

BY DIRECTION OF THE FREEHOLDERS

R/27849

TO LET UPON A NEW LEASE

**AN ATTRACTIVE AND CONVENIENTLY SITUATED AND
SELF CONTAINED GROUND FLOOR OFFICE SUITE
COMPLETE WITH ADJACENT PARKING FACILITIES
KNOWN AS**

**VICTORIA HOUSE, CYGNET DRIVE, (off Lichfield Road)
TAMWORTH79 7RU**



1,670 SQ.FT (155.9 SQ.M. NIE)

7 CAR PARKING SPACES

**EDGE OF TOWN CENTRE POSITION
FULLY HEATED AND REASONABLY APPOINTED
A VERY PLEASANT LOCATION WITH EASY ACCESS TO LOCAL ROAD
NETWORK AND TAMWORTH RAILWAY STATION**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

Victoria House, Cygnet Drive

An attractive and pleasantly situated self contained ground floor office suite forming part of the pleasant office building known as Victoria House, fronting to Cygnet Drive which is accessed from Lichfield Road on the edge of Tamworth Town Centre, within walking distance of shops and amenities of Tamworth Town Centre and Ventura Retail Park, edge of town shopping centre.

Vehicle access to these premises is excellent as the location is within two minutes drive of the gateway to Tamworth (Junction A5/A453/A51) at Ventura Retail Park and Junction 10 of the M42 is within 5 minutes drive to the east via the A5 and Junction T5 of the M6T is within 10 minutes drive to the west via the A5.

Birmingham City Centre, National Exhibition Centre and Both Birmingham International Airport and East Midlands Airport are within easy driving distance.

This is a well presented fitted and functional space, ideal for a variety of professional or administrative based users and produces a total net internal area of 1,678 sq.ft, (155.9 sq.m.).

The space is carpeted throughout and complete with appropriate lighting, gas fired central heating and some perimeter cable trunking.

To the exterior, the building has an adjacent surfaced car park with pleasant perimeter planting and soft landscaping and this suite has the use of 7 exclusive spaces. Additionally kerb side parking is available in Cygnet Drive.



GENERAL INFORMATION

1. LANDLORDS Trustees of the Cathedral Leasing Ltd Retirement Benefit Scheme
2. SERVICES All mains services are connected.
3. ENERGY PERFORMANCE CERTIFICATE An application for a new Certificate has been made and this is awaited. Victoria House has previously been rated C.
4. RATING ASSESSMENT On the 2023 list the suite has a rateable value of £14,500. Rates payable are currently approximately 50% of that rateable value
5. VIEWING Please contact the agents.
6. LOCAL AUTHORITY Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709
7. TERMS OF LETTING This space is available upon a new lease for a term to be negotiated at a commencing rental of £21,750 per annum net of Value Added Tax.
Tenant is to be responsible for the repair and maintenance and decoration of the interior of the building and for payment of the service charge in respect of the maintenance and management of the exterior of the building, external areas, and the insurance of same.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

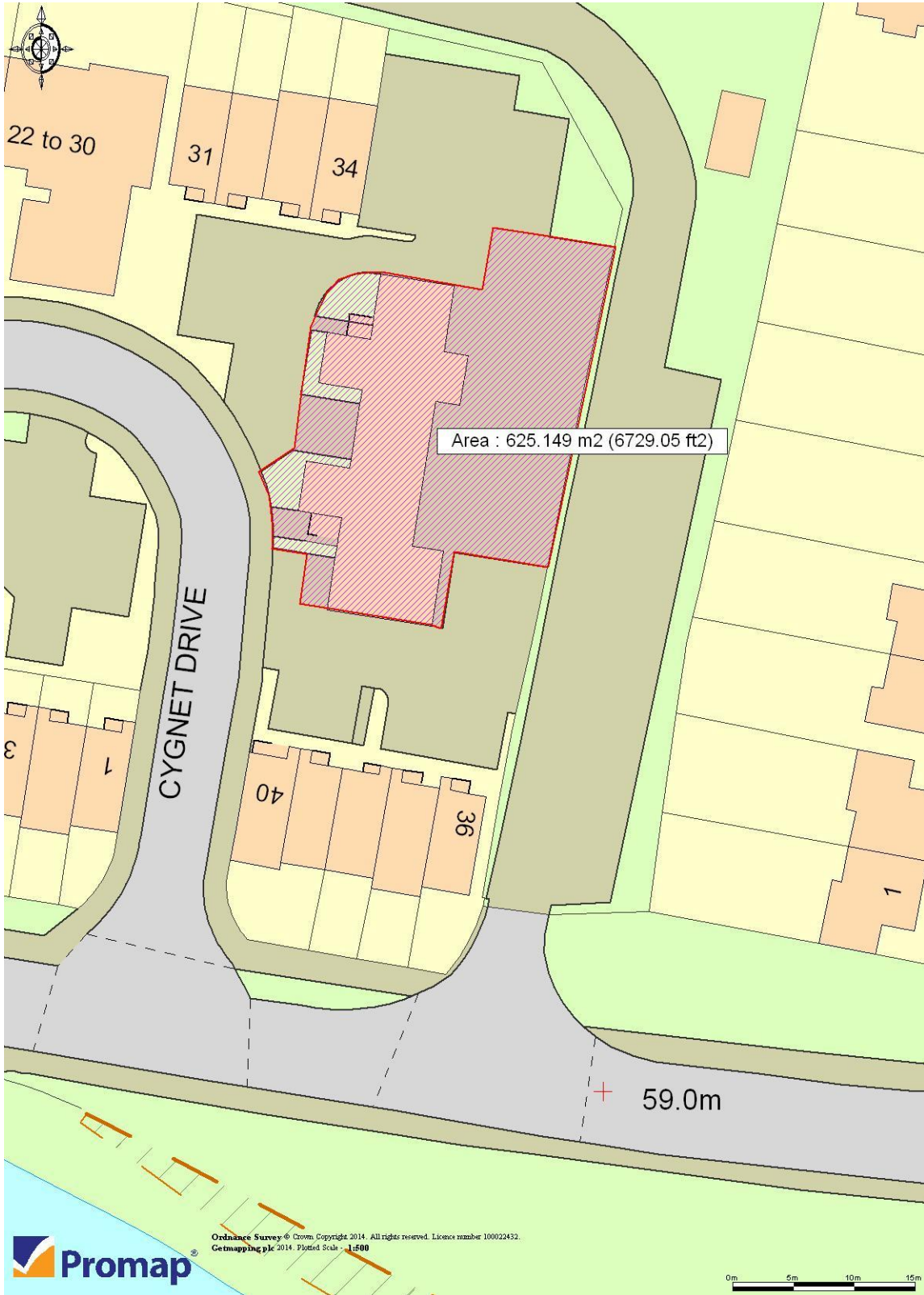
Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk





Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500

