

**TO  
LET**

- › Clear Span, Portal Frame Construction
- › Min. Height to Underside of Haunch 6m (approx.)
- › Includes Offices
- › 2.7 Miles from J10 of the M42
- › Close to the A4091 and Tamworth Town Centre
- › Potential for Trade Counter Usage, Subject to Planning

**COMPREHENSIVELY REFURBISHED TO INCLUDE NEW LED LIGHTING**

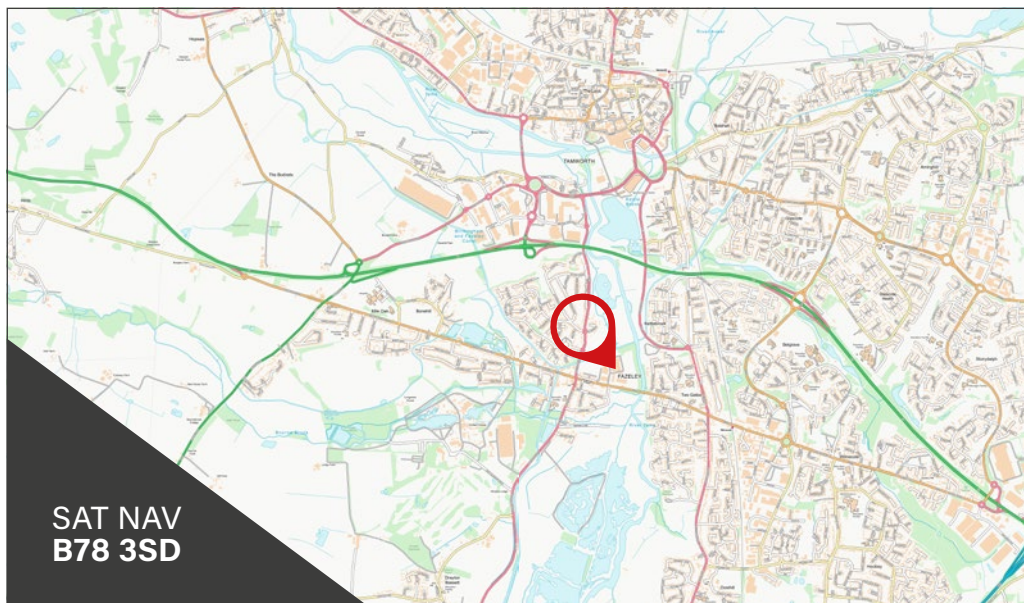


A large industrial warehouse building with a grey metal upper section and a brick lower section. A large blue roller door is closed. A sign with the letter 'N' is mounted on the upper wall. A yellow and orange skip is filled with white bags in the foreground. The sky is blue with scattered white clouds.

# **UNIT N RIVERSIDE INDUSTRIAL ESTATE**

**ATHERSTONE STREET, FAZELEY, TAMWORTH B78 3SD**

**12,989 SQ FT (1,206.71 SQ M)**  
**MODERN WAREHOUSE ACCOMMODATION**



## 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 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.

- > **M42 J10** - 2.7 miles
- > **Tame Valley Industrial Estate** - 1.4 miles
- > **Riverside Industrial Estate** - 1.2 miles

**LOCATED IN AN ESTABLISHED INDUSTRIAL AND WAREHOUSE DEVELOPMENT**

## DESCRIPTION

Modern industrial / warehouse premises, comprising of the following:

- > **COMPREHENSIVELY REFURBISHED TO INCLUDE NEW LED LIGHTING**
- > Clear span portal frame construction
- > Min. height to underside of haunch 6m (approx.)
- > Level loading access
- > Includes offices
- > On-site parking and vehicle loading:

## ACCOMMODATION

	SQ FT	SQ M	RENT	RATEABLE VALUE
<b>UNIT N</b>	12,989	1,206.71	On application	£66,500



## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge is available on application.

## BUILDINGS INSURANCE

The Landlord will recover its costs in insuring the buildings. Full details can be provided on application.

## TENURE

Available on a new lease for a term to be agreed.

## PLANNING

We are advised that the property has consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). There may also be potential for trade counter usage. Interested parties are advised to make their own enquiries with Lichfield District Council.

## VAT

VAT will be charged at the prevailing rate.

## EPC

The property has an Energy Performance Rating of C-65.

## ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



[WWW.DARBYKEYE.CO.UK](http://WWW.DARBYKEYE.CO.UK)

## VIEWINGS



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