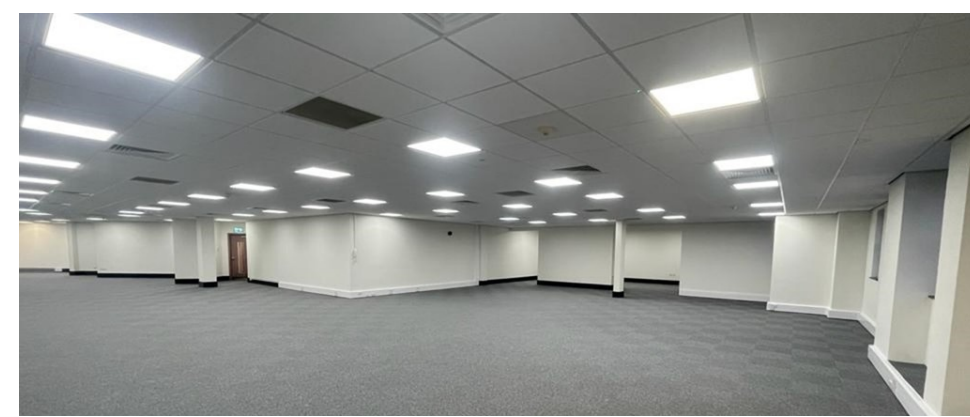
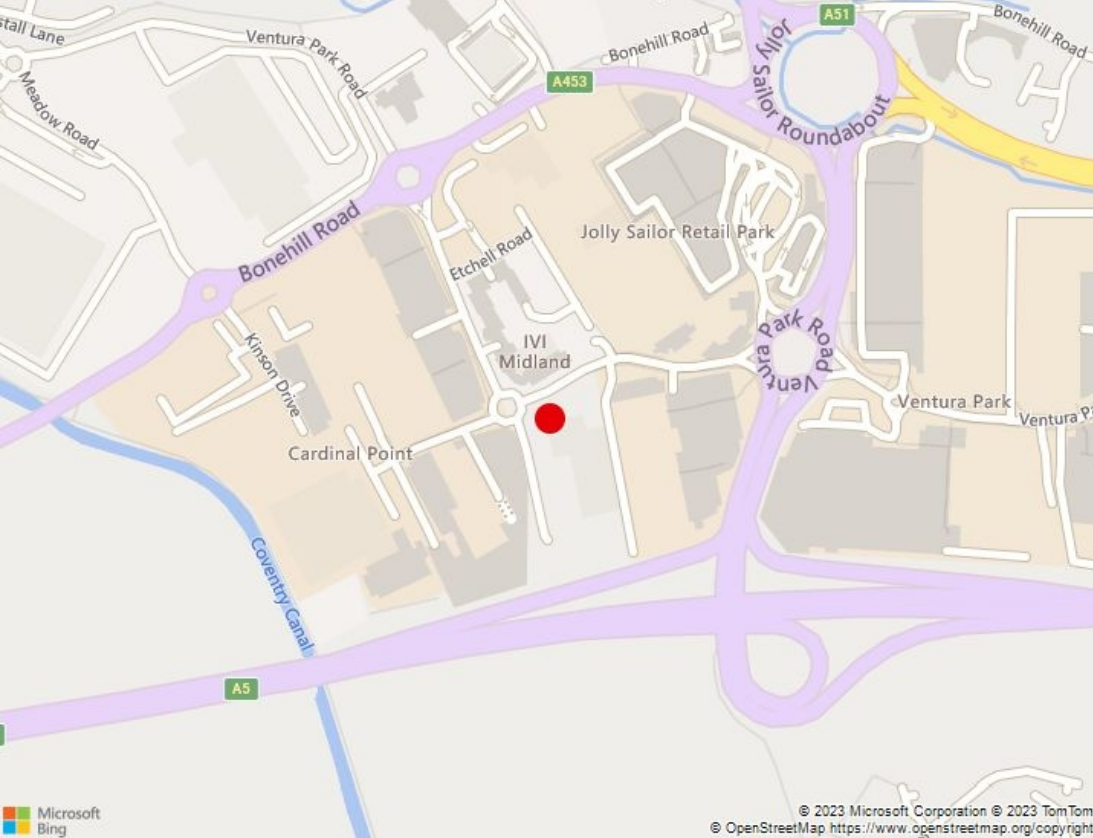


MODERN HIGH QUALITY OFFICES TO LET WITH EXCELLENT PARKING PROVISION

Ventura House, Suite F, Ventura Park Road, Tamworth, Staffordshire, B78 3HL

4,289 SqFt (398.45 SqM) | £12.50 per sq ft pax





KEY FEATURES

- Excellent access to A5, A38, M42 junction 10 and M6 Toll junction 4.
- Adjacent to the well-established Ventura Retail Park.
- Conveniently located for access to Birmingham City Centre, NEC, International Airport and East Midlands.
- Refurbished to a high specification with lift access
- 18 dedicated car parking spaces with additional available upon request
- Virtual Tour available - click [here](#)

LOCATION

Ventura House is ideally situated off Ventura Park Road adjacent to Ventura Park, Tamworth's prime out of town retail area, whose major occupiers include Next, Marks & Spencer, Asda, Sainsbury's, Primark and more recently Aldi and Home Bargains. The property is also within a short driving distance of the intersection of the A5/M42 at junction 10 and M6 Toll junction 4 providing easy access to Birmingham City Centre, the NEC, international airport and north towards the East Midlands.

