



Vacant Freehold Warehouse on 0.95 Acre Site For Sale - Tamworth

Planning permission to develop a new building of 12,002 sq.ft

GILMARTIN LEY

**24 Kepler,
Tamworth,
STAFFORDSHIRE, B79 7XE**



Price

Guide price £925,000 subject to contract



Property Description

The property comprises detached steel portal framed industrial warehouse with internal two-storey offices totalling 721.73 sq.m (7,769 sq.ft) GIA on a site of 0.95 acres.

The unit benefits from an eaves height of 5m, a number of offices, store room, kitchen and WCs. Loading access is via two loading doors.

Planning permission (REF 0051/2021) has been granted for the demolition of the existing premises and the construction of a new warehouse and office building extending to 1,115 sq.m (12,002 sq.ft). A copy of the planning decision notice and associated plans are available to download.

The property has potential for alternative uses and/or schemes subject to obtaining the necessary consents.

Key considerations:

- > Site area 0.95 acres with low site coverage of approximately 17%
- > Gross Internal Area: 721.73 sq.m (7,769 sq.ft)
- > Planning permission granted to demolish existing and develop a new building of 1,115 sq.m (12,002 sq.ft)
- > Development potential for alternative planning uses and creation of additional floorspace (STPP)
- > Eaves height: 5m
- > Excellent transport communications
- > M6 Motorway: 6.29 km (3.9 miles)
- > M42 Motorway (Junction 10): 6.73km (4.2 miles)
- > Tamworth Railway Station: 2.21 km (1.37 miles)



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Accommodation

Gross Internal Area: 713 sq.m. (7,675 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Site Area	3,844.51	41,381	
Existing Building - Ground Floor	633.84	6,822	
Existing Building - First Floor	87.89	946	

Property Location

Tamworth is a strategically located industrial location for South-East Staffordshire and the greater West Midlands region.

The property is located within one of the premier local industrial estates 22km (13.5 miles) north-east of Birmingham, 39km (24 miles) west of Leicester and 29km (18 miles) north-west of Coventry.

Transport communications are excellent. Junction 10 of the M42 Motorway is only 6.73km (4.2 miles) to the south-east and the M6 is 6.29 km (3.9 miles) to the west.

Tamworth Railway Station is 2.21km (1.37 miles) from the subject property and provides frequent rail services to Birmingham New Street and London Euston with travel times of 16 minutes & 1 hour 24 minutes, respectively.

Birmingham Airport is approximately 21.2km (13.2 miles) to the south.

2017 Rateable Value £30750.00

Estimated Rates Payable £14760 per annum

Terms Freehold for sale with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: Tamworth Borough Council

Viewings: Strictly by prior appointment with Gilmartin Ley 020 8882 0111 or Peter J Hicks and Co 01827 60519

Further information at: <https://www.gilmartinley.co.uk/properties/23303>
Energy Performance Certificate
Site Plan
Existing and proposed plans
Decision notice
Offer Requirements Document

