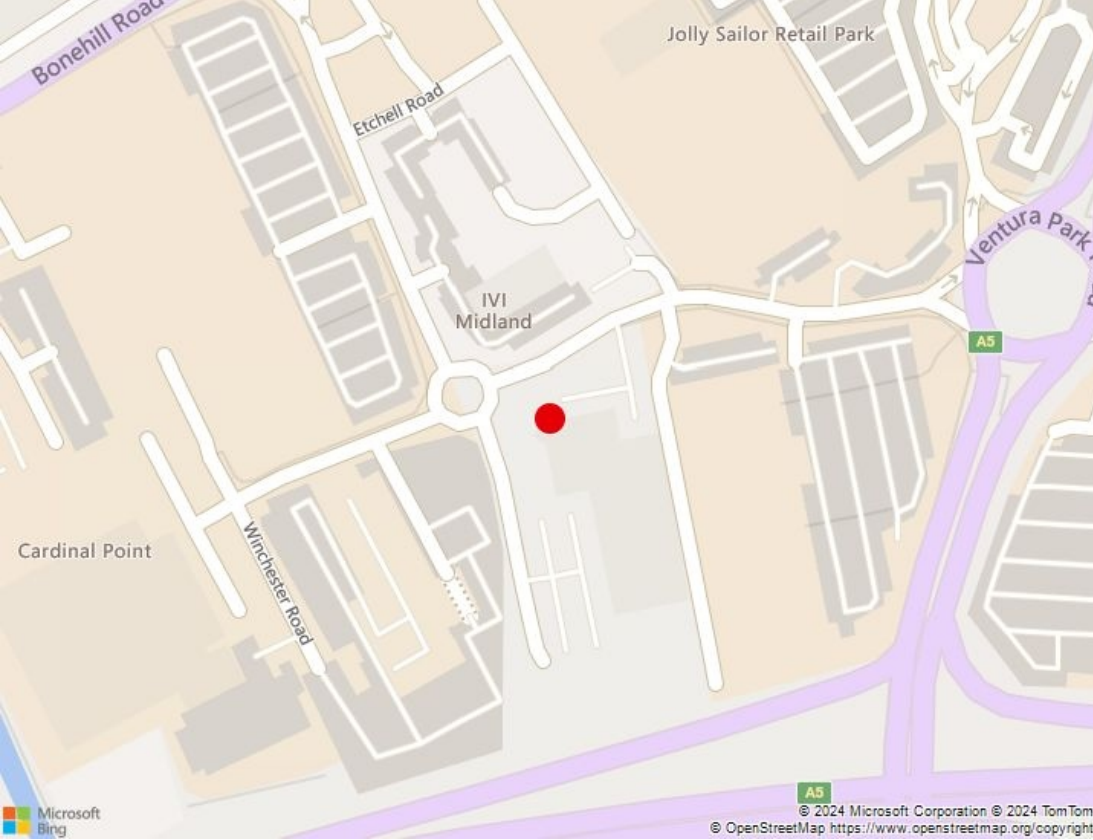


MODERN HIGH QUALITY OFFICE ACCOMMODATION TO LET

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

3,577 SqFt (332.3 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
- 15 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 D comprises of first floor open plan accommodation that has been refurbished to a high standard to include new carpet tiles, air conditioning, perimeter trunking, separate kitchens and a suspended ceiling together with integrated LED lighting. The suites are accessed via an internal staircase from the reception area on the ground floor, with shared toilets and shower located on the first floor. Whilst the suites have previously been used as offices, the accommodation can also be used as medical, retail, children's day nursery, doctors, dental surgery and more.

Additional commercial space is available within the building, further details upon request.



Area	SqFt	SqM
Suite D	3,577	332.3
Total Floor Area	3,577	332.3

Ventura House, Suite D, 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 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.

