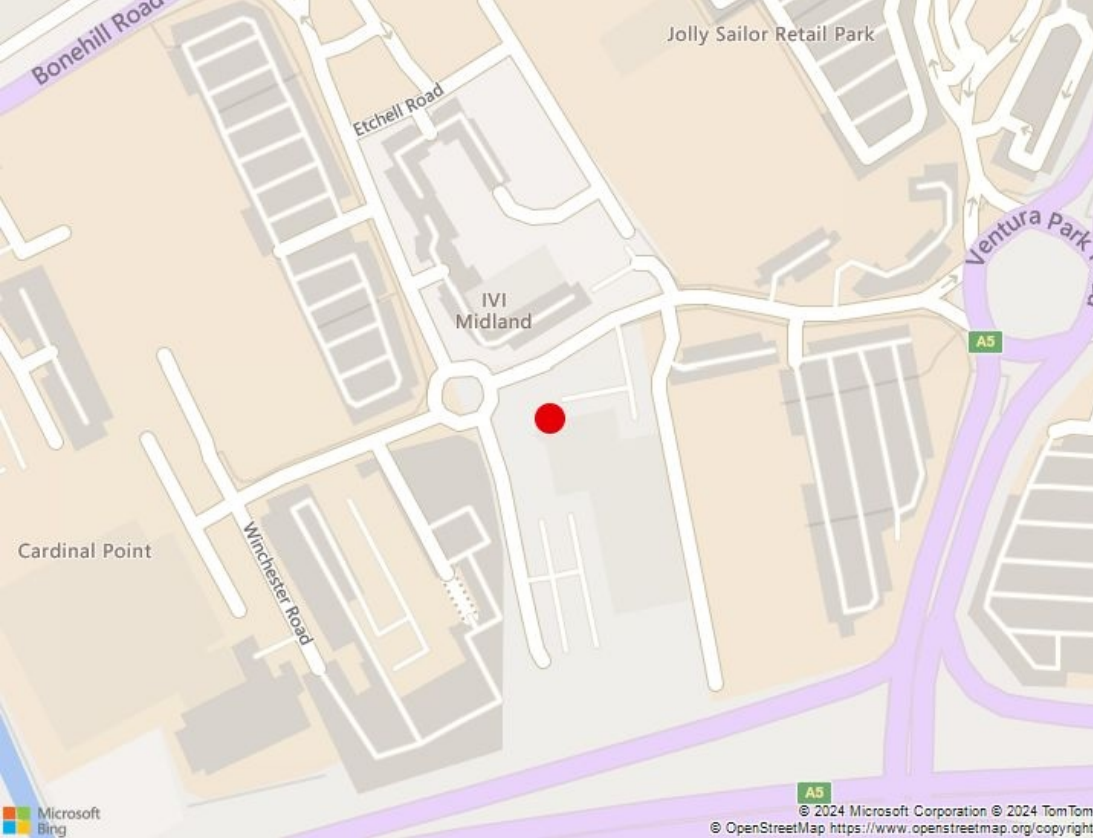


MODERN COMMERCIAL SPACE TO LET

Ventura House, Suite C1, Ventura Park Road, Tamworth, Staffordshire, B78 3HL

2,409 SqFt (223.8 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
- 11 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 C1 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.

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

Area	SqFt	SqM
Suite C1	2,409	223.8
Total Floor Area	2,409	223.8



Ventura House, Suite C1, 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

£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

Suite C1 - Rateable Value - £22,500

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:



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



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.



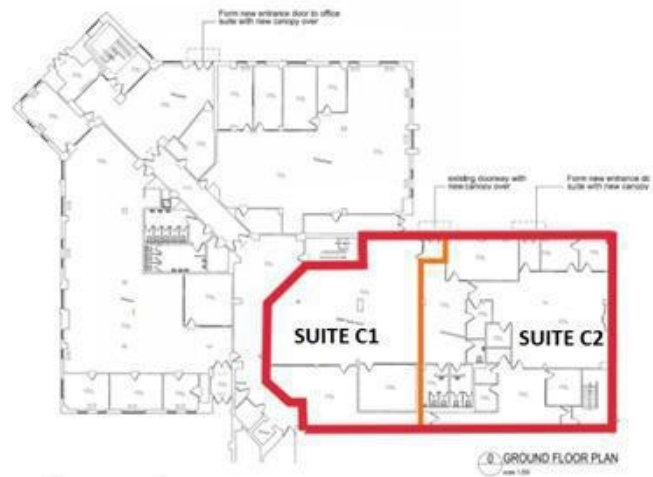
1 ELEVATION FACING NORTH TO VENTURA PARK ROAD
see 1.10



2 ELEVATION FACING EAST TO ALDI
see 1.10



TYPICAL CