



# centurion120

C E N T U R I O N   P A R K   •   T A M W O R T H   •   B 7 7   5 P N

## TO LET

### UNIT 1

### 119,193 sq ft

(11,073 sq m)

- 12m eaves
- 19 dock doors
- 4 level access doors
- Yard depth of 47 metres approx
- Situated adjacent to J10, M42 motorway

[www.centurion120.co.uk](http://www.centurion120.co.uk)



INDUSTRIAL PROPERTY  
INVESTMENT FUND

WAREHOUSE / INDUSTRIAL FACILITY



## Description

- 12m eaves height
- Offices 5,475 sq ft
- 47m yard depth approx
- 19 dock doors
- 4 level access doors
- 23 HGV spaces
- 120 car spaces
- Lighting included

## Accommodation

	Sq Ft	Sq M
Warehouse	113,718	10,564
Offices	5,475	509
<b>Total GIA</b>	<b>119,193</b>	<b>11,073</b>

## Location

Situated adjacent to J10 of the M42 Motorway. M6 is ten miles to the south, M1 15 miles to the north.

## Planning

Suitable for industrial and warehouse use 24/7

## Service Charge

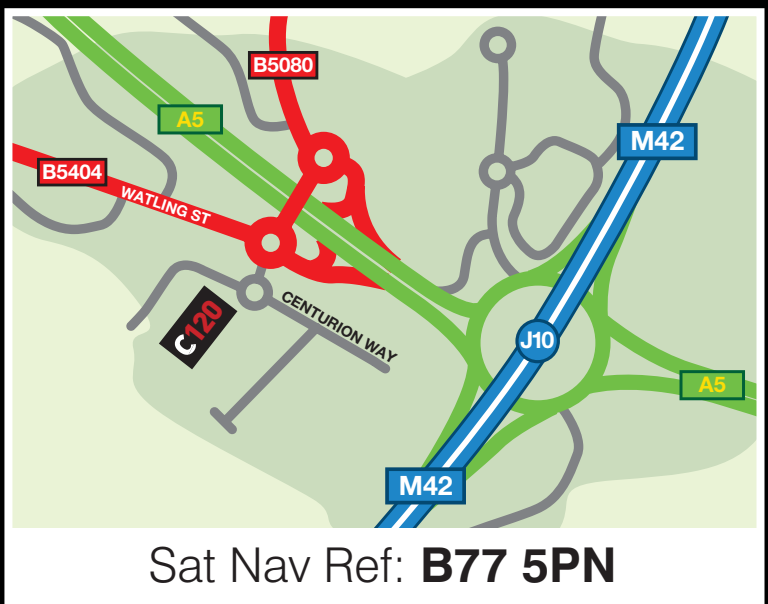
A service charge is levied by the landlord for the upkeep of the Estate. Further details available from the agents.

## Terms

The building is available leasehold on terms to be agreed. Please contact the joint agents.

## Viewing

By appointment through the joint agents Gerald Eve and Jones Lang LaSalle. **SUBJECT TO CONTRACT**



**Energy Performance Certificate**  
Non-Domestic Building

Yusen Logistics (UK) Limited  
Centurion Park, Watling Street  
Wincobrook  
TAMWORTH  
B77 5PN

Certificate Reference Number:  
0230-0232-6289-7025-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+ 92-100  
A 82-91  
B 69-81  
C 55-68  
D 39-54  
E 29-38  
F 21-27  
G 1-20  
Less energy efficient

**53** This building's energy efficiency rating

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m²): 9088  
Building complexity (NOS level): 3  
Building emission rate (kgCO₂/m²): 29.79

**Benchmarks**

Buildings similar to this one could have rating as follows:  
If newly built: 17  
If typical of the existing stock: 27

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**EPC certificate available to download at [www.centurion120.co.uk](http://www.centurion120.co.uk)**

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