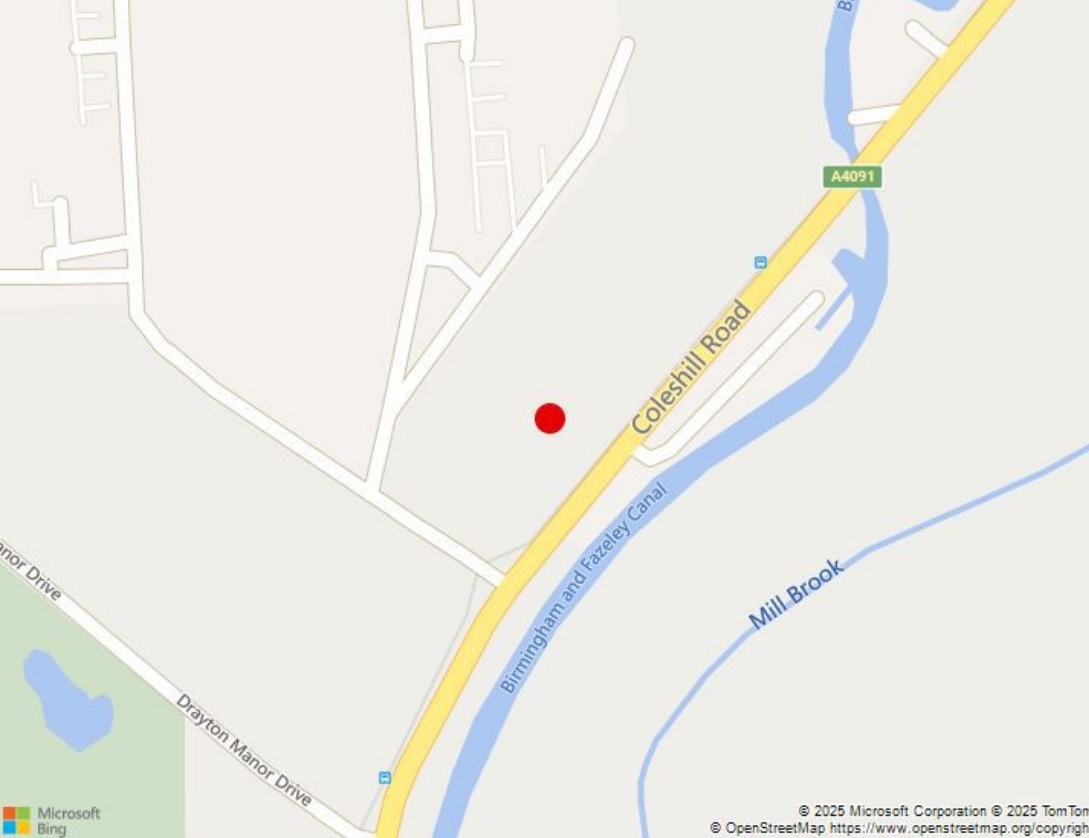


MODERN OFFICE TO LET

Drayton House Unit 50c, Drayton Manor Business Park, Coleshill Road, Tamworth, B78 3SA

3,272 SqFt (303.97 SqM) | £13.00 per sq ft pax





KEY FEATURES

- Refurbished office accommodation
- 9 dedicated car parking spaces
- 24/7 access
- Manned guarding on site
- Open plan with separate meeting rooms

LOCATION

The property is located on Drayton Manor Business Park which is accessed off the A4091 Coleshill Road, Tamworth, to the south of Fazeley. To the north is the A5 Trunk Road which provides dual carriageway access to the M6 Toll JT4 and M42 motorway J10. To the south via the A4091 is the Belfry Golf Course and Junction 9 of the M42 motorway which provides access to the wider Midlands motorway network. Birmingham City Centre, International Airport and NEC are within a short driving distance. Drayton Manor Business Park has good public transport links with Wilnecote Railway Station 2.2 miles, Tamworth Railway Station 2.8 miles and a regular bus service to Birmingham & Tamworth town centre using Coleshill Road A4091 with a stop near to the site entrance.

DESCRIPTION

First Floor Drayton House provides refurbished office accommodation, with shared welfare, kitchen and access controls. The first floor can be accessed by the lift at the rear of the property or the stairs from the main entrance. Drayton Manor Business Park also benefits from 24/7 on-site security. Unit 50c benefits from open plan accommodation with 3 meeting rooms and separate comms room.



Area	SqFt	SqM
Unit 50c	3,272	303.97
Total Floor Area	3,272	303.97

Drayton House Unit 50c, Drayton Manor Business Park, Coleshill Road, Tamworth B78 3SA



TERMS

The property is to be let by way of a new internal repairing and insuring lease for a term to be agreed.

ASKING RENT

£13.00 per sq ft pax

SERVICE CHARGE

A contribution towards the service charge will be payable for internal and external common area repairs and maintenance. Further details available upon request.

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £13,000

We would encourage any interested parties satisfy themselves with regard to rates relief 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 to bear their own legal costs within this transaction.

VAT

All figures are quoted exclusive of VAT, which we believe will be payable.

VIEWING

Strictly by prior appointment, please contact:



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