

INDUSTRIAL UNIT TO LET

Stubby Leas Farm, Elford Road, Elford, Tamworth, Staffordshire, B79 9BJ



4,301 - 8,557 Sq Ft (399.56 - 794.95 Sq M)

£1,666 Per Month

- ▶ Flexible Short Term Storage (Until Dec 2022)
- ▶ LED Lights
- ▶ 5.5m To Eaves
- ▶ Unit May Be Split

LOCATION

The subject property is located just outside of Elford on the road to Litchfield. Th A38 can be accessed either via Litchfield to the south or back through Elford and at Alrewas to the north.

The property also sits well located for the A5 and A42/M42.

DESCRIPTION

The subject property consists of a modern agricultural barn with 5.5m to underside of eaves. The property benefits from w.c., facilities, single phase power and good access through a stoned yard. There is also a portable office next to the building. The building can be accessed from both sides and can be split if necessary.

EPC

An Energy Performance Certificate is not required as the building is not heated.

TENURE

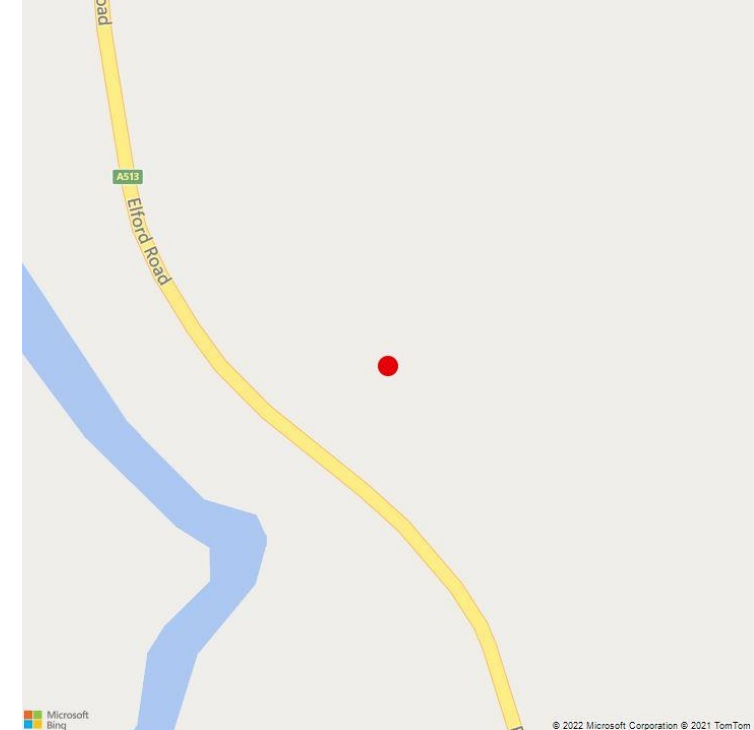
The property is available by way of a standard Law Society Lease on a short term storage basis and is available until December 2022.

RENT

£1,666 per month.

VAT

VAT is applicable on rents.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
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0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.