TO LET

52,816 SQ FT
(4,906.77 SQ M)

HIGHLY PROMINENT AND MODERN DETACHED DISTRIBUTION UNIT

CP52 CENTURION PARK

TAMWORTH, B77 5PN

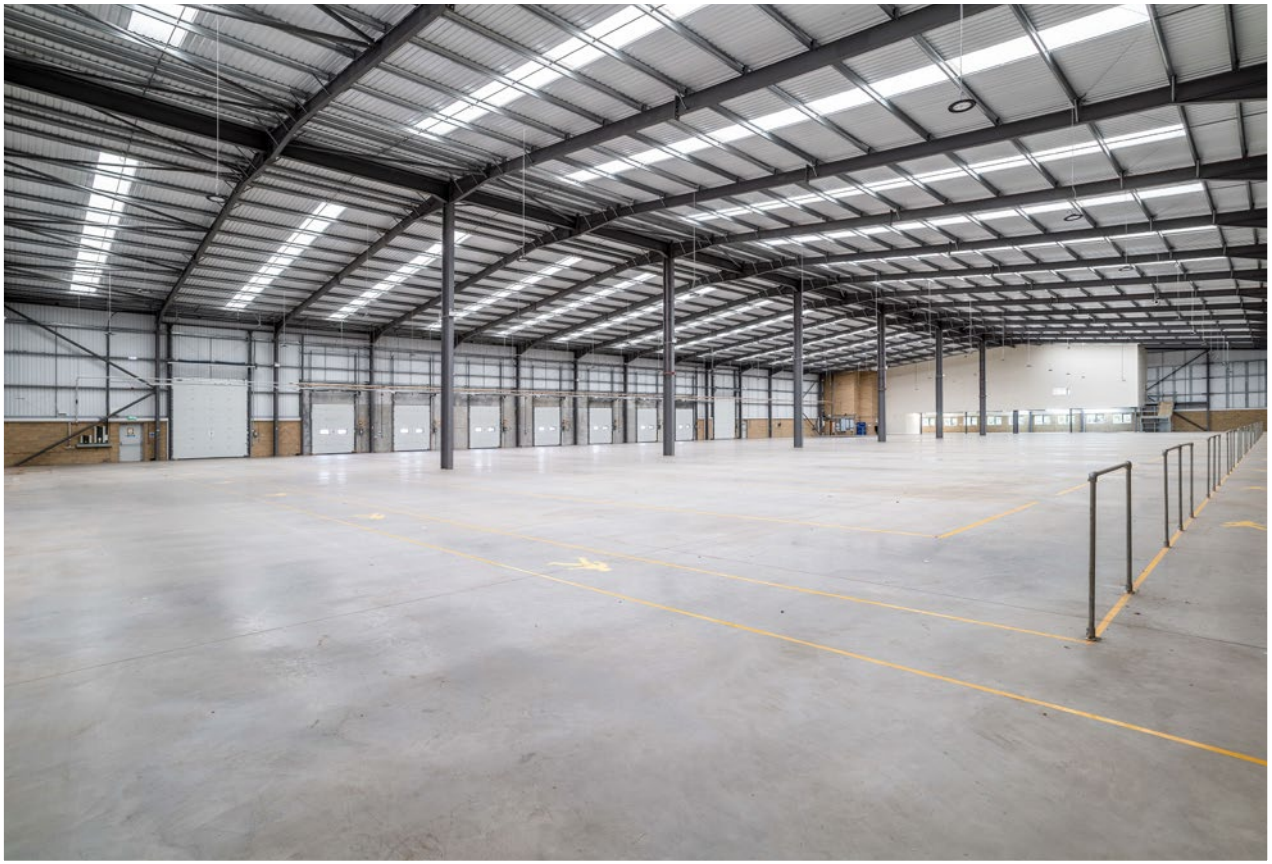
- Grade A Specification
- Adjacent to Junction 10 M42
- Highly Visible from Motorway
- Secure 38m Loading Yard
- LED Lighting to Warehouse
- Available Immediately

Darby Keye PROPERTY

Relay Park
moto
52,816 SQ FT
Tamworth Logistics Park
Birch Coppice Business Park
M1 / Nottingham
M42
J10
A5
A5
M42
M6 / Birmingham

Accommodation

	SQ FT	SQ M
Warehouse	49,955	4,640.98
Offices	2,861	265.8
Total	**52,816**	**4,906.78**



Description

Highly prominent and modern detached distribution unit including:

- Steel portal frame construction
- 8m Clear Internal Height
- 4 Dock loading doors
- 2 Level access loading doors
- LED lighting to warehouse
- Integral office accommodation
- 38m Service yard depth
- 49 Car parking spaces
- CCTV and perimeter security fencing

Terms

New full repairing and insuring lease on a term of years to be agreed.

