

Hermitage Business Park, Polesworth, Tamworth B78 1HS

Investment Opportunity: Business Park For Sale

HOWKINS & HARRISON

Hermitage Business Park
Hermitage Lane
Polesworth
Tamworth
B78 1HS

- Entire Business Park For Sale
- Six High Quality Units
- All Units Let
- Excellent Location

Description

Hermitage Business Park presents a rare opportunity to acquire a fully let, income-generating business park comprising six high-quality units.

Ideally positioned between Polesworth and Tamworth, the site benefits from outstanding transport connections, offering excellent accessibility for tenants and visitors alike.

This well-established Business Park delivers immediate and reliable rental income, making it an attractive proposition for investors seeking a secure and strategically located commercial asset.

The property has been maintained to a high standard both internally and externally and is therefore in excellent condition, making it an ideal investment property.







Site Plan







Location

Hermitage Business Park enjoys a highly strategic location in the heart of the Midlands, positioned between the well-connected centres of Polesworth and Tamworth. This prime setting places the Park within close proximity to major transport routes, including the M42 motorway and A5 road, providing excellent regional and national connectivity.

Nearby rail services from Tamworth offer direct connections to key destinations such as Birmingham and London, enhancing accessibility for both staff and clients.

This well-positioned location combines the advantages of a strong transport infrastructure with a semi-rural business environment, making Hermitage Business Park an attractive base for a wide range of commercial occupiers.

Tenure & Possession

The property is freehold and will be sold subject to the following tenancy agreements:

Property	Tenant
The Stables	3D Scanning
Office 2 The Stables	Tattoo Parlour
Office 3 The Stables	Aesthetics
The Dairy	Pilates Studio
The Tack Room	Wellness Centre
The Granary	Hair and Beauty Salon

Local Authority
North Warwickshire Borough Council

Services
The property benefits from mains water, electricity and gas, drainage is via a septic tank.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Method of Sale
The property will be sold by Private Treaty.

Business Rates
These are the responsibility of the tentant












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Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977 Option 3 or contact:
Lily Taylor Lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

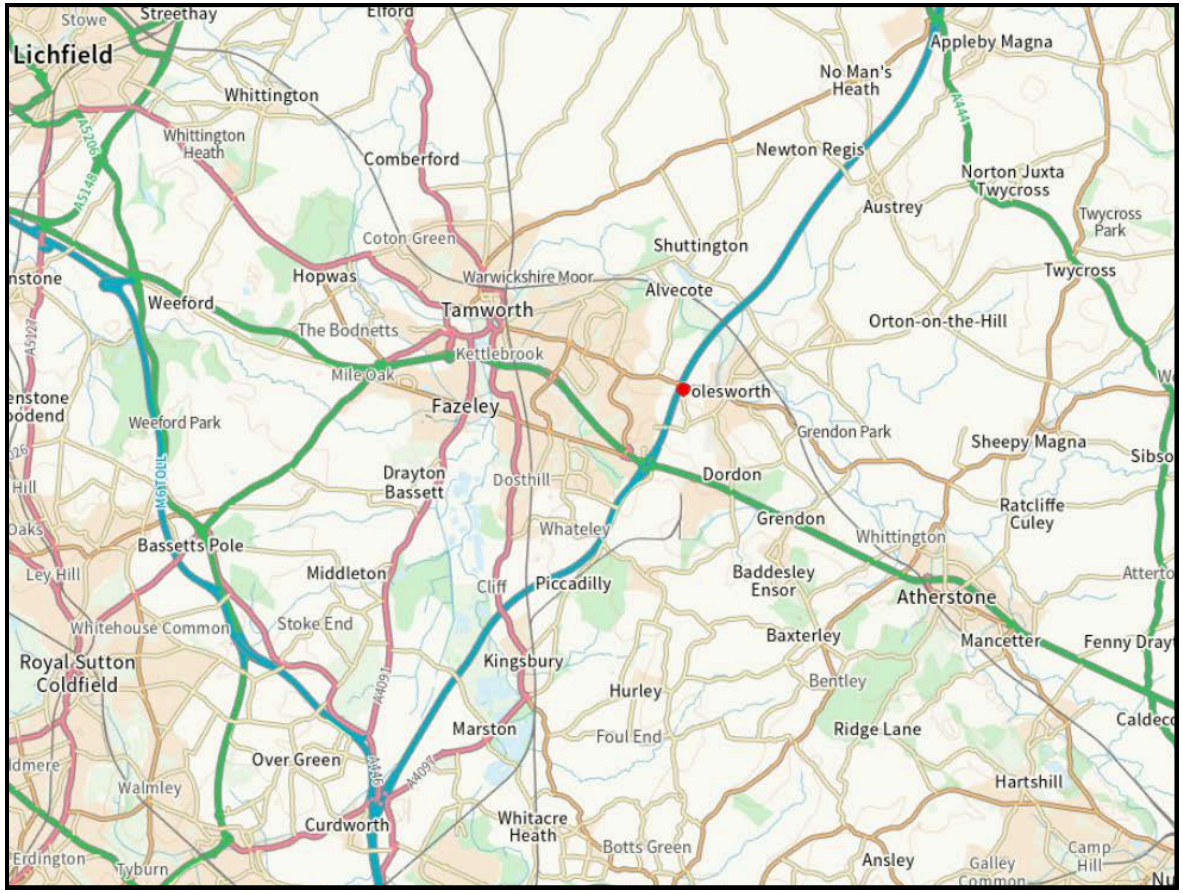
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a purchase.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.





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 a 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/s. 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.

CONTACT US

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