



Tamworth,  
B78 3RW

# UNIT V & W, RIVERSIDE INDUSTRIAL ESTATE

Industrial warehouse  
Available to let  
**15,430 sq ft plus**  
**approx. 0.5 acre yard**







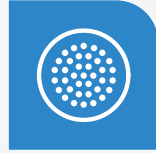
## Modern industrial warehouse

Refurbished warehouse accommodation with ancillary office, WC facilities and approx. 0.5 acre yard. The units benefit from solar panels, 6.25m eaves, two level access roller shutter doors, forecourt loading and demised parking on a secure gated estate. The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility to passing traffic.





6.25m Eaves  
height



LED lighting



Solar PV



Fully refurbished



Two roller  
shutter doors



Large secure yard  
of circa 0.5 acres







# Site plan & accommodation



Unit V & W	(sq ft)	(sq m)	Area	Availability
Warehouse	12,668	1176.9	Warehouse	Immediately
Office	2,762	256.6	Office	Immediately
<b>Total</b>	15,430	1433.5		





Atherstone St

Devlin Wholesale  
Carpets and Flooring

Mercia Movers LTD

The Industrial  
Maintenance Group Ltd

Removals.co.uk

Unit V & W,  
Riverside Industrial  
Estate







## Location

Riverside Industrial Estate is located within an established industrial area to the south of Tamworth town centre, close to the A4091 and approximately 2.7 miles from Junction 10 of the M42. The Estate benefits from a prominent position, fronting the B5404 Atherstone Street providing excellent visibility.



By Road  
M42 (10)  
2 Miles



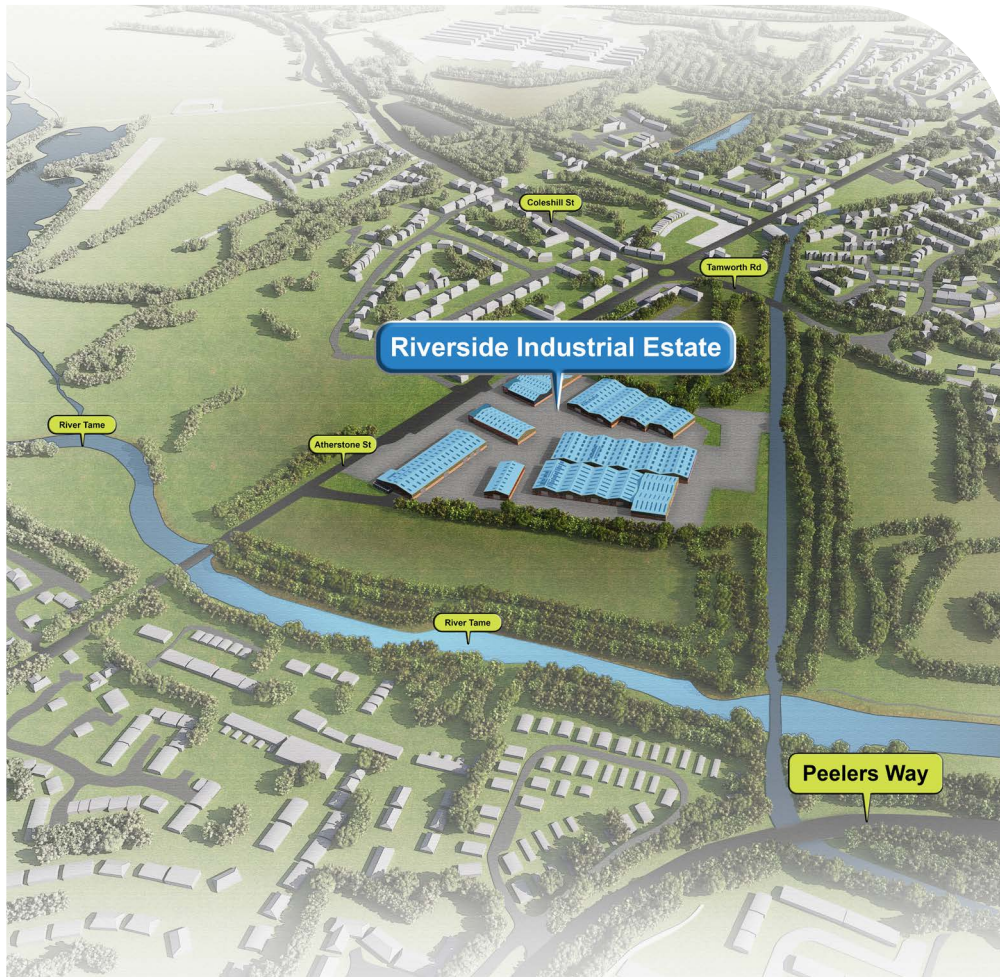
By Rail  
Wilnecote  
0.7 Miles



By Air  
Birmingham Airport  
11 Miles



By Bus  
The Square  
0.2 Miles





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Book a viewing



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LN@whiteroseproperty.co.uk



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Chris.Keye@darbykeye.co.uk

## Further information

**EPC**  
Rating C

**VAT**  
VAT will be payable where applicable.

**Terms**  
Available on new full repairing and insuring leases.

**Legal Costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

### Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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