

Mileway

Kingsbury Business Park, Kingsbury Link, Tamworth, B78 2EX

Kingsbury Link

Available To Let
Warehouse/Distribution Unit
195,255 sq ft (18,140 sq m)

Kingsbury Link



13.36m eaves height



40 dock level doors



Secure gated yard up to 116m



5 level access doors



183 parking spaces

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Warehouse/Distribution Unit
195,255 sq ft (18,140 sq m)

Kingsbury Link is located on Trinity Road within the Kingsbury Link Business Park, Staffordshire. The warehouse/distribution unit offers excellent access with 5 level access loading doors, 13.36m eaves height and 40 dock level loading doors. The property consists of both offices and warehouse space totalling 195,255 sq ft making it a suitable property for a variety of businesses.

Local occupiers to the Kingsbury Link Business Park, include companies such as TNT, UPS, Ocado, Volkswagen and Greencore to name a few. Workers and visitors can easily reach the unit via the well-connected road network or by public transport through the nearby stations such as Wilnecote and Tamworth, this unit is in a prime location for any occupier with suitable access.



Power supply
500k VA



Cross-Docked
Warehouse



Gate house
Security



Recently
Refurbished



New LED
Lighting



Air Con
Offices

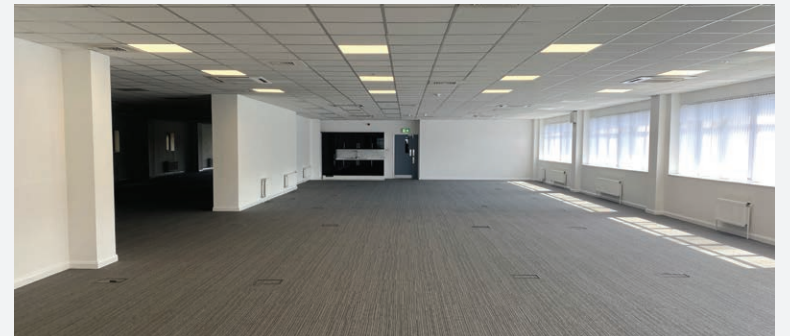
Siteplan



Accommodation

Unit	Area (sq ft)	Area (sq m)
Warehouse	164,912	15,321
Offices, Ground First & Second Floor	30,231	2,809
Gatehouse	112	10,4051
Total	195, 255	18140
Canopy to Main Service Yard	5,889	547
Canopy to Rain Service Yard	12,508	1,162
Total	23,113	2,147

All areas are GIA.



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EPC

To be updated.

Legal Costs

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

Rateable Value

£1,260,000

Viewing / Further Information

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VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Location

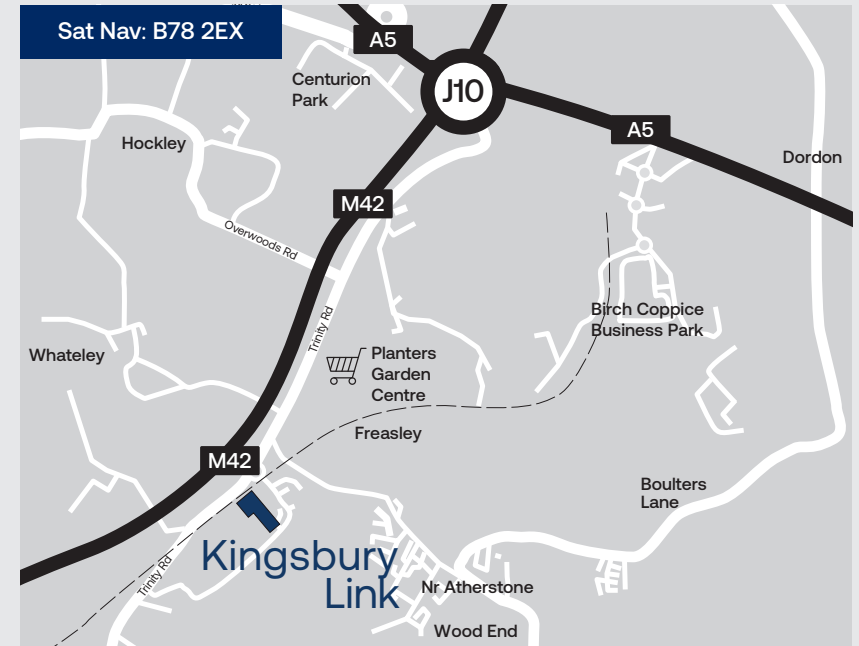
Approximately one mile south from junction 10 of the M42 motorway and is less than one mile away from BIFT (Birmingham Intermodal Freight Terminal).

Tamworth Town centre is approximately 5 miles west of the property while Birmingham, Lichfield and Nuneaton are all within approximately 16 miles.



By Road

This modern industrial and warehouse development is approximately 1.75 miles from the M42 Motorway and it's intersection with the A5 Trunk Road. Access to the M1 is approximately 23 miles, the M6 is approximately 10 miles and the M6 Toll is approximately 8 miles from the property.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. September 2023.

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