



LOCATION

Tamworth is located 14 miles (23 km) northeast of Birmingham city centre and 103 miles (166 km) northwest of London. At the 2011 Census the town had a population of 76,900 and is the second largest settlement in Staffordshire after Stoke-on-Trent.

Its location is perfect for businesses requiring a Midlands base as it benefits from excellent communications to both the East and West Midlands.

Crest House is located on Galena Close within the established Amington Industrial Estate approximately 3 miles east of Tamworth Town Centre. The location is ideal for both town centre and Motorway access being only 2 miles from J10 of the M42 Motorway which is accessed via the A5 dual carriageway.

DESCRIPTION

Crest House is about to undergo a comprehensive programme of refurbishment works returning it to predominantly open plan office accommodation. It will be finished to a very high standard with the added benefit of excellent onsite parking provision. The works will include full redecoration and re-carpeting, the provision of new LED lighting, as well as WC and kitchen facilities on both floors.

Crest House sits within established and well maintained landscaping with the large onsite car park offering 1 space per 165 sq ft.



ACCOMMODATION

The floor areas below have been calculated in accordance with the RICS Code of Measuring Practice (5th Edition)

GROUND FLOOR	4,991 sq ft	463.68 sq m
FIRST FLOOR	4,954 sq ft	460.21 sq m
OVERALL	9,945 sq ft	923.89 sq m
PARKING	60 demised parking spaces	

RATES

Local Authority: Tamworth Borough Council Rateable Value: £107,000

Description: Offices and Premises Period: 2015/2016

TENURE

We are able to offer Crest House by way of a new fully repairing and insuring lease for a term of years to be agreed either as a whole or on a floor by floor basis. The lease will incorporate upward only rent reviews.

RENT

On application to the joint agents.

FREEHOLD

Price on application.

VAT

VAT is applicable to both the rent and sale price charged at the prevailing rate.

LEGAL COSTS

Each party to the transaction will bear their own legal costs

EPC

The building has an EPC rating of D79.

VIEWING



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Misrepresentations Clause: 1 All statements contained in these Particulars as to this property are made without responsibility on the part of NG Chartered Surveyors, their joint agents or the Vendors or Lessors. All statements are made subject to contract and form no part of any contract or warranty, 2 These particulars have been prepared in good failth, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy in to guaranteed. 3 Nothing in these particulars have been the property in the property in their accuracy in the guaranteed. 3 Nothing in these particulars have been attempting to provide the property in their accuracy in their accuracy in their accuracy in the property in their accuracy in their accuracy in the property acceptance. The property in their accuracy is provided by the vendor or lessors. Prospective purchaser should and the property in their accuracy of their property in their provides in the property. It should not be assumed that the property in their provides in the property in their provides in the property in their provides in the property in their provides. The property in their provides in the property in their provides in their provides in the property in the property in the property in their provides in the property in the property in their provides in their provides in the property in their provides in the