Office Investment for Sale

Unit C Meltex House
Kelper
Lichfield Road
Industrial Estate
Tamworth
B79 7XE

Features Include
Open plan two storey office building, self contained dedicated rear car park. Recently refurbished throughout.

Additional Information
Current let to J Murphy & Son by way of a 6 year lease from 14th March 2019 with a passing rent of £33,000 per annum and subject to a 3 year break clause.

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LOCATION
The building is located on the Lichfield Road Industrial estate off Kepler, but close to its junction with Mariner. Unit C is at the rear of the Meltex House complex and is accessed via the shared driveway that runs across the front of the building and then runs down the right hand side of the building, access to the rear is controlled by a gated driveway which leads into the rear car park.

Lichfield Road Industrial Estate is to the North West of Tamworth town centre. The property is 1.5 miles from the A 5 which provides excellent access to the M42 and the A38.

DESCRIPTION
Unit C is to the rear of the Meltex House complex and consists of a two storey office building with a self contained rear concrete car park.

ACCOMMODATION
The accommodation is spread over two floors and was originally all open plan but the tenant has installed some partitioning to create private office areas. Each floor benefits from separate WC's and small kitchenette areas, the rear car parking is gated and fully fenced.

Ground Floor	211.56 Sq m	2,227 sq ft
First Floor	207.9 Sq m	2,238 sq ft
Total Floor Area	419 Sq m	4,515 sq ft

LEASE TERMS
The property is freehold and is sold subject to the existing lease from March 2019 for 6 years to J Murphy & sons at a current passing rent of £33,000 per annum, subject to a break at the end of year 3 of the lease.

SERVICES
The property benefits from mains water and electricity supply and mains drainage, but none of these services have been tested by the agent or owner.

PRICE
£480,000 (four hundred and eighty thousand pounds) plus VAT.

RATEABLE VALUE
Rateable Value: £ £36,500
Rates payable in current rating year 2020/2021: £18,688

VAT
VAT is applicable to this disposal.

LEGAL COSTS
Each party to bear their own legal costs in connection with the sale of the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)
EPC rating C – Score 70

VIEWING
All viewings by prior appointment through this office.

CONTACT
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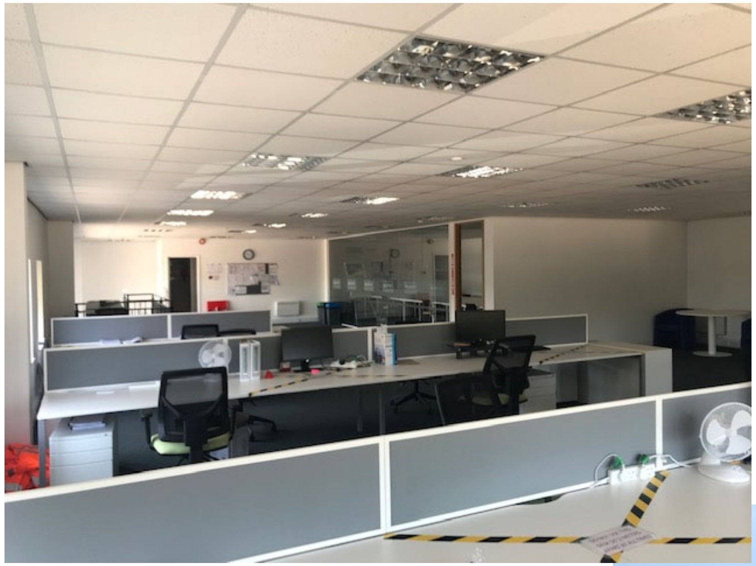

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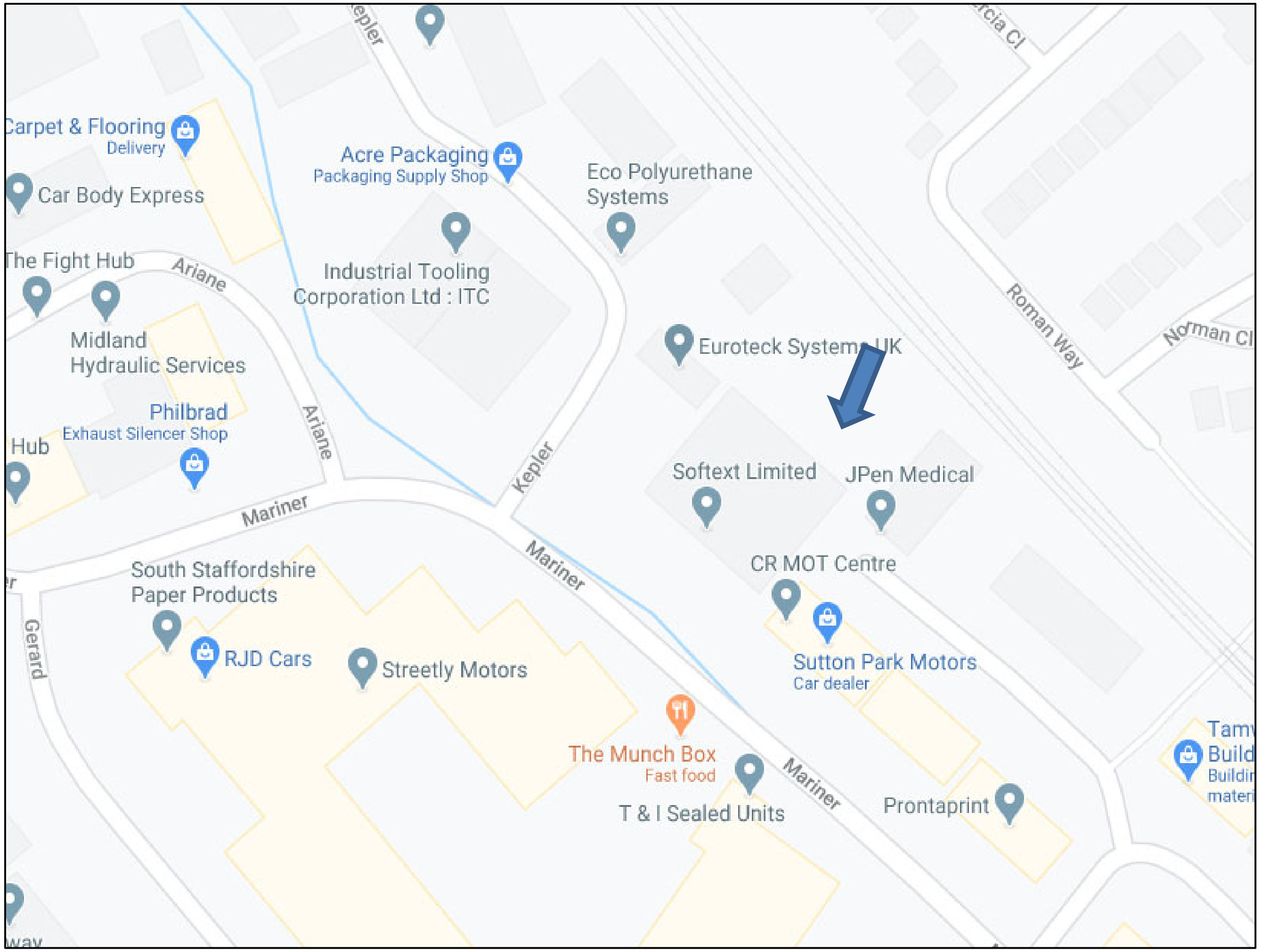

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