Last Updated: 05 May 2023

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Our ref: 23303

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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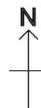
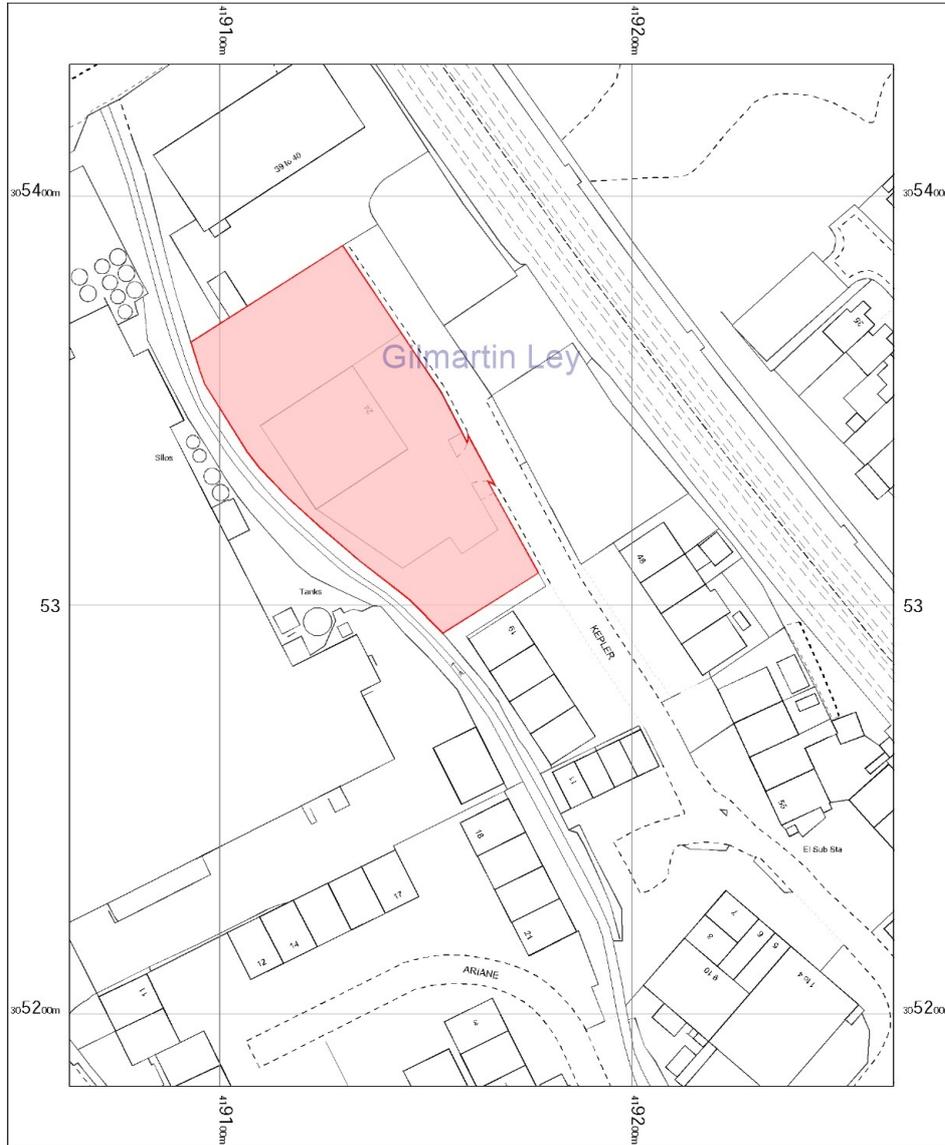


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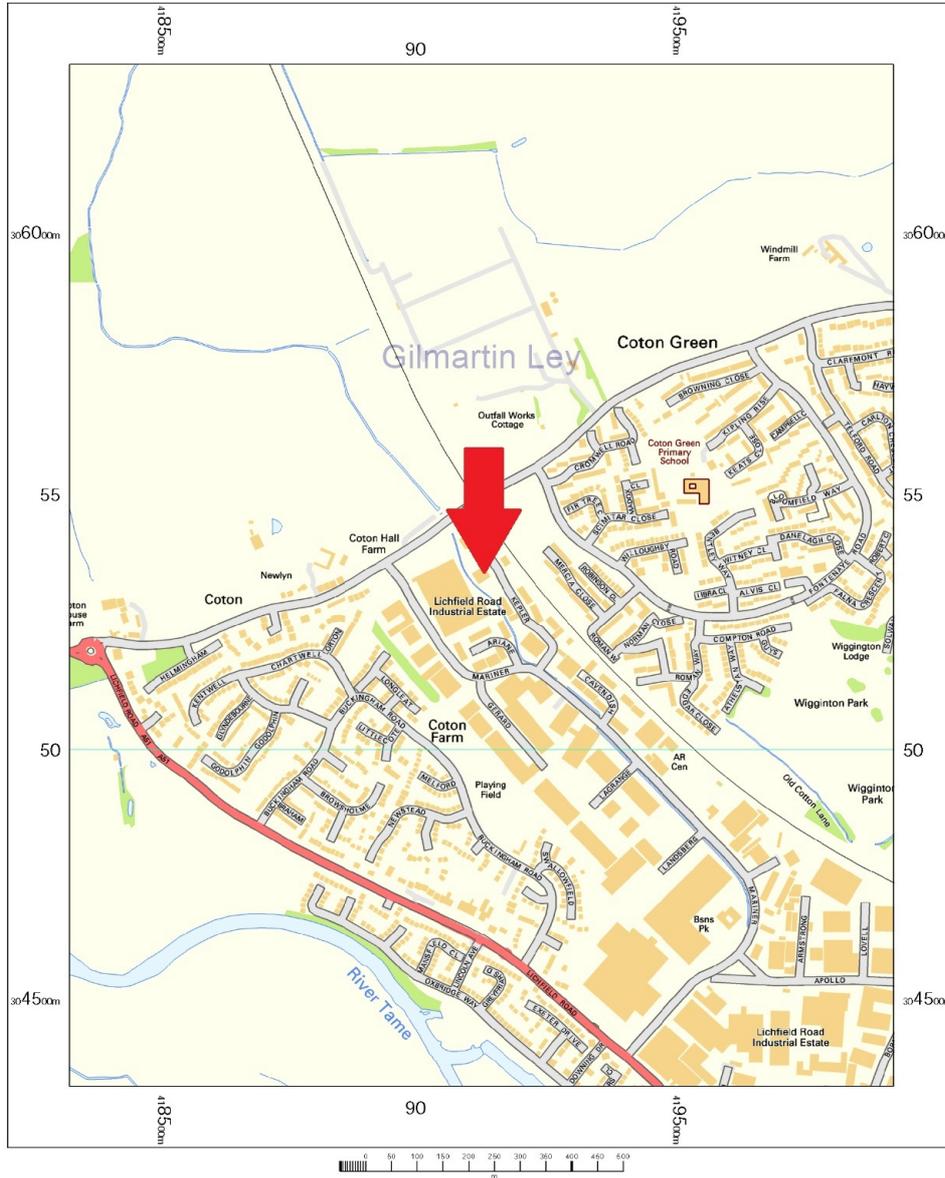


