



# REFURBISHED COMMERCIAL SPACE TO LET

Greendale Farm, Burton Road, Elford, Tamworth, Staffordshire, B79 9DJ



**2,981 SqFt (276.93 SqM) | £35,000 per annum exclusive**

## Key Features

- Excellent access to the A5, A38, A513 and M42
- Tranquil setting being well positioned on the outskirts of Elford
- Car parking available
- Fradley Park, Lichfield and Tamworth all within easy driving distance
- Refurbished office premises
- New Lease



## LOCATION

Greendale Farm is situated prominently on Burton Road on the outskirts of Elford, benefitting from nearby road links with the A38 at the Alrewas junction, via the A513. This in turn provides links to the south with Fradley Park and Lichfield, north with Burton on Trent. Tamworth Town Centre is within 5 miles distance to the south and provides access with the A5 and further with the M42 motorway at Junction 10.

## DESCRIPTION

The property comprises modern, recently refurbished self-contained office accommodation situated on a commercial estate on the outskirts of Elford, Tamworth. The offices benefit plaster painted walls, LED lighting, gas centrally heated serving radiators. The layout is primarily open plan and with WCs on both floors. Car parking is available to the forecourt - the number of spaces are to be agreed. There are warehouse units to the rear of the offices which are available by way of separate negotiation, if required - further details available upon request.

Area	SqFt	SqM
Ground	1,383	128.48
First	1,598	148.45
<b>Total Floor Area</b>	<b>2,981</b>	<b>276.93</b>

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of 5 years.

## ASKING RENT

£35,000 per annum exclusive

## BUSINESS RATES

The business rates are to be reassessed by the VOA and interested parties are therefore advised to make their own enquiries with the local authority (Lichfield).

## EPC

Energy Performance Certificate Available Upon Request.

## 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

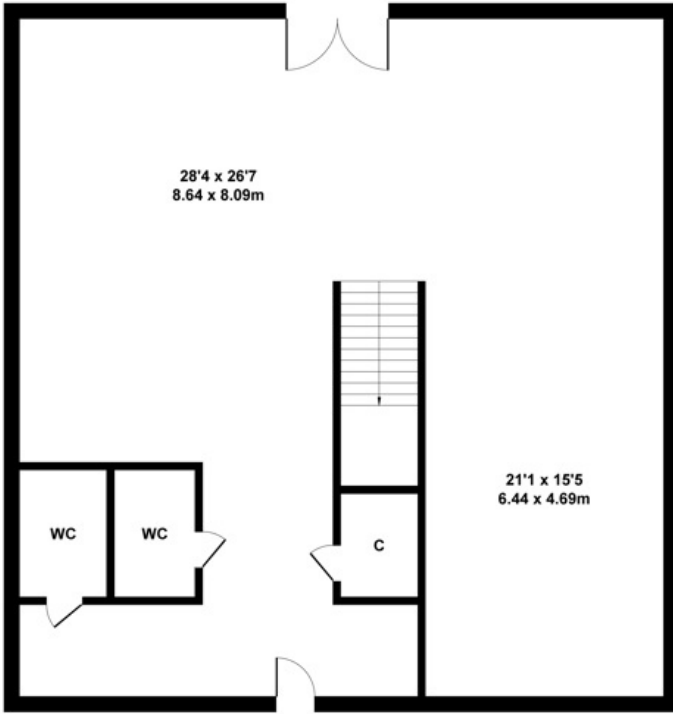
Strictly by prior appointment, please contact:



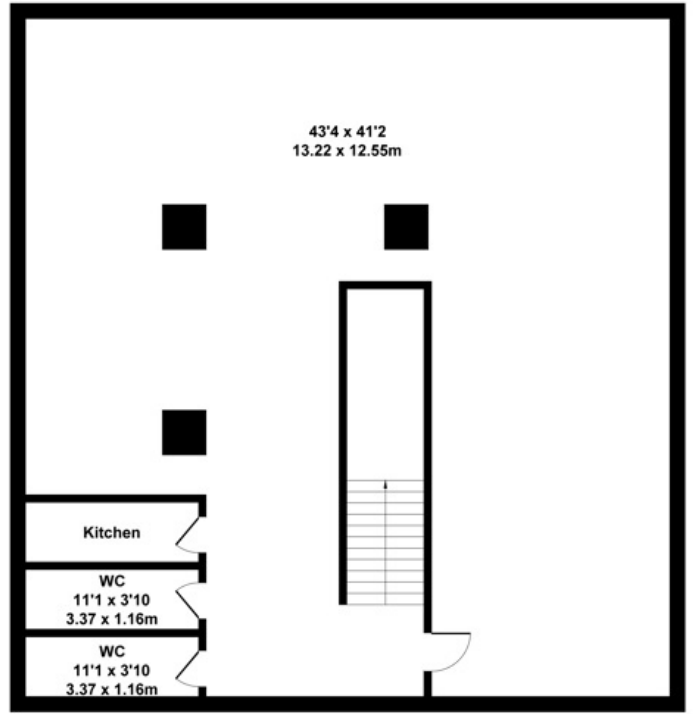
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# Greendale Farm, Burton Road, Elford, Tamworth

Approximate Gross Internal Area  
3563 sq ft - 331 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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