

## LEASE ASSIGNMENT

### Industrial Unit

Former Europcar, 4 Cedar Park, Ninian Way  
Tamworth, B77 5DE

#### Key information

- Prominent industrial Unit
- 429.2 sq m (4,620 sq ft)
- Available by way of a Lease Assignment
- Potential for alternative uses subject to the necessary consents

#### Contact

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## Location

The property is located on Cedar Park off Ninian Way, one of the main industrial areas in Tamworth.

Sitting next to Johnstone's Decorating Centre, other occupiers in the area include Screwfix, The Range and Lidl.

Tamworth is a market town in Staffordshire, with a population of circa 81,000.

The site has good transport links and is close to Wilnecote Railway Station with easy access to the M42/A5 junction 2 miles east via Quarry Hill.

## Description

The property is of steel frame construction with 7m eaves, with access by way of 4 roller shutter doors.

The main warehouse has a concrete slab floor with spot lighting. It was most recently used for valeting purposes.

The unit is supported by a reception area and 2 first floor offices along with a recently installed staff Kitchen and WC's.

To the side of the property is a yard area secured with palisade fencing.

## Energy Performance Rating

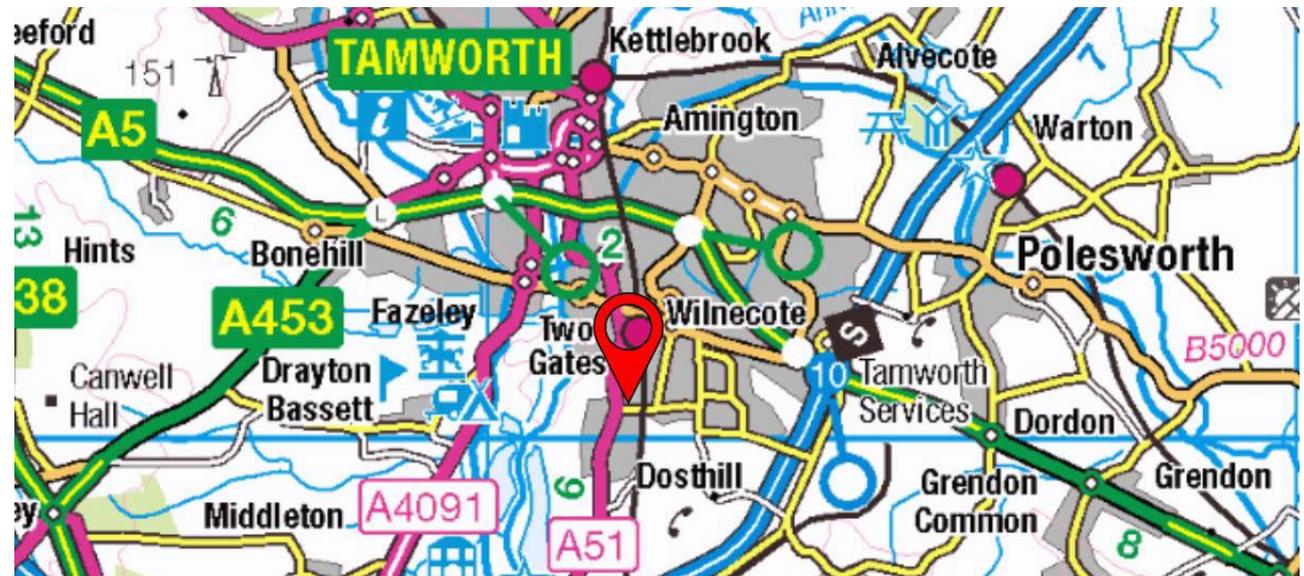
Energy Performance Rating - TBC

## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Warehouse	334.57	3,601
Gnd Offices	32.57	351
Ancillary	23.83	257
FF Offices	39.23	422
<b>Total</b>	<b>429.2</b>	<b>4,620</b>
Secure Yard	198.83	2,140

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



## Terms & Tenure

The property is currently held on a lease until 15th January 2028 at a passing rent of £37,250 per annum.

A copy of the lease and related documents are available [here](#).

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £34,750

The UBR for 2025/26 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Viewing

Viewing is strictly via the sole agents



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