Unit 8

Pebble Close, Tamworth, B77 4RD

SHEPHERD COMMERCIAL

TO LET

562 TO 646 SQ FT
(52.21 TO 60.02 SQ M)

£9,000 - £9,500 PER ANNUM

Two office suites of 562 and 646 sq ft to let individually or as a whole, with allocated parking.

- Two office suites of 562 sq ft and 646 sq ft
- Available individually or as a whole at 1,208 sq ft
- 2 allocated parking spaces per suite
- Shared kitchen and WC facilities, including accessible WC

01564 778890
www.shepcom.com

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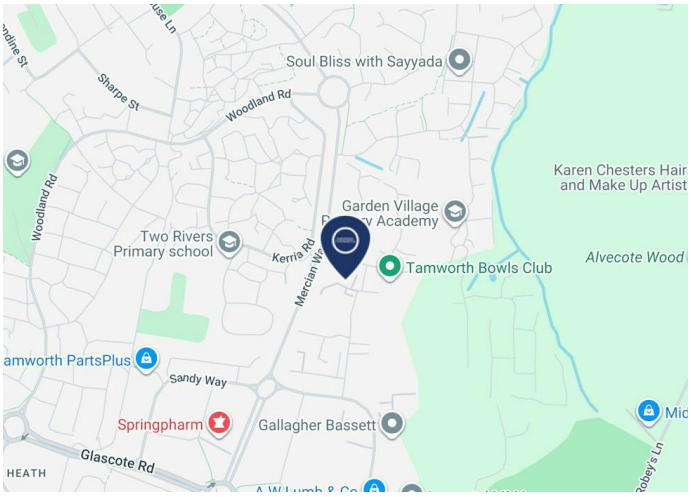

Summary

Available Size	562 to 646 sq ft / 52.21 to 60.02 sq m
Rent	£9,000 - £9,500 per annum
Estate Charge	£1,100 per annum
EPC	D

Description

A self-contained two storey office building on an established Tamworth business park, available as two individual suites or as a whole.

Both suites are accessed from an attractive glazed entrance atrium and benefit from suspended ceilings, recessed lighting and good natural light. Occupiers share the kitchen and WC facilities off the entrance hall, including an accessible WC.

Ground Floor Suite, 562 sq ft (52.21 sq m). Level access with no stairs. Open plan office with ancillary private office. Two parking spaces. Rent £9,000 per annum, estate charge £1,100 per annum.

First Floor Suite, 646 sq ft (60.02 sq m). Flexible open plan and cellular space with air conditioning and excellent natural light. Two parking spaces. Rent £9,500 per annum, estate charge £1,300 per annum.

The whole building, 1,208 sq ft with five parking spaces, is available at £17,250 per annum, estate charge £2,400 per annum.

Location

Business Village is an established office development located on Pebble Close within the Amington area of Tamworth.

The property benefits from excellent access to the A5, A38 and Junction 10 of the M42 motorway, providing convenient connectivity to Birmingham, Coventry, Leicester and the wider Midlands region.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	562	52.21	Available
1st	646	60.02	Available
Total	**1,208**	**112.23**	

Terms

Each suite is available by way of a new lease on terms to be agreed, with flexible lease lengths considered. The suites may be taken individually or as a whole. Rents are quoted exclusive of estate charge, business rates and VAT. Suitable for Class E office and business uses, subject to any necessary consents.

Business Rates & EPC

The building is currently assessed as a whole at a rateable value of £13,900. Each suite is in the course of being separately assessed. We understand each is likely to fall below the small business rate relief threshold, which would mean a qualifying occupier pays no business rates.

Interested parties should make their own enquiries with Tamworth Borough Council regarding rates payable and any available reliefs. A copy of the Energy Performance Certificate is available upon request.

Services

We understand mains electricity and water are connected. There is no mains gas supply. None of the services have been tested by the agents.

Viewings

Strictly by appointment only with Shepherd Commercial.

Charlie Boswell

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