

40-46 Mariner

Lichfield Road Industrial Estate, Tamworth, B79 7UL

WAREHOUSE PREMISES with enclosed yard

TO LET

3,065.64 sq m

(32,999 sq ft)



ESTABLISHED INDUSTRIAL LOCATION WITHIN 10 MINUTES OF J10 M42 MOTORWAY
INTEGRAL OFFICES • LARGE SECURE YARD

LOCATION

The premises are well situated within the Lichfield Road Industrial Estate with access off Mariner. This is an established industrial and commercial location to the north west of Tamworth Town Centre, close to the A51 Lichfield Road and approximately 1.5 miles from the A5 trunk road which provides dual carriage access to the M42 Motorway Junction 10 (5 miles) and the M6 Toll Junction T4 (6 miles).

DESCRIPTION

Unit 40 -46 Mariner is a recently refurbished concrete portal frame building with brick and profile cladding above surmounted by a pitched roof with translucent roof lights. There are ground level loading doors with an extensive concrete surfaced yard area which is accessed from both Gerrard & Mariner.

There are two storey brick clad offices to the front of the warehouse with a dedicated car parking area.

ACCOMMODATION

The self-contained unit benefits from the following:

- Concrete portal frame construction
- Two-storey office accommodation
- Minimum working height 6.03m
- Lighting to the warehouse
- Four level access loading doors
- Male and female WC's
- Enclosed concrete surfaced yard area with gated vehicular access off Mariner and Gerrard

	Sq m	Sq ft
Warehouse	2,632.02	28,331
Office (ground floor)	218.71	2,354
Office (first floor)	214.92	2,313
Total (GIA)	3,065.64	32,999

MISREPRESENTATION ACT

These particulars do not form part of any contract. The agent is not authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. March 2017.



SERVICES

We understand that mains services are connected to the property. Prospective tenants are advised to test the apparatus to satisfy themselves.

PLANNING

All interested parties are advised to discuss any specific uses or Planning enquiries direct with the Planning Department of Tamworth Borough Council, telephone 01827 709709.

TENURE

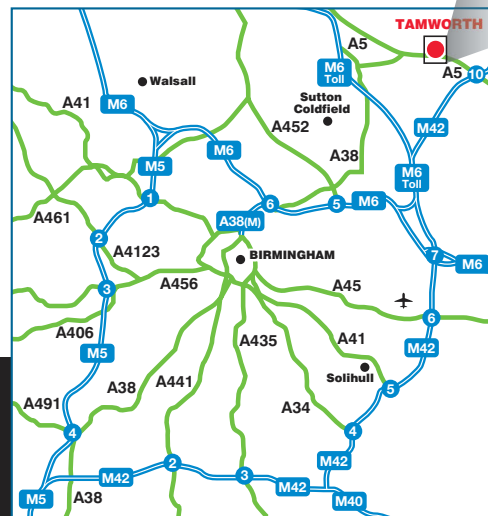
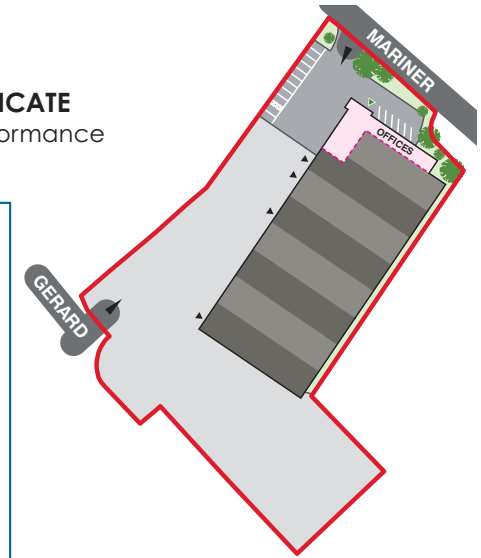
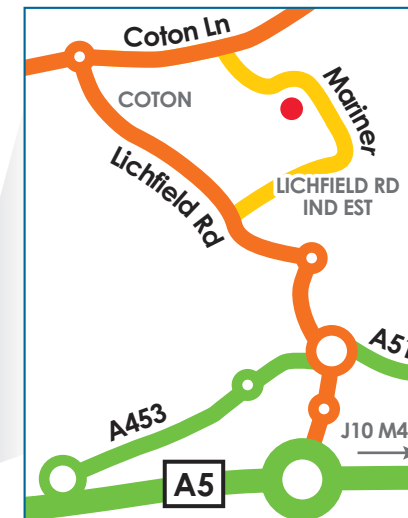
The property is available to let by way of a new full repairing and insuring lease. Please contact the sole agents for further details.

RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of C-69.



VIEWINGS

By appointment with the agents.

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