



HIGH QUALITY REFURBISHED OFFICES TO LET

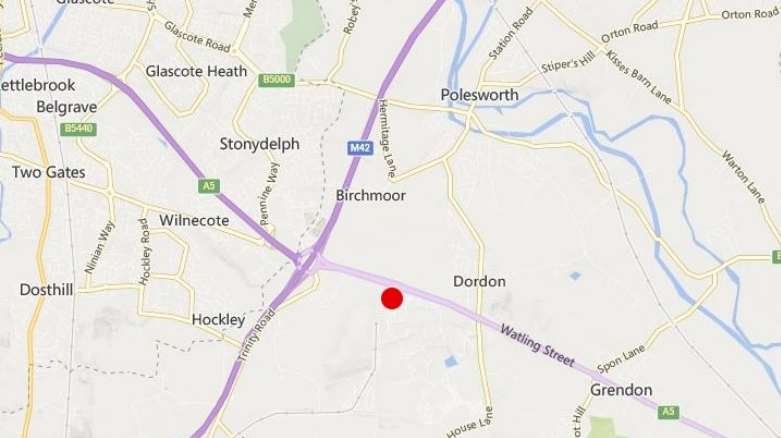
Part Ground And First Floor, Birch Coppice Business Park, Arley Drive, Dordon, Tamworth,
Warwickshire, B78 1SA



1,905 - 2,401 SqFt (176.97 - 223.05 SqM) | £17.00 per sq ft pax

Key Features

- Prominent location on Birch Coppice Business Park
- Allocated car parking and EV Charging Points
- Situated on established business park with occupiers including Instarmac, VW, Euro Car Parts and UPS
- Excellent access to the A5 and Junction 10 of the M42
- Specification to include LED lighting, raised floor, carpet floor coverings, passenger lift
- Ideal for a start up / young business



LOCATION

The property is situated close to the entrance of Birch Coppice Business Park which is located approximately 5 miles east of Tamworth and is accessed off the A5 Watling Street. Junction 10 of the M42 is 0.5 miles away and a further 8 motorway junctions are within a 20 mile radius. Birch Coppice Business Park has an excess of approximately 370 sq m of floor space with occupiers including Instarmac, UPS, VW and Euro Car Parts.

DESCRIPTION

The premises comprise part ground and first floor office that have been extensively refurbished throughout to provide accommodation of open plan and cellular offices. The specification includes LED lighting, a raised access floor, suspended ceiling and double glazing. The kitchenette and WCs have also been fully refurbished. The premises also benefit from passenger lift provision located off the ground floor entrance lobby. An additional ground floor meeting room comprising approximately 496 sq ft may also be available by separate negotiation.

Area	SqFt	SqM
Ground Floor	85	7.9
Ground (additional)	496	46.08
First	1,820	169.08
Total Floor Area	2,401	223.05

LEASE

The premises are available by way of a new lease for a term of three years. The lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

ASKING RENT

£17.00 per sq ft pax

SERVICE CHARGE

A service charge will be applicable to cover a proportion of the costs associated with maintaining the building, car park and freeholders estate service charge.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority (North Warwickshire)

EPC

Energy Performance Certificate available upon request

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:

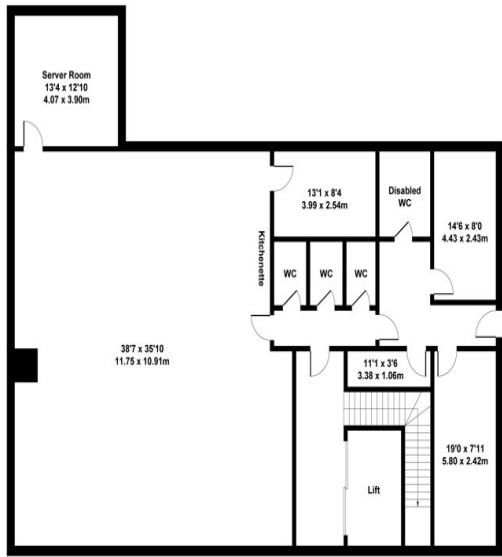


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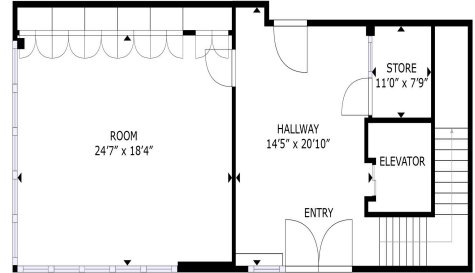
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Birch Coppice Business Park, Tamworth
 Approximate Gross Internal Area
 2573 sq ft - 239 sq m



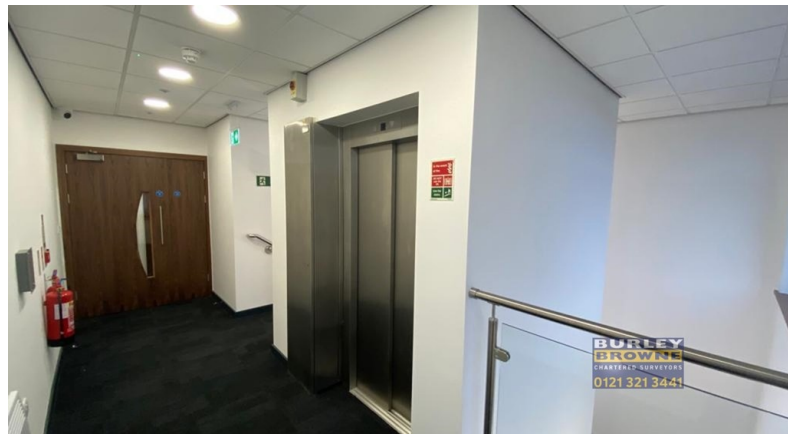
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.



1ST FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 1,029 sq. ft. 2ND FLOOR: 2,411 sq. ft.
 TOTAL: 3,440 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.