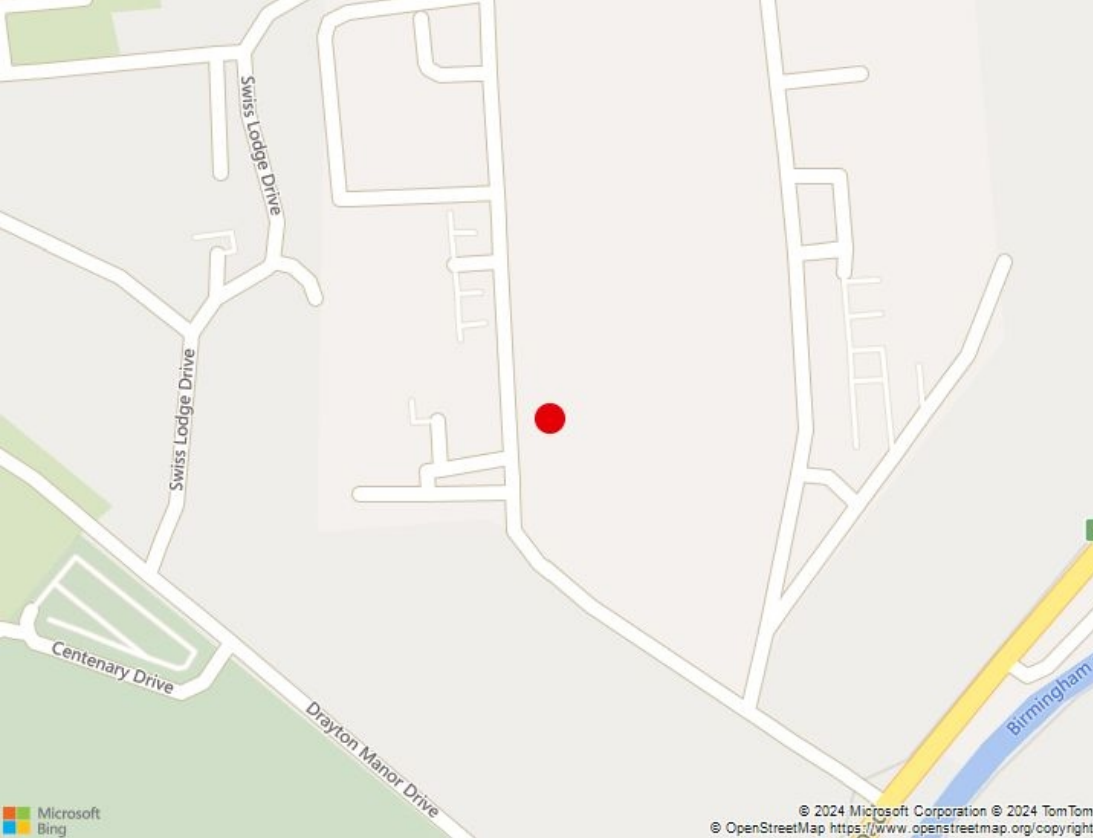


INDUSTRIAL/WAREHOUSE/STORAGE UNITS - TO LET

Units 42 -43, Drayton Manor Business Park, Coleshill Road, Tamworth, Staffordshire, B78 3TL

28,047 SqFt (2,605.57 SqM) | On Application





KEY FEATURES

- Well situated premises within long established Industrial Estate
- Within easy access of M42 and M6 Motorway together with M6 Toll Road
- Situated on the outskirts of Tamworth town centre
- Barrier and security including 24/7 security
- Ample parking/yard area
- A new flexible lease is available.

LOCATION

The well connected Drayton Manor Business Park sits just under 16 miles (20-minute drive) from the centre of Birmingham with the M42 and the M6 Motorways accessible in under 15 minutes. In the closest town of Tamworth (3.5 miles away) Rail Services can get you to Birmingham New Street in 14 minutes and London Euston in 86 minutes. Birmingham Airport is situated approximately 15 miles to the south of the town centre whilst East Midlands Airport is located 24 miles to the north east which are accessed from the M42 and A38 respectively.

DESCRIPTION

Drayton Manor Business Park offers a range of flexible accommodation comprising distribution warehouse and production units in the location which is readily accessible to the National Motorway Network. Each Industrial Unit is of steel frame construction and features roller shutter access, external parking/yard area and sprinkler systems. The entire site also benefits from extensive landscaping and 24-hour onsite security.

Area	SqFt	SqM
WAREHOUSE	28,047	2,605.57
Total Floor Area	28,047	2,605.57



Units 42 -43, Drayton Manor Business Park, Coleshill Road, Tamworth, Staffordshire B78 3TL



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

On Application

SERVICE CHARGE

The property is liable to an annual Service Charge, details of which are available on request.

EPC

Energy Performance Assessment awaited.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own legal costs in relation to this matter.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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