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TAMWORTH  
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ITAE Group Ltd

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1000 E. Roman Park Estate, Tamworth, B77 5DQ

Unit 6, Roman Park Estate, Tamworth, B77 5DQ

# Offers in region of £160,000

- EPC: D(97)
- Freehold Available
- Rateable Value: £9,600
- Perfect for Owner Occupiers

This well-presented industrial unit offers a versatile, secure, and highly functional space ideal for a wide range of business uses. With a generous workshop, flexible office/studio areas, and convenient loading and parking, it's perfectly designed for modern operational needs.

## Description

This well-presented industrial unit provides versatile space, ideal for a wide range of business uses including light industrial, storage, or trade counter operations. The accommodation includes a workshop area with concrete floors, ample lighting, and roller shutter access for loading, along with a well-proportioned meeting room that could easily serve as an office, storage, or training space depending.

At the front of the property is a separate office providing a useful administrative area or reception, complemented by a kitchenette. A WC with accessibility features is also provided. The unit is finished in a clean, practical style with painted walls, good natural light, and a functional layout that can be adapted to suit a variety of occupiers.

Externally, the building features a smart brick façade with secure window bars and a roller shutter loading door, providing both security and ease of access. The forecourt offers convenient parking and loading space for staff and visitors.

## Location

The property is located on Roman Park, just off Claymore within the well-established Tame Valley Industrial Estate in the Wilnecote area of Tamworth. This convenient location lies approximately 2.5 miles southeast of Tamworth town centre and provides excellent transport connections, being within easy reach of the A5 trunk road and Junction 10 of the M42 motorway, offering quick access to the wider Midlands region and national motorway network.

## Accommodation

Meeting Room: 224 ft<sup>2</sup> (20.8 m<sup>2</sup>)

Workshop 1: 345 ft<sup>2</sup> (32.1 m<sup>2</sup>)

Workshop 2: 329 ft<sup>2</sup> (30.6 m<sup>2</sup>)

Office: 50 ft<sup>2</sup> (4.6 m<sup>2</sup>)

Kitchen: 52 ft<sup>2</sup> (4.8 m<sup>2</sup>)

Total Area: 1,179 ft<sup>2</sup> (109.5 m<sup>2</sup>)

## Tenure

The freehold with vacant possession is for sale by private treaty with an asking price of £160,000.

## Services

The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

## Planning

Presently Class B2 as defined by the Town & Country Planning Act (Use Classes Order).

## Viewing

To arrange a viewing please contact the Commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

## Energy Performance Certificate

The property has an EPC rating of D(97).

