



AMINGTON HEIGHTS
SILICA ROAD • TAMWORTH
STAFFORDSHIRE • B77 4AZ

PREMIUM OFFICE SPACE
9,945 sq ft (923.89 sqm)



- Predominantly open plan office layout
- Full refurbishment programme in hand
- Occupation September 2015
- 2 miles from J10 M42

TO LET / MAY SELL





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.

LEGAL COSTS

Each party to the transaction will bear their own legal costs

FREEHOLD

Price on application.

EPC

The building has an EPC rating of D79.

VAT

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

VIEWING



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