



Tamworth,
B78 3RW

UNIT V & W, RIVERSIDE INDUSTRIAL ESTATE

Industrial warehouse
Available to let
15,430 sq ft plus
approx. 0.5 acre yard





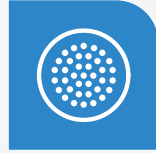
Modern industrial warehouse

Refurbished warehouse accommodation with ancillary office, WC facilities and approx. 0.5 acre yard. The units benefit from solar panels, 6.25m eaves, two level access roller shutter doors, forecourt loading and demised parking on a secure gated estate. The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility to passing traffic.





6.25m Eaves
height



LED lighting



Solar PV



Fully refurbished



Two roller
shutter doors



Large secure yard
of circa 0.5 acres





Site plan & accommodation



Unit V & W	(sq ft)	(sq m)	Area	Availability
Warehouse	12,668	1176.9	Warehouse	Immediately
Office	2,762	256.6	Office	Immediately
Total	15,430	1433.5		



Atherstone St

Devlin Wholesale
Carpets and Flooring

Mercia Movers LTD

The Industrial
Maintenance Group Ltd

Removals.co.uk

Unit V & W,
Riverside Industrial
Estate



Location

Riverside Industrial Estate is located within an established industrial area to the south of Tamworth town centre, close to the A4091 and approximately 2.7 miles from Junction 10 of the M42. The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility.



By Road
M42 (10)
2 Miles



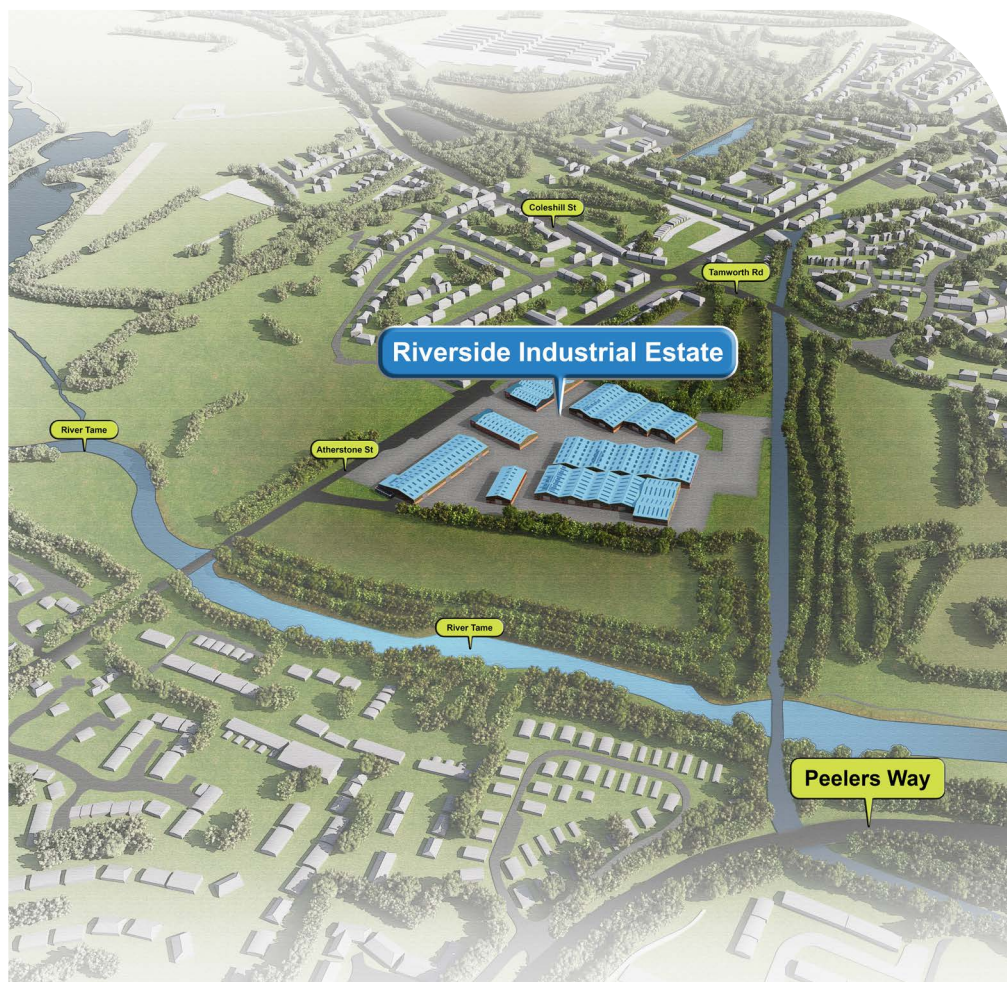
By Rail
Wilnecote
0.7 Miles



By Air
Birmingham Airport
11 Miles



By Bus
The Square
0.2 Miles





Tamworth,
B78 3RW

UNIT V & W, RIVERSIDE INDUSTRIAL ESTATE

Industrial warehouse
Available to let
15,430 sq ft plus
approx. 0.5 acre yard

Book a viewing



Angelo Constantinou
T: 0121 368 1760
midlands@mileway.com

Luke Neal
M: 07790 913 286
LN@whiteroseproperty.co.uk

Chris Keye
M: 07951 147 421
Chris.Keye@darbykeye.co.uk

Further information

EPC
Rating C

VAT
VAT will be payable where applicable.

Terms
Available on new full repairing and insuring leases.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.