Rent

On application.

Rateable Value

£257,500

EPC

C - 57

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Planning

The property is suitable for uses falling within classes E(g) (formerly B1), B2, and B8. Interested parties are advised to make their own enquiries with Tamworth Borough Council.

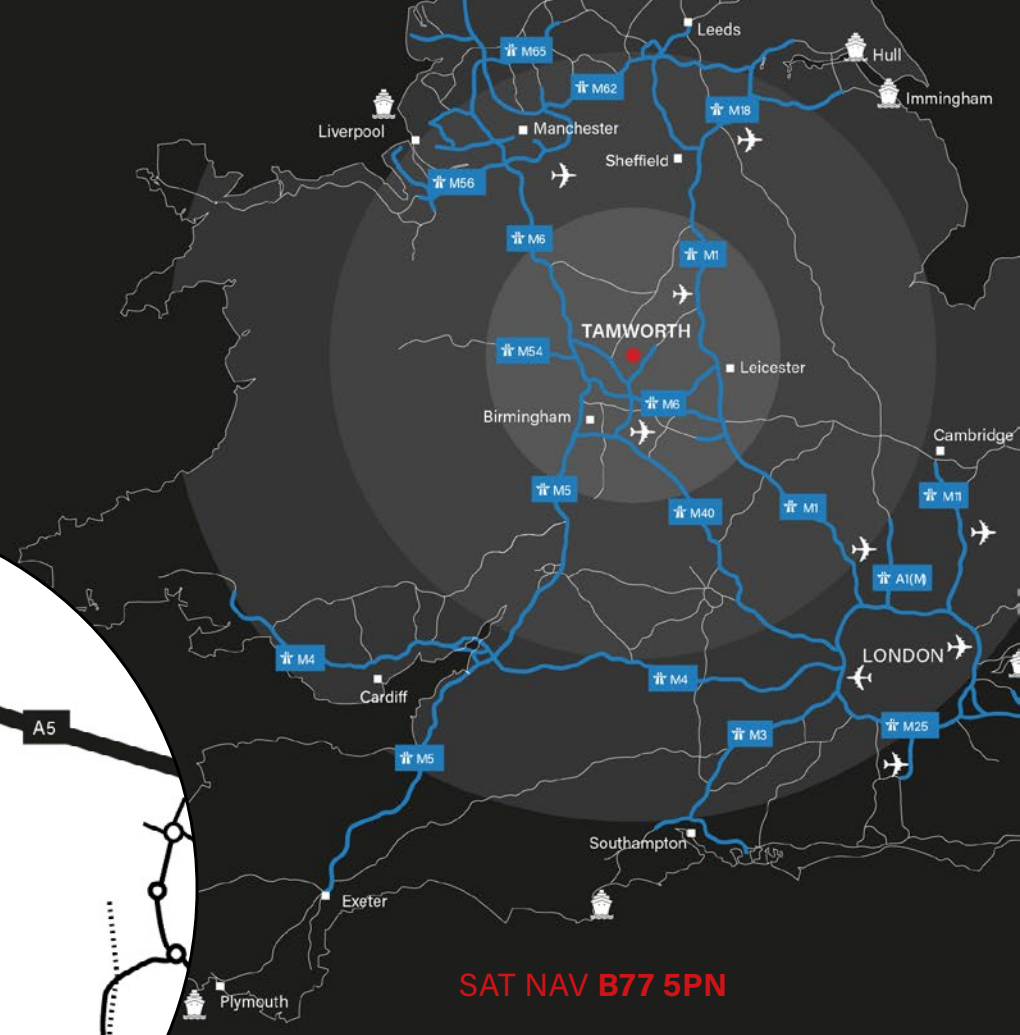
Location

Prominently situated immediately adjacent to Junction 10 of the M42 motorway, the property provides Grade A industrial accommodation of the highest specification. Centurion Park is an established commercial destination, already home to Speedy Hire, Norbert Dentressangle and ALDI, lending immediate commercial credibility to this prominent site.

Destination	Distance	Drive Time
M42 (J10)	0.5 miles	1 min
A5	Adjacent	-
M6 (J4)	12 miles	15 mins
M6 Toll (T4)	6 miles	8 mins
M1 (J23A)	28 miles	35 mins
Birmingham Intermodal Freight Terminal	2.5 miles	9 mins
Birmingham City Centre	18 miles	25 mins
East Midlands Airport	19 miles	25 mins
Birmingham Airport	19 miles	25 mins
Nottingham	32 miles	40 mins
Leicester	23 miles	30 mins
London	120 miles	2 hr 50 mins

Anti Money Laundering

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



SAT NAV **B77 5PN**

FOR FURTHER INFORMATION

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