## Business Rates

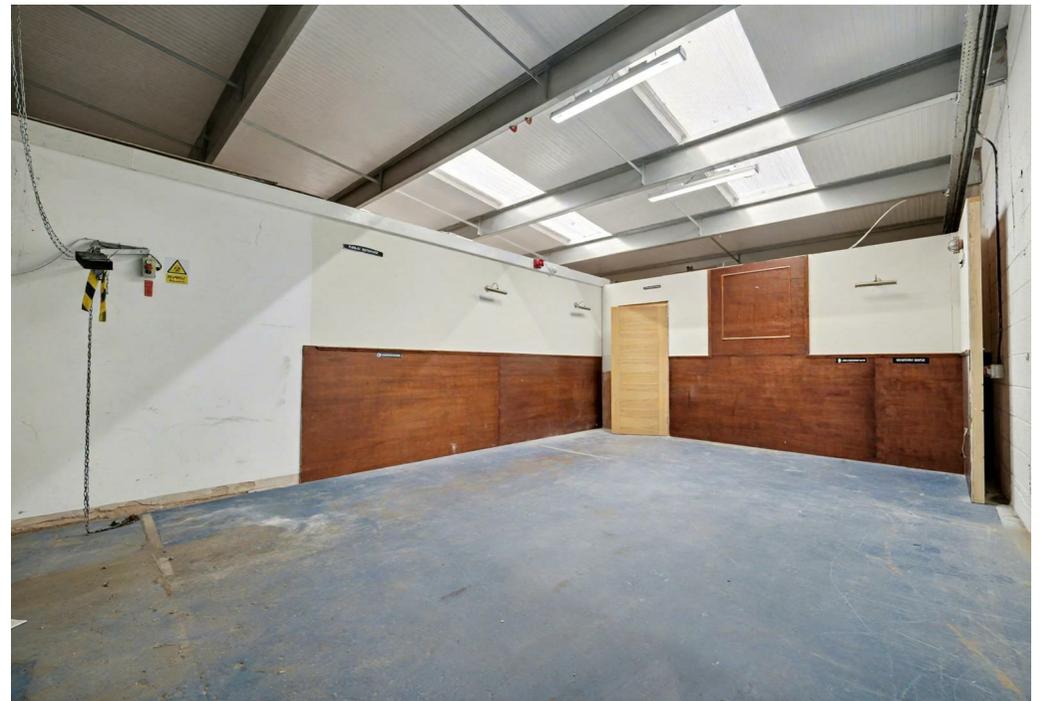
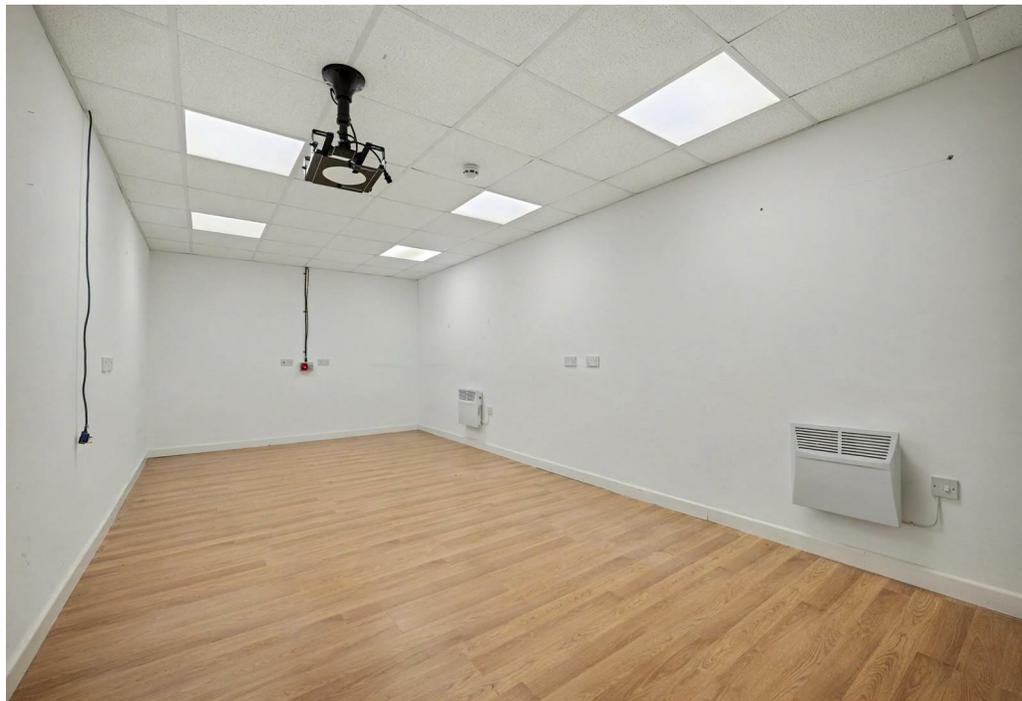
The current rateable value as of 1 April 2023 is £9,600

## VAT

VAT is not charged on the property.

## Legal Costs

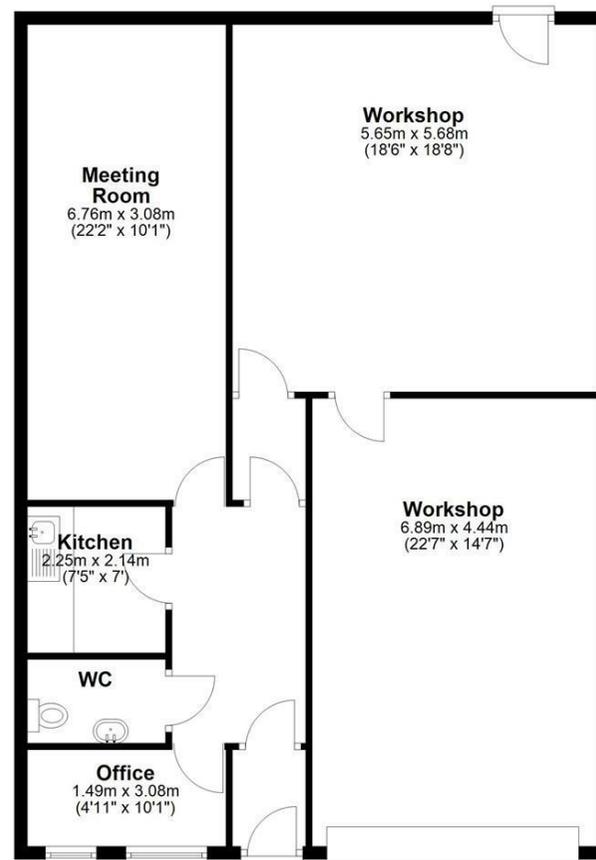
Each party is to meet their own costs.



# Plan

## Ground Floor

Approx. 109.5 sq. metres (1178.7 sq. feet)



Total area: approx. 109.5 sq. metres (1178.7 sq. feet)