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OS Streetview
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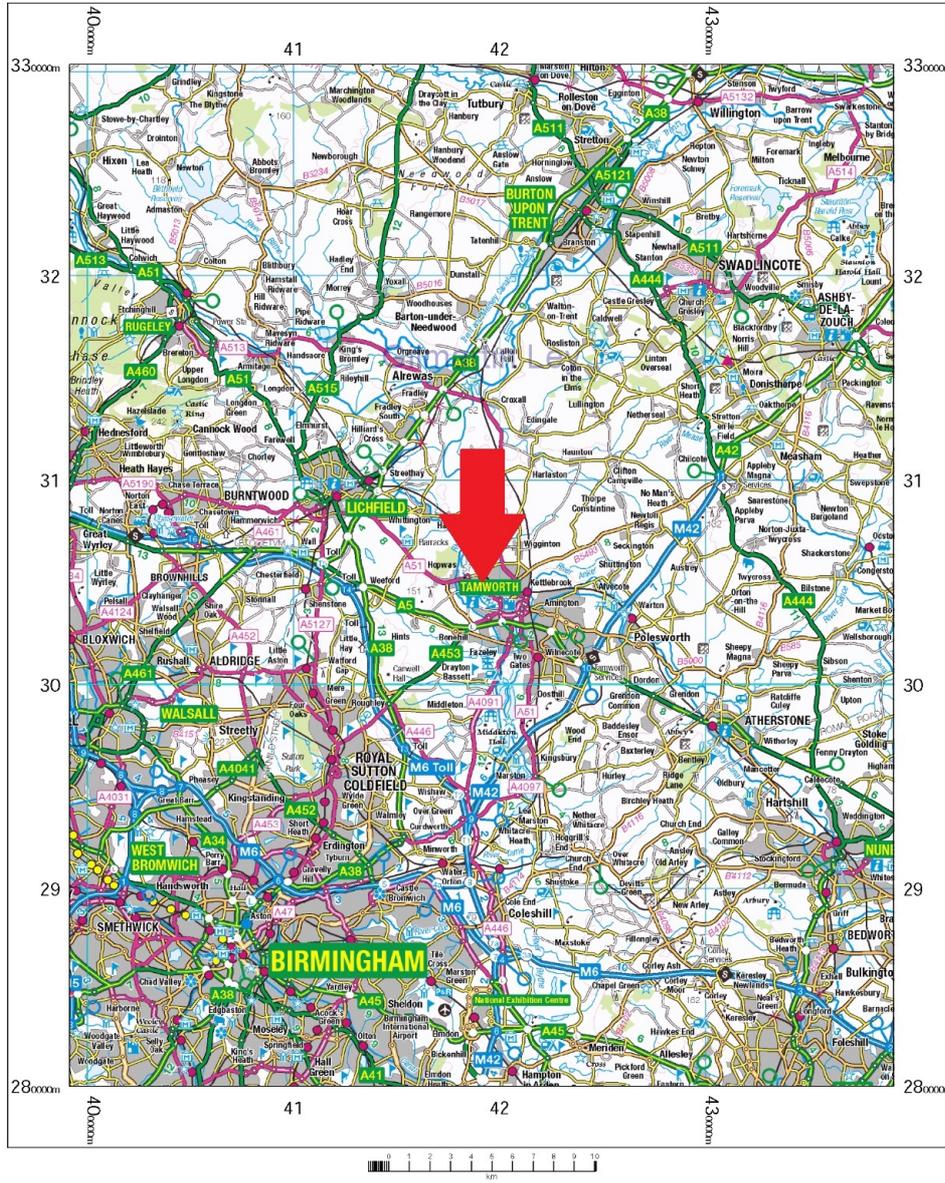


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