VIEWING

Strictly by prior appointment, please contact:



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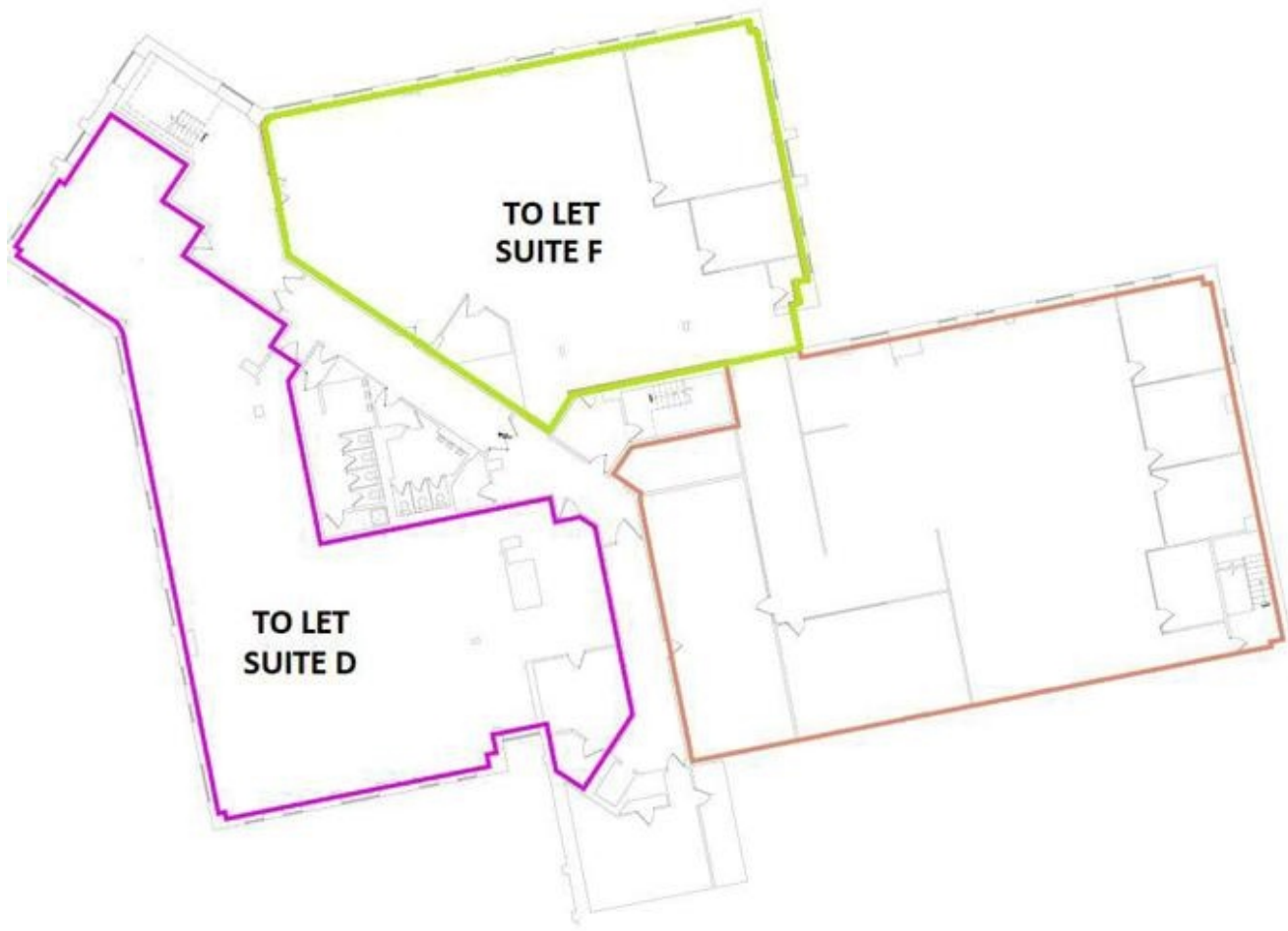


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