ACCOMMODATION

	SQ M	SQ FT
Warehouse	5,616	60,446
Offices	287	3,096
<b>TOTAL</b> Approx. Gross Internal Area	<b>5,903</b>	<b>63,542</b>

## TENURE

The property is available by way of assignment of the existing lease expiring in July 2031 or on a sub-lease for a period of time to be agreed.

## QUOTING RENT

On application.

## BUSINESS RATES

We understand that the property has a Rateable Value of £370,000 (1 April 2023) as listed on the Valuation Office Agency website.

## EPC

Energy performance rating – A (17)



## VAT

VAT will be chargeable at the current rate.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.



**VIEWING** Strictly via the joint agents

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**SUBJECT TO CONTRACT**

Ref: G7101 Date: 05/23

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or 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. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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