



HOWKINS &
HARRISON

Amington House,
Ground Floor Suite, 17 Galena Close, Amington, Tamworth,
B77 4AS
Guide Price £20,000 per annum

- GIA: 168.5 sq m / 1,814 sq ft
- Super-fast broadband
- Ground floor office suite
- 8 car park spaces
- 1.8 miles to M42 J10
- Fitted kitchen
- Comfort cooling

Location

Amington House is located on the eastern side of Tamworth approximately 1.8 miles from M42 J10 and A5 providing excellent transport links to the wider motorway network and local town and cities including Birmingham (18.6 miles), Lichfield (11.6 miles) and Burton on Trent (19.4 miles).

Accommodation

Amington House is a detached purpose built brick under tile roof building. The suite available is a ground floor suite, approximately 1,814 sq ft gross internal area.

The suite benefits from trunking to the perimeter, super-fast broadband, new lighting, subdivided with large open plan area, 4 private offices and a board room. The suite benefits from comfort cooling and heating is via radiators and a gas boiler. There is also a new kitchen and WC facilities private to this suite, as well as a shared communal shower facility.

There are 8 dedicated car parking spaces.

The gross internal area is 168.5 sq m / 1,814 sq ft.

Schedule of rooms:

Main office: 8.86m x 7.25m
Board Room: 4.37m x 6.53m
Office 1: 3.70m x 2.19m
Office 2: 3.70m x 1.87m
Office 3: 2.27m x 4.51m
Office 4: 2.14m x 3.25m
Kitchen: 2.55m x 3.71m

Rent

£20,000 per annum

Service Charge

The annual Service Charge is currently £314 per annum.

Utilities

Electricity, gas and water are recharged from the landlord to the tenant on a percentage basis. Heating is via a gas boiler that serves the whole building. The total annual charge for this suite for utilities last year was approximately £180 per calendar month.

Insurance

The building insurance is put in place by the landlord and recharged to the tenants on an annual basis.

EPC

Amington House has an EPC rating of C (72)

Planning

The property currently has B1 use.

Interested parties are advised to make further enquiries with Tamworth Borough Council on 01827 709709

Tenure

A new lease is available subject to negotiations.

Outgoings

With regards to rates the ground floor is currently in the process of being split so there is no rateable value at present.

The tenant will be responsible for rates from the date of occupation.

VAT

Howkins & Harrison LLP stipulate that all prices are stated exclusive of VAT whether or not payable.

Local Authority

Tamworth Borough Council - 01827 709709

Howkins & Harrison

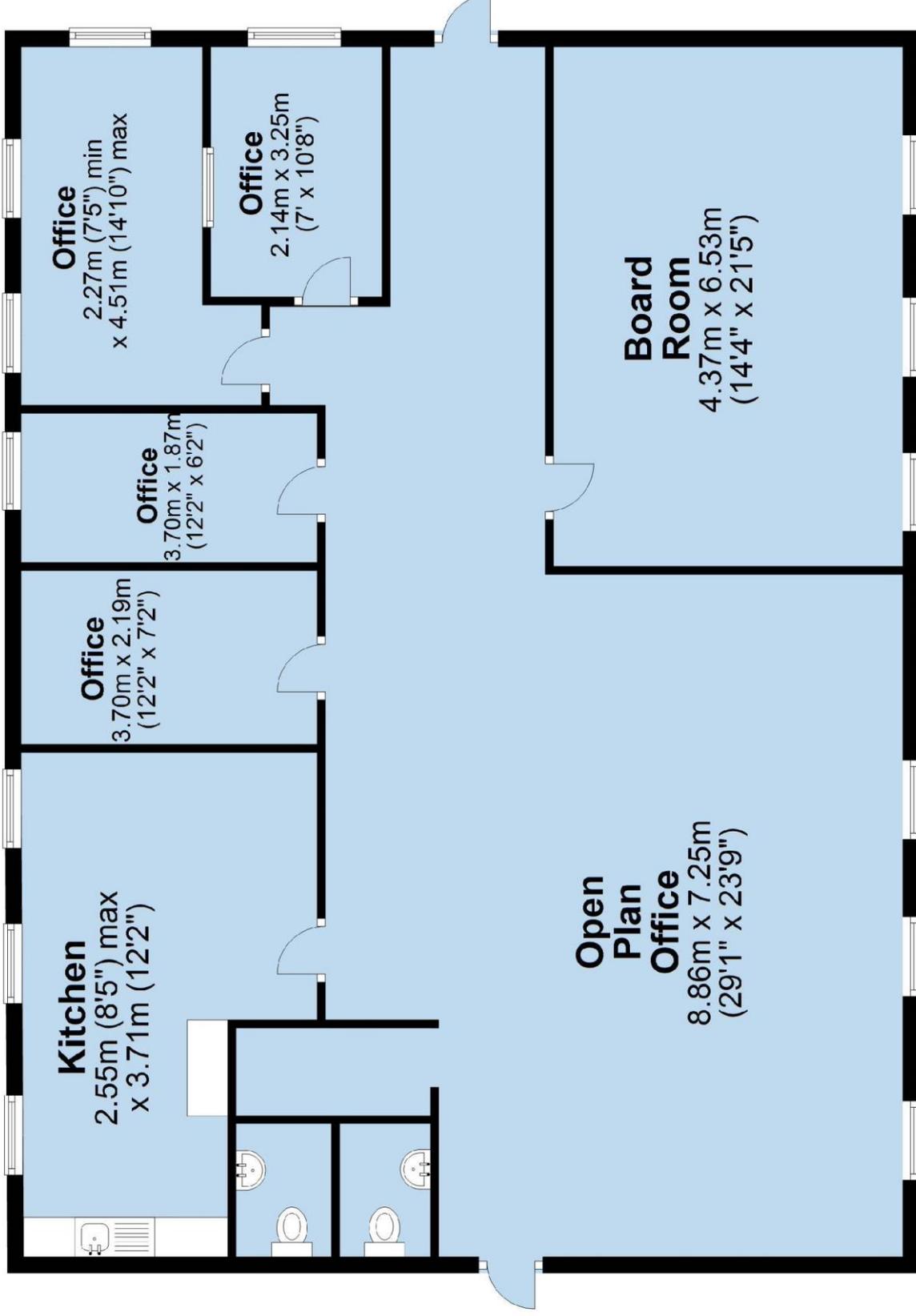
15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email athcommercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Ground Floor Suite

Approx. 167.5 sq. metres (1803.0 sq. feet)



Total area: approx. 167.5 sq. metres (1803.0 sq. feet)

