



Warehouse / Trade Counter Opportunity

To Let

8,599 sq ft

The Space

The premises is arranged over ground floor and provides the following approximate gross internal floor area:

Warehouse

8,599 sq ft
799 sq m

Incl. W/C and staff welfare facilities

Unit 2 Ventura Trading Estate
Kinson Drive
Tamworth
B78 3JF

Highlights

- Modern warehouse / trade unit
- Established warehouse / trade location
- Excellent access to motorway network
- Potential to split to provide c.2,500 – 6,000 sq ft options
- Adjacent occupiers include Toolstation, ScrewFix, B&Q, Audi & BMW/Mini

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Description

- Modern mid-terrace warehouse / trade counter unit
- Steel portal frame construction with steel clad elevations and a steel profile clad roof incorporating 10% natural roof lights
- Eaves height: 6m
- 1 Level access door
- Floor loading capacity: 50kN/m2
- 40 KVA three phase power supply
- Large shared forecourt
- 18 dedicated car parking spaces
- Potential to split to provide c.2,500 – 6,000 sq ft options.

Terms

The unit is available on a new Internal Repairing and Insuring lease for a term to be agreed. Rent on application via the agent.

Energy Performance Certificate

C-57

VAT

The property is elected for VAT.

Postcode:
B78 3JF



Location

Ventura Trading Estate is located on the vibrant Ventura Park in Tamworth, just off the A5 via the A453 Bonehill Road.

Nearby occupiers include Toolstation, B&Q, Trade Point, ScrewFix, BMW/Mini and Audi amongst others.

Planning

We are advised that the units have planning permission for B1, B2, and B8 use.

Legal Costs

Each party to be responsible for their own legal costs.

Contacts

Charlie Andrews
Associate Director
+44 7902 709533
charlie.andrews@colliers.com

Sam Robinson
Director
+44 7825 437213
sam.robinson@colliers.com

Colliers
Level 19
103 Colmore Row
Birmingham
B3 3AG
+44 20 7935 4499

Colliers.com

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