

TO LET

UNITS 1&6 DARWELL PARK, MICA CLOSE
AMINGTON, TAMWORTH, STAFFORDSHIRE, B77 4DR



UNIT 6 FRONT



UNIT 1 FRONT

TWO WAREHOUSE / INDUSTRIAL UNITS
4,540 - 4,758 sq ft (421- 441 sq m) (Approx. Total Gross Internal Area)

- Two end terrace industrial units
- Available individually or combined
- Height to eaves 5.6m
- Junction 10 M42 Motorway approx. 1.75 miles to the south
- Located on an established business park

LOCATION

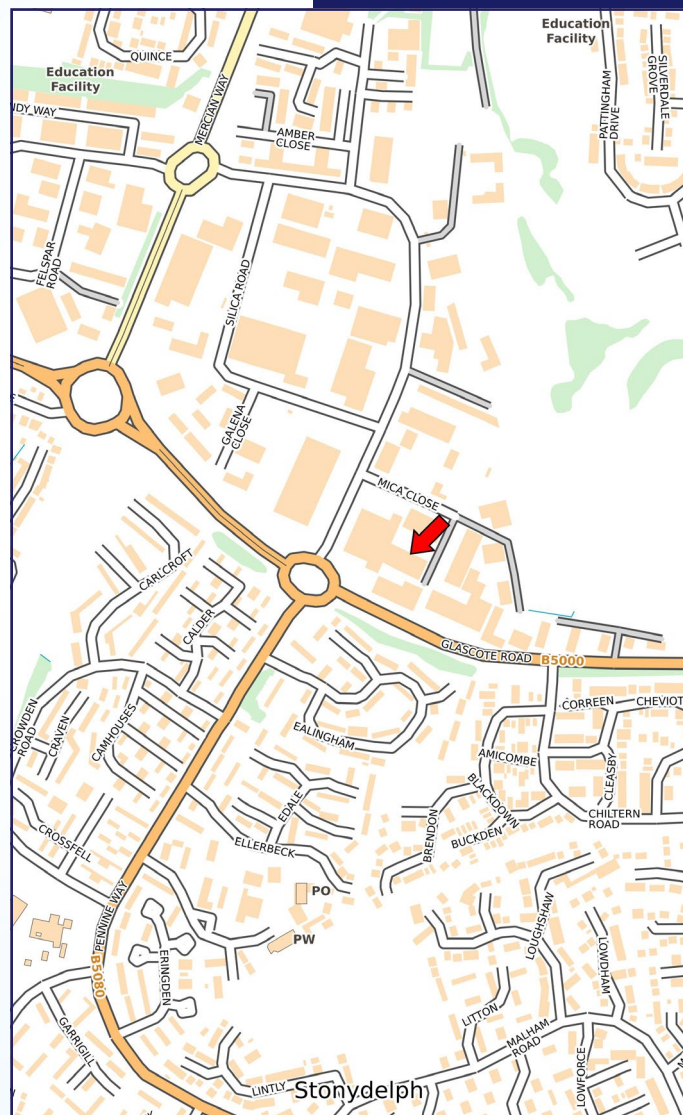
The units are located on Mica Close which forms part of the popular Amington Industrial Estate. Junction 10 of the M42 motorway is approx. 1.75 miles to the south providing access to the regional motorway network to include the M6 Toll and M6. The A5 trunk road is also to the south giving access to a variety of arterial roads in the area. Tamworth town centre lies approx. 2 miles to the west. The Amington Industrial Estate accommodates a broad range of manufacturing and warehouse occupiers.

DESCRIPTION

Units 1 & 6 comprise two separate end terrace units with the following specification:-

- Steel portal frame units
- 1 electric loading door in each unit
- 5.6m to eaves
- Lined roof with roof lights
- LED lighting
- Racking in Unit 1 - available by negotiation
- Ground floor offices & wc's
- Allocated parking spaces

POSTCODE: B77 4DR

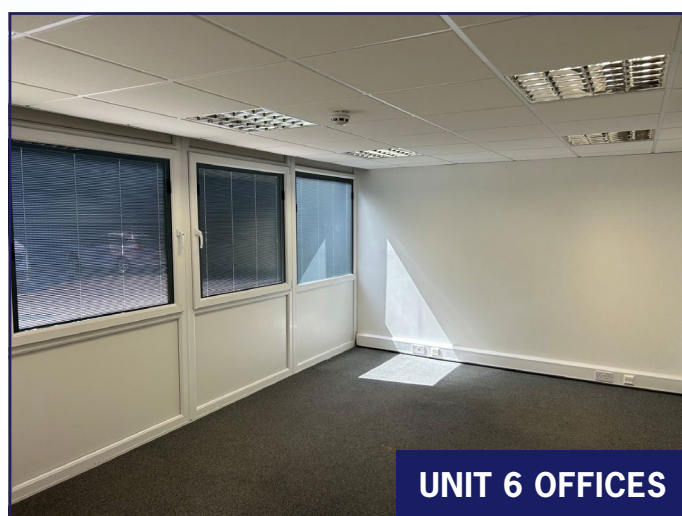


ACCOMODATION - UNIT 1

	SQ M	SQ FT
Warehouse	385.32	4,147
Offices	36.49	393
TOTAL Approx. Gross Internal Area	421.81	4,540

ACCOMODATION - UNIT 6

	SQ M	SQ FT
Warehouse	338.18	3,640
Offices	103.05	1,108
TOTAL Approx. Gross Internal Area	441.23	4,748



TENURE

The buildings are currently held on leases expiring on 14th January 2030.

A lease assignment is available. Alternatively, a sub lease for a short term may be considered.

RENT

Upon application.

SERVICE CHARGE

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

BUSINESS RATES

Unit 1 Rateable Value - £26,750 April 2026 listing.

Unit 6 Rateable Value - £27,500 April 2026 listing.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 EPC Rating – C (75)

Unit 6 EPC Rating – C(68)

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.



UNIT 6 WAREHOUSE

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1316 Date: 05/26

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