

TO LET

ALPI UK UNIT, CORE 4 MERIDAN DRIVE

CORE 42 BUSINESS PARK, DORDON, TAMWORTH, STAFFORDSHIRE, B78 1TX



MODERN WAREHOUSE / INDUSTRIAL UNIT

31,876 sq ft (2,961 sq m) (Approx. Total Gross Internal Area)

- Modern self contained unit
- Height to haunch 8.1m
- Junction 10 M42 Motorway approx. 0.75 miles
- Located on an established business park

LOCATION

Core 4 is located on the Core 42 Business Park which comprises a modern 40 acre business park accessed directly off the A5 Watling Street. The location provides good access to Junction 10 M42 Motorway (approx. 0.75 miles) which connects to the M6 and M6 Toll providing access to the wider regional motorway network. The A5 also provides access to the M69 and M1 Motorways to the east. Tamworth town centre lies 5 miles to the west with Birmingham City Centre 15 miles to the south west. Core 4 sits adjacent to the Birch Coppice Business Park in an established logistics area with surrounding occupiers to include Beko, UPS, Volkswagen Group, Euro Car Parts and Maersk.

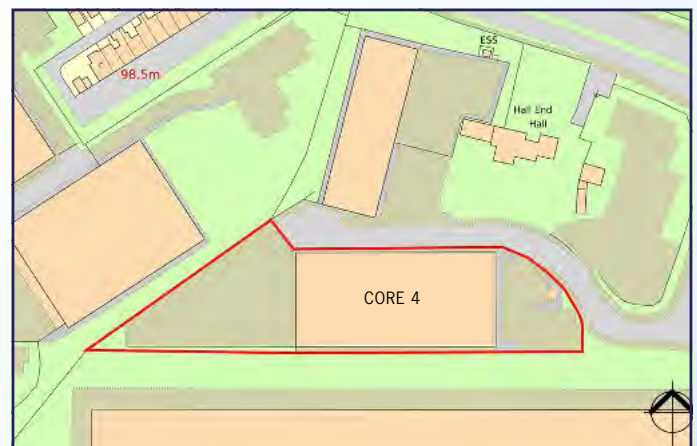
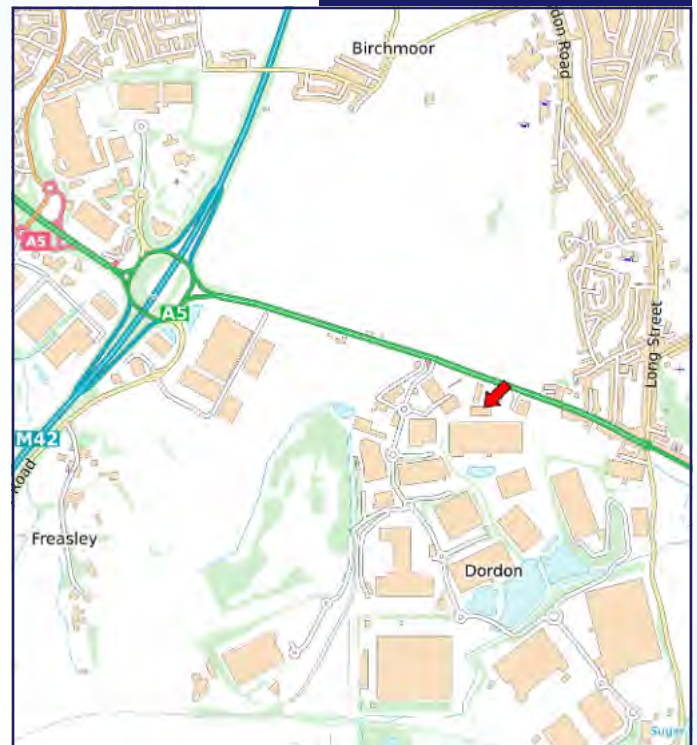


DESCRIPTION

Core 4 comprises a modern building constructed to a high specification:-

- 2 bay steel portal frame unit
- 3 ground level access loading doors
- 8.1m to haunch
- 15% roof lights
- LED lighting
- Racking in part of warehouse – available by negotiation
- CCTV
- First floor offices with LED lighting and air conditioning
- 31 parking spaces
- Secure fenced and gated yard to rear
- Temporary transport office in yard if required

POSTCODE: B78 1TX



ACCOMMODATION

	SQ M	SQ FT
Warehouse	2,556.73	27,520
Ground floor reception, office and packing area	202.39	2,178
First floor offices	202.39	2,178
TOTAL Approx. Gross Internal Area	2,966.51	31,876

TENURE

The building is currently held on a 15 year lease expiring on 29th May 2037 and subject to a tenant break option in May 2032. A lease assignment is available. Alternatively, a sub lease for a shorter term may be considered.

RENT

Upon application.

SERVICE CHARGE

An estate charge is payable covering external areas. Details available from the agents.

BUSINESS RATES

Rateable Value - £229,000 April 2026 listing.

EPC

EPC Rating – A (24)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

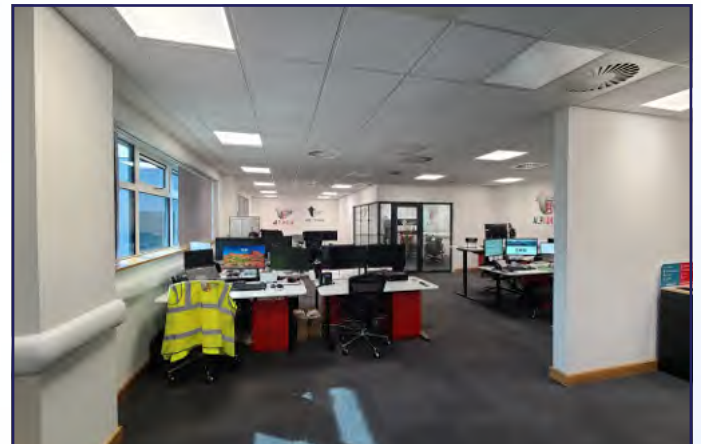
Each party to be responsible for their own costs incurred.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 04/26

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