

## FOR SALE FREEHOLD (MAY LET)

# LOFTY INDUSTRIAL PREMISES

**UNIT 1, LOVELL  
LICHFIELD ROAD INDUSTRIAL ESTATE  
TAMWORTH  
STAFFORDSHIRE B79 7TA**

**18,566 SQ FT plus ADDITIONAL  
MEZZANINE 2,783 SQ FT**



### Location

Lichfield Road Industrial Estate is one of Tamworth's longest established and most popular industrial locations. The premises lie at the head of a cul-de-sac, Lovell, which lies off Apollo - one of the two principal spine roads through the estate.

Tamworth enjoys excellent road communications via the M42 and A5. The A5 by-pass now gives swift dual carriage access to Junction 10 of the M42 motorway.

### Description

The building is of steel portal frame construction with brick and steel sheeted elevations to a minimum eaves height of approximately 10m (32'10"). To the front elevation lies a single storey brick built, flat roofed office block. Access to the premises is via a steel roller shutter door to the front elevation and a further roller shutter door to the side elevation. Internally the premises have a concrete floor and fluorescent strip lighting.

Externally there is a forecourt with loading and parking areas.

On a gross internal basis, the accommodation comprises:-

Ground Floor Factory	16,487 sq ft
Ground floor Offices	2,079 sq ft
First floor mezzanine level	2,783 sq ft
<b>Total</b>	<b>21,349 sq ft</b>

### Price

£950,000 plus VAT for freehold interest.

### Rent

Alternatively the premises may be available to let by way of a new FRI lease at £70,000 plus VAT per annum exclusive.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

**Property Management**  
helenmighall@astonrose.co.uk

**Investment**  
kenmorgan@astonrose.co.uk

**Building Surveying**  
stuarttolch@astonrose.co.uk

**Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

**Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

**Project Management**  
jamescoulling@astonrose.co.uk

### Rates

We are advised by the Local Authority of the following information:-

Rateable Value: £73,000  
Rates Payable: £30,806(2005/6)

Prospective tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709530.

### Costs

In the event of a lease incoming tenant to be responsible for all reasonable legal costs in the transaction. If sold each party will pay their own legal costs.

### Viewing

Viewing of the premises is strictly by prior appointment with the joint sole agents:

**Malcolm Kean  
Peter J Hicks & Co**  
98 Lichfield Street  
Tamworth  
Staffordshire B79 7QF  
Tel: 01827 60519

**Tim Richards  
Aston Rose**  
35c North Row  
London W1K 6DH  
Tel: 020 7629 1533  
timrichards@astonrose.co.uk

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