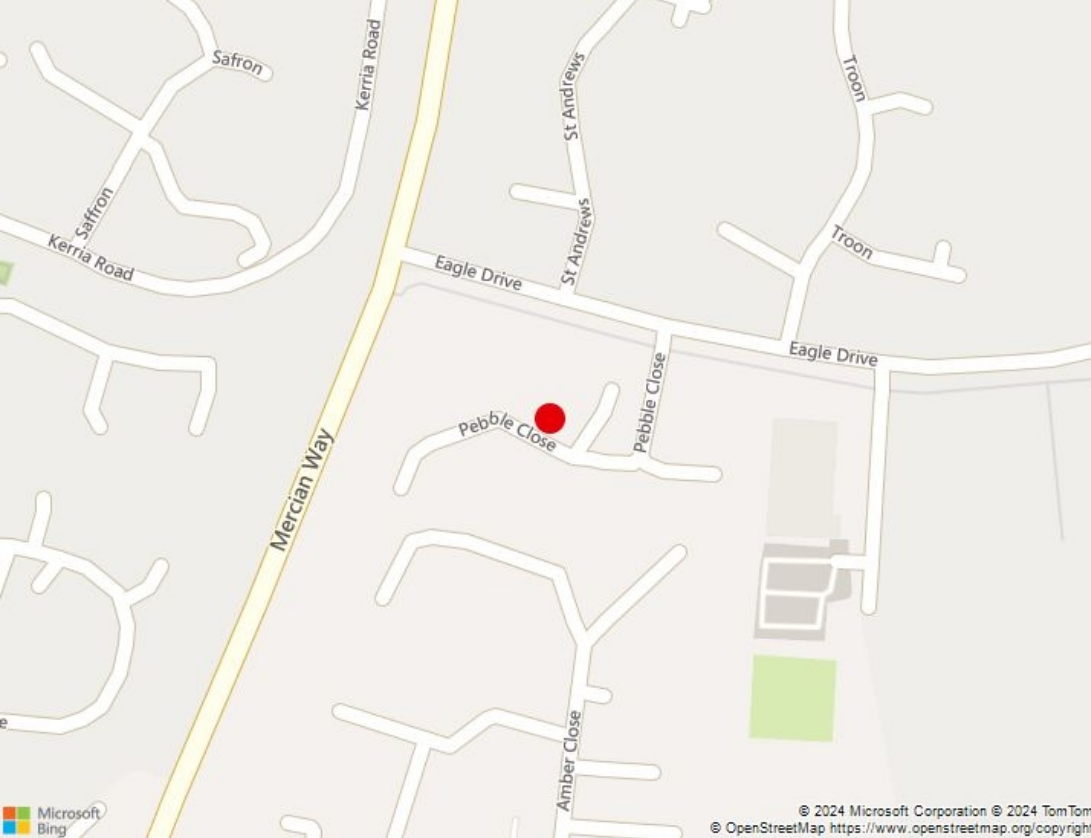


# MODERN OFFICES TO LET (MAY SELL)

Unit 6, Pebble Close, Tamworth, Staffordshire, B77 4RD

1,204 SqFt (111.85 SqM) | £187,500 offers in the region of / £15,000 per annum exclusive





## KEY FEATURES

- Self-contained open plan offices
- May sell
- Excellent access to Tamworth town centre
- 4 car parking spaces
- Good transport links close to bus routes and railway stations
- On the fringe of Amington Business Park

## LOCATION

The property is situated near to the entrance to Pebble Close, Tamworth, being near to Tamworth Golf Club. Located on an established office business park in Amington, a short drive from both Tamworth town centre and the intersection of M42 Junction 10 and A5 trunk road, providing access to regional centres and motorway network.

## DESCRIPTION

A purpose-built two-storey office building having traditional facing brickwork and tiled roof. The property provides self-contained office accommodation. Internally, the offices to the ground floor are open plan with a kitchenette and separate male and female WC's accessed off the ground floor lobby. At first floor, the premises comprise an open plan office with three partitioned meeting/directors rooms. There are 4 designated car parking spaces within the adjacent forecourt car park, with additional visitor parking also provided within the development.

Area	SqFt	SqM
Ground	556	51.65
First	648	60.2
<b>Total Floor Area</b>	<b>1,204</b>	<b>111.85</b>



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## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed or freehold with vacant possession.

## ASKING PRICE / RENT

£187,500 offers in the region of / £15,000 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable towards the cost of external and communal area maintenance.

## EPC

A full copy of the Energy Performance Certificates are available upon request.

## BUSINESS RATES

Rateable Value - £12,000

Small business rates relief may be applicable in this instance. Interested parties are advised to make their own enquiries with the Local Authority (Tamworth) 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 be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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