

For Sale

Upon the instructions of the Joint Administrators

**LANDWOOD
GROUP**



Unit 11, Galena Court, Tamworth, B77 4AS

Office Premises Tamworth

- 2 Storey offices with small warehouse extending to 2484 sq.ft.
- Private parking for approx. 14 vehicles
- Offered with vacant possession
- Highly sought-after location

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Location

The subject is located on an established office park to the east of Tamworth and in convenient proximity to Junction 10 of the M42 and within a 15 minute drive of the M6 toll road.

The property is close to the B5000 which links into the A5 Bypass via Malborough Way. There are numerous other offices occupiers in the area including National Windscreen and Britvic Soft Drinks.

Description

The property comprises a 2 storey end terrace office building with accommodation planned out over 2 floors.

On the ground floor, the front entrance lobby leads into a boardroom on the right and a reception / sales office to the left. Beyond this is a rear kitchen and a small warehouse area which has its own roller shutter door access to the side. At first floor the offices are mainly open plan with the exception of 4 clear glass partitioned offices.

The property has gas central heating, suspended ceilings and perimeter trunking for data and electric.

Externally, private parking is available to the front and side of the building for approximately 14 vehicles.

Accommodation

The property provides the gross internal areas:

Description	Sq.m	Sq.ft
Ground floor	129.0	1388
First Floor	135.69	1460
TOTAL	264.69	2848

Tenure Information

The premises are held under a freehold title number SF300887.

Tenancies

Available with vacant possession at the end of the occupiers' licence.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in excess of £375,000.

EPC

This property has an EPC rating of D.

Viewings

Strictly by appointment.

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