

Industrial / Warehouse unit TO LET.



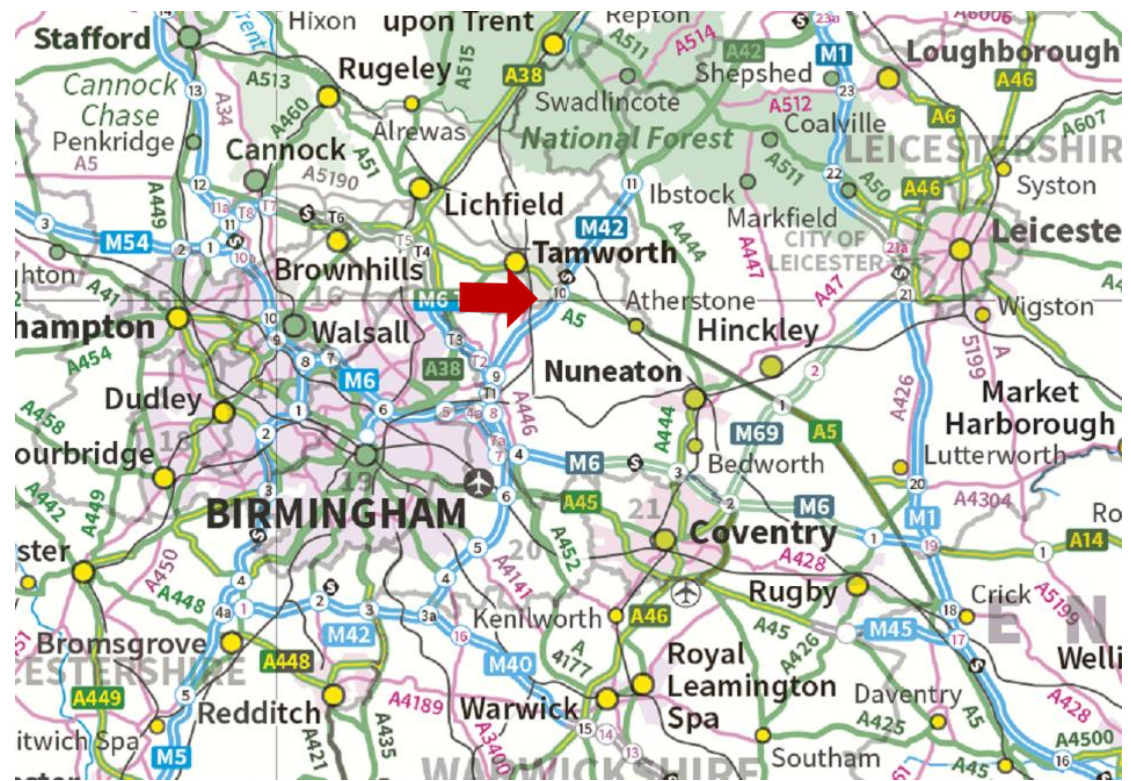
***Units V&W, Riverside Industrial Estate, Atherstone Road, Fazeley,
Tamworth B78 3RW.***

15,430 SQ FT (1,433.48 SQ M).

PROPERTY SUMMARY.

The industrial units are of steel portal frame construction and benefit from the following specification:

- 6.25m Eaves height
- 2 Level access roller shutter doors
- 1 x 2.5 tonne craneage installed (Unit W)
- Forecourt loading
- Lighting to warehouse
- Heating to warehouse
- Two storey offices and welfare accommodation
- Separate office and welfare facilities to warehouse
- On site parking
- Secure gated access onto the estate
- Well established industrial estate



LOCATION.

Riverside Industrial Estate is an established industrial and warehouse development to the south of Tamworth town centre, close to the A4091 and approximately 2.7 miles from Junction 10 of the M42.

The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility to passing traffic. Tame Valley Industrial Estate and Ventura Retail Park are located just 1.4 miles and 1.2 miles away from the Riverside Industrial Estate.



FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	12,668	1,176.9
Ground Floor Offices	1,089	101.17
First Floor Offices	1,033	95.96
Warehouse Offices	640	59.45
Total	15,430	1,433.48

TERMS.

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC.

The current energy rating for the property is C (53).

RATEABLE VALUE.

Rateable Value - £76,000 (01 April 2023).

SERVICE CHARGE.

A contribution towards the maintenance costs of the site and a charge for the building insurance will be levied.

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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[Particulars dated [03/10/2022]. Photographs and videos dated [23/09/2022].]

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