

OFFICES TO LET

**THE GRANARY
HERMITAGE BUSINESS PARK
HERMITAGE LANE
BIRCHMOOR, TAMWORTH, STAFFORDSHIRE
B78 1HS**



- HIGH QUALITY OFFICE ACCOMMODATION
- RURAL LOCATION CLOSE TO JUNCTION 10- M42
 - ON-SITE CAR PARKING
 - BROADBAND AVAILABLE
 - NIA - 1,237 ft²

RENTAL: £16,250 p.a. excl.

**23 Warwick Row, Coventry, CV1 1EY
Tel: 024 7652 0053 Fax: 024 7623 1752**

Websites: www.howkinsandharrison.co.uk www.egpropertylink.com www.proprt.co.uk

Offices also at: **Atherstone** Tel: 01827 718021 **Henley-in-Arden** Tel: 01564 793137 **Northampton** Tel: 01604 823456
Rugby Tel: 01788 564678 **Daventry** Tel: 01327 316880 **Lichfield** Tel: 01543 252007
The London Office 62 Pall Mall, London SW1Y 5HZ Tel: 020 7839 0888

LOCATION

The Hermitage Business Centre is situated on **Hermitage** Lane, which leads off the Tamworth Road (B5000) in Polesworth.

DIRECTIONS

From the M42 motorway (Junction 10) take the A5 towards Tamworth. Take the first exit (100 yards) for the B5080. At the first island turn right (B5080) over the A5 to the 2nd island, where the B5080 bears first left. Follow this road (Pennine Way) to the next island at the junction with the B5000. Turn right at this island towards Polesworth, and then follow the instructions below.

From Tamworth take the B5000 towards Polesworth (approx. 3 miles). After crossing the B5080 you will drive over the M42 Motorway Bridge. Hermitage Lane is immediately on your left. Turn left and Hermitage Business Centre is the 2nd entrance on the left.

From Polesworth, take the B5000 road towards Tamworth. As you leave the village, Hermitage Lane is on your left-hand side at the top of the hill before the M42 fly-over. The Hermitage Business Centre is immediately on your left-hand side.

The Hermitage Business Centre is approximately three miles from junction 10 - M42, which links with the A5 trunk road.

ACCOMMODATION

A two-storey detached property of brick elevations and a tiled roof, with allocated car parking.

The accommodation is heated via wall mounted radiators from the gas fired central heating system. Broadband is available to the site.

Ground Floor

Gents' toilet	1.29m x 2.40m
Kitchen	4.80m x 1.26m
Reception	3.61m x 1.15m
Disabled / Ladies toilet	2.24m x 2.40m
Office 1	4.25m x 3.45m
Minus	1.85m x 1.04m
Office 2	4.65m x 4.60m

Office 3	3.68m x 3.52m
Reception and stairs	3.40m x 1.24m
NIA:-	53.13m ² (572 ft ²)

First Floor

Left Section	4.91m x 3.28m
Mid-Section Plus	4.68m x 4.64m 2.01m x 0.20m
Right Section Plus	4.84m x 4.78m 2.01m x 0.20m
NIA:-	61.76m ² (665 ft ²)

TENURE

Leasehold. A new FRI lease will be entered into at a term to be agreed, based on 3-yearly rent reviews. The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

LEGAL COSTS

The incoming Tenant will be responsible for the Landlord's legal fees in the preparation of the Lease.

SERVICES

We are advised that all main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

SERVICE CHARGE

A Service Charge will be levied for maintenance of the common parts, to include ground maintenance, driveway and access.

OUTGOINGS

Under the 2005 Rating List the property has a Rateable Value of £11,250.

The Uniform Business Rate for the year is 2008/2009 is 46.2p in the £.

Howkins & Harrison LLP stipulate that all prices and

HOWKINS & HARRISON

rents are stated exclusive of VAT whether or not payable.

DEPOSIT

A Guarantee or Rent Deposit will be required from the Tenant.

RENTAL : £16,260 p.a.excl.

VIEWINGS

Strictly by appointment with the agents.

Contact :

DIANA HODGETTS BSc (Hons) MRICS
23 Warwick Row
Coventry
CV1 1EY
Telephone; 024 7652 0053

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/so No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. These particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

