



5

# WARRINGTON HOUSE CLAYMORE

TAME VALLEY INDUSTRIAL ESTATE, WILNECOTE, TAMWORTH B77 5DQ

christopher | 20  
property investment | dee | years  
est. 1999





# 5 WARRINGTON HOUSE CLAYMORE

TAME VALLEY INDUSTRIAL ESTATE, WILNECOTE, TAMWORTH B77 5DQ

INDUSTRIAL UNIT LOCATED ON  
TAME VALLEY INDUSTRIAL ESTATE



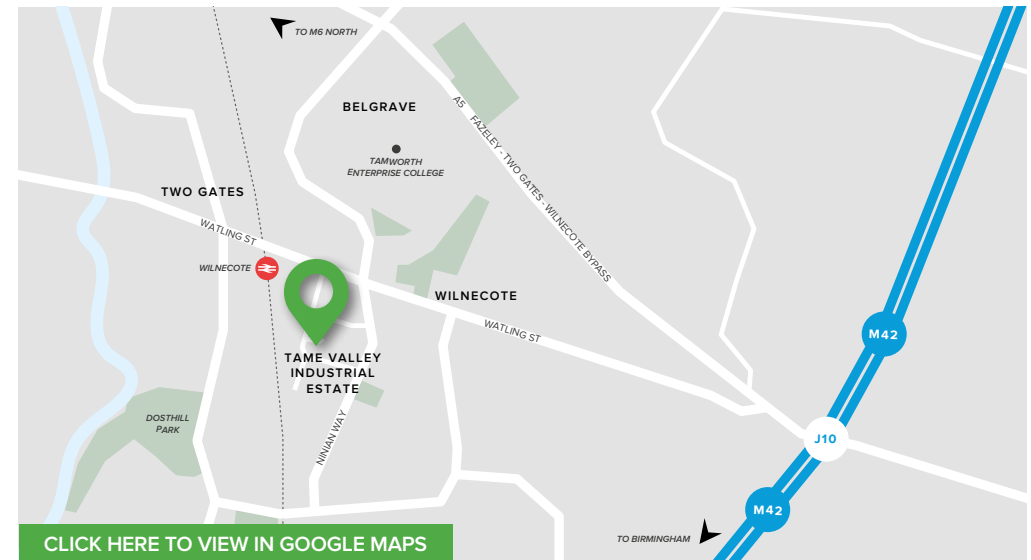
## LOCATION

Tamworth is a large market town in Staffordshire which lies 14 miles northeast of Birmingham. The town has strong employment in logistics, engineering, clothing, brick, tile and paper manufacturing.

The A5 bypass runs through Tamworth and provides direct access to the M42. Tamworth Station also serves as an interchange for the West Coast Mainline, and both Birmingham Airport and East Midlands Airport are situated nearby.

The property is located on Tame Valley Industrial Estate, an established industrial/trade counter location in Wilnecote, just south of Tamworth Town Centre. Nearby occupiers include Howdens, The Range, Morrisons, Travis Perkins and Wickes.

THE PROPERTY  
SITS ON A SITE OF  
**C. 1.16 ACRES**  
(0.47 HECTARES)  
AND PROVIDES A LOW  
SITE COVERAGE OF  
**32%**







## DESCRIPTION & ACCOMMODATION

The property comprises an industrial unit of steel portal frame construction with a pitched profile metal roof. The property includes a generous concrete surfaced yard with staff car parking for 8 vehicles to the front of the property, and deliveries to the rear.

The property has been measured in accordance with RICS Code of Measuring Practice and provides the following Gross Internal Areas:

Floor	Area (sqm)	Area (sq ft)
Warehouse	1,687	18,161
<b>Total</b>	<b>1,687</b>	<b>18,161</b>

The property sits on a site of c. 1.16 acres (0.470 hectares).

## TENANCY

The property is offered with vacant possession, with the previous tenant having vacated in the last month.

The previous rent achieved of £72,500 per annum represented £4.00 psf.

## TENURE

The property is held freehold.