DESCRIPTION

The premises comprise a modern self contained first floor office suite that has been refurbished to a high standard and provides modern office accommodation benefitting from open plan layout to include new carpeting, air conditioning, suspended ceiling and LED lighting. Lift access.

Area	SqFt	SqM
First Floor Office	4,289	398.45
Total Floor Area	4,289	398.45



Ventura House, Suite F, Ventura Park Road, Tamworth, Staffordshire B78 3HL



TERMS

A new lease is to be granted for a term of years to be agreed.

ASKING RENT

£12.50 per sq ft pax

SERVICE CHARGE

A service charge will be payable and includes a contribution towards the cost of electricity, water, refuse, security, landscaping and communal and external repairs.

A full schedule is available on request.

EPC

Energy Performance assessment awaited.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Tamworth).

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 is to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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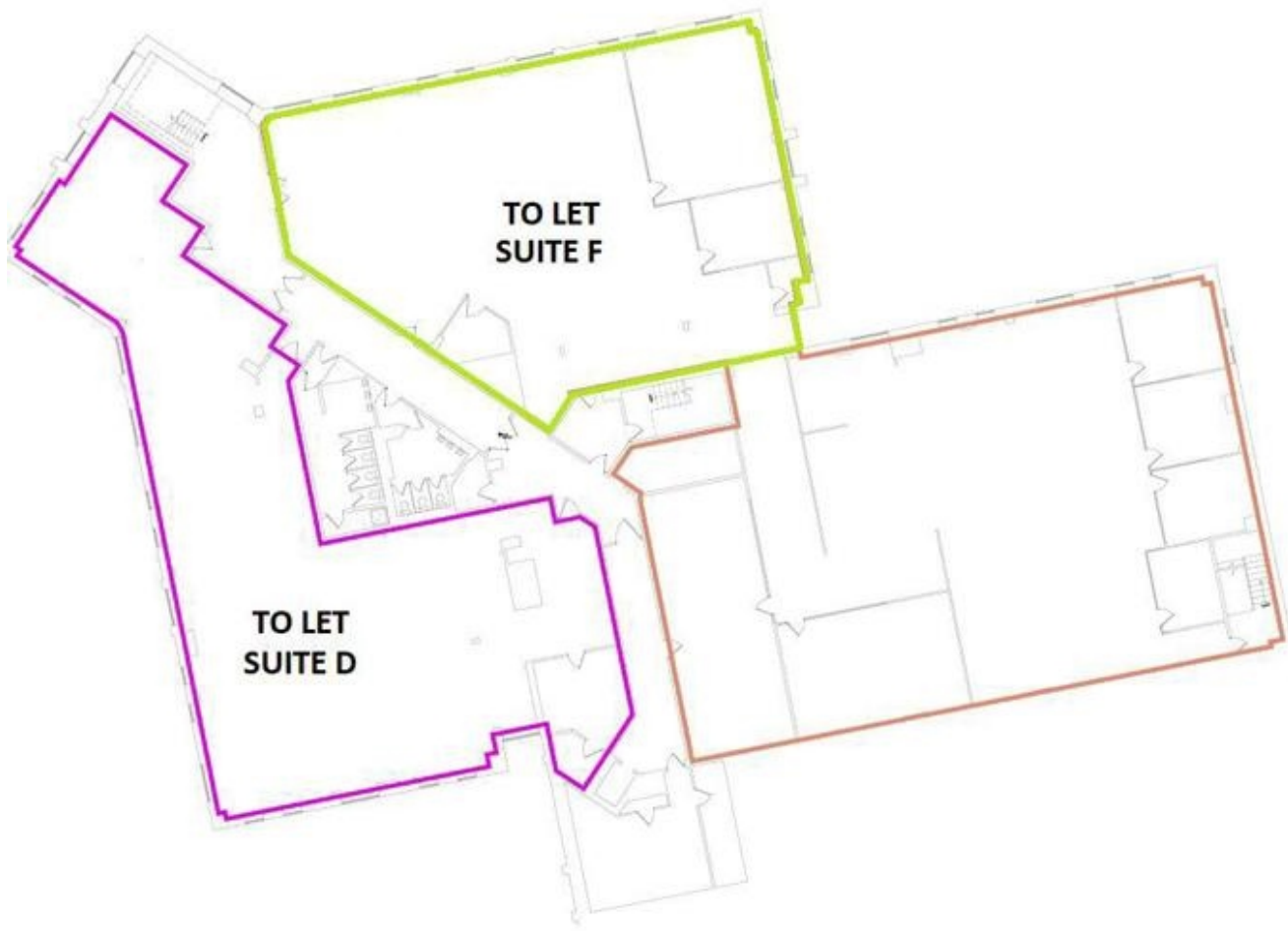


0121 321 3441
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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