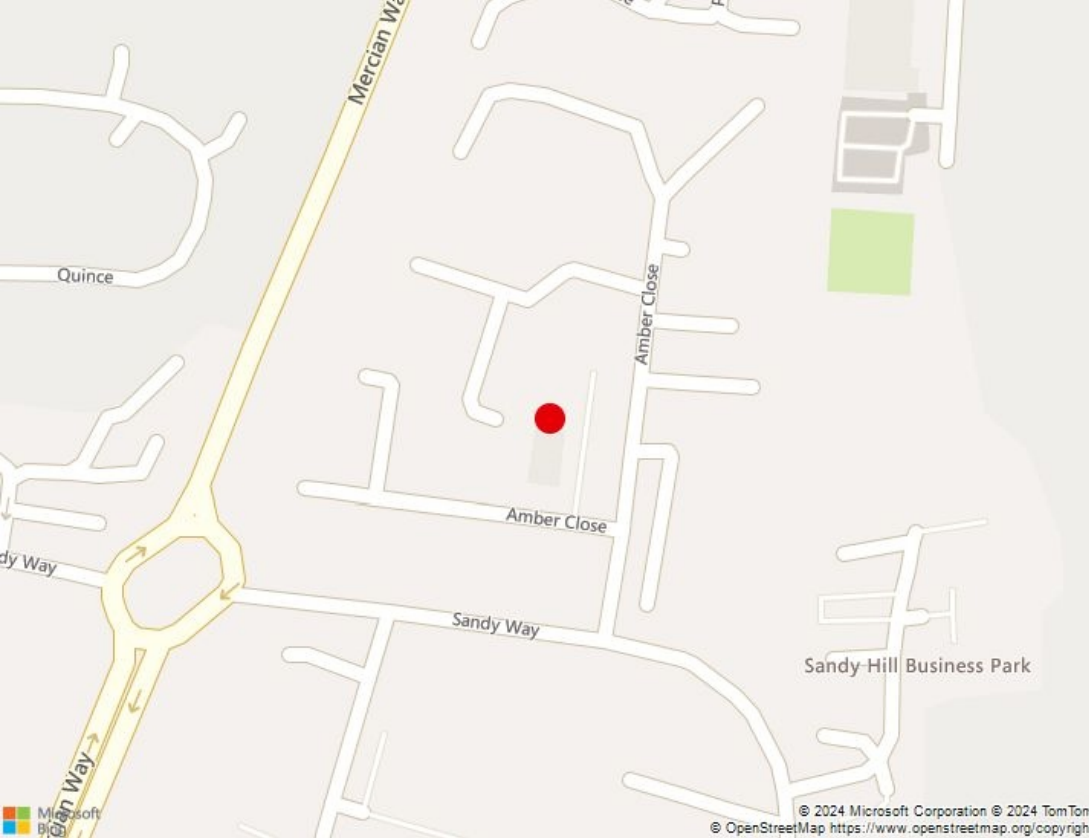


MODERN OFFICES TO LET (MAY SELL)

Unit 6, Amber Business Village, Amber Close, Tamworth, Staffordshire, B77 4RP

1,200 SqFt (111.48 SqM) | £245,000 Offers Around / £16,500 per annum exclusive





KEY FEATURES

- Self contained
- Excellent access to Tamworth and associated amenities
- Good transport links close to bus routes and railway stations
- 4 Car parking spaces

LOCATION

The property is situated near to the entrance of Amber Business Village, Tamworth, being located just off Sandy Way on an established office business park in Amington, a short drive from both Tamworth town centre and the intersection of M42 Junction 10 and A5 trunk road, providing access to regional centres and motorway network.

DESCRIPTION

A purpose-built two-storey office building having traditional facing brickwork and tiled roof. The property provides self-contained office accommodation. Internally, the offices to the ground floor are predominantly open plan with two meeting rooms and stores along with a separate kitchen and WC and disabled WC's accessed off the ground floor lobby. At first floor, the premises similar to that of the ground floor, comprises an open plan office with two partitioned smaller offices rooms towards the front of the building. The property benefits from LED lighting and carpet tiles, air conditioning, perimeter trunking and PVC windows across both floors with french doors to the rear of the ground opening out onto a communal lawned area. There are 4 designated car parking spaces within the car park two of which can be used for electric charging, with additional visitor parking also provided within the estate.



Area	SqFt	SqM
6 Amber Business Village	1,200	111.48
Total Floor Area	1,200	111.48

Unit 6, Amber Business Village, Amber Close, Tamworth, Staffordshire B77 4RP



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 incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed or freehold with vacant possession.

ASKING PRICE / RENT

£245,000 Offers Around / £16,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable towards the cost of external and communal area maintenance. Further details upon request.

EPC

A full copy of the Energy Performance Certificates are available upon request.

Unit 6, Amber Business Village, Amber Close, Tamworth, Staffordshire B77 4RP



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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