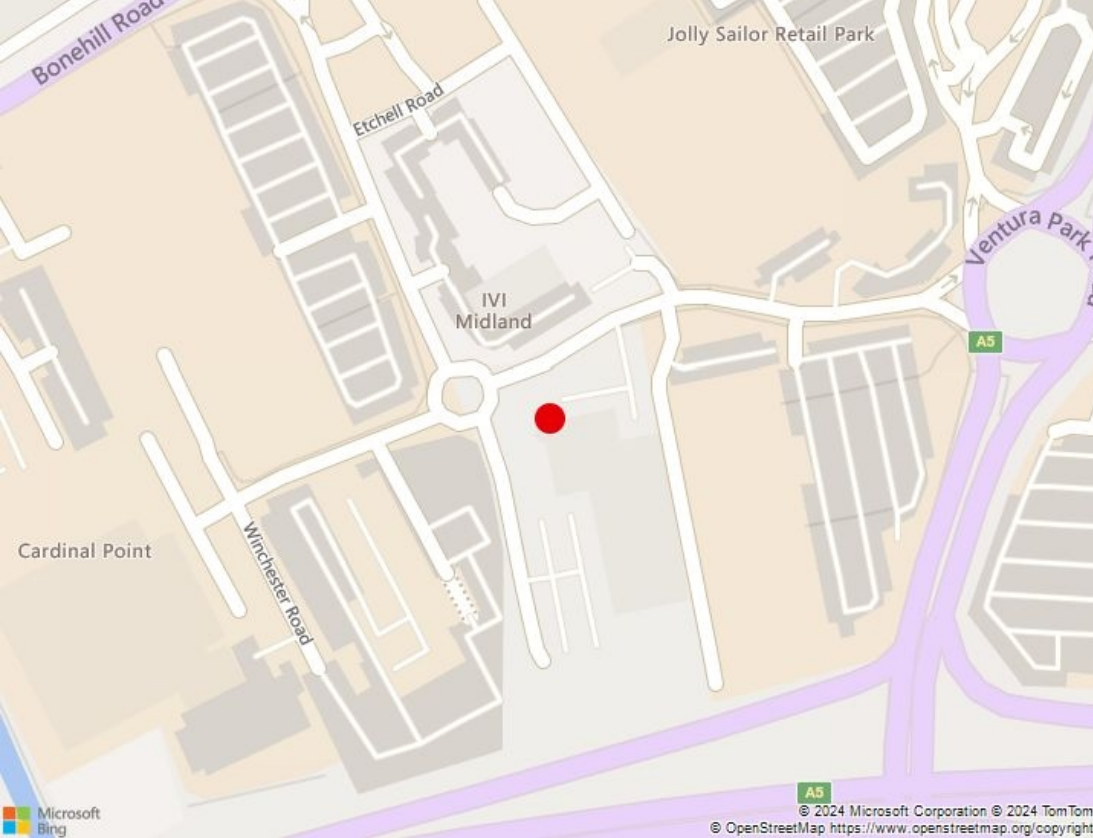


MODERN COMMERCIAL SPACE TO LET

Ventura House, Suite C2, Ventura Park Road, Tamworth, Staffordshire, B78 3HL

3,250 SqFt (301.92 SqM) | £13.50 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 separate access
- Self contained ground floor accommodation
- 12 dedicated car parking spaces with additional available upon request

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

Suite C2 comprises of self contained ground floor open plan accommodation that has been refurbished to a high standard to include new carpeting, air conditioning, suspended ceiling and LED lighting. The units are available separately or as a whole. Whilst the space has previously been used as offices, the accommodation can also be used as medical, retail, children's day nursery, doctors, dental surgery and more. C1 has 11 car parking spaces, and C2 has 12 car parking spaces.

Area	SqFt	SqM
Suite C2	3,250	301.92
Total Floor Area	3,250	301.92



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TERMS

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

ASKING RENT

£13.50 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

C2 - Rateable Value - £24,750

Interested parties are advised to satisfy 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 which we assume will be payable.

VIEWING

Strictly by prior appointment, please contact:



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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.



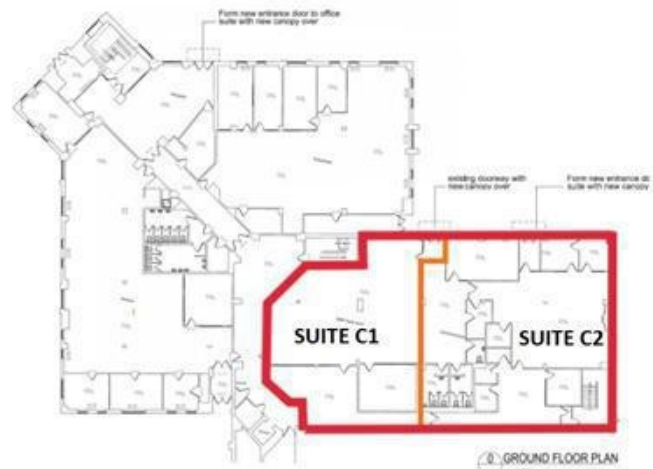
1 ELEVATION FACING NORTH TO VENTURA PARK ROAD
see 1.10



2 ELEVATION FACING EAST TO ALDI
see 1.10



TYPICAL CANOPY VIEW
see 1.11



3 GROUND FLOOR PLAN
see 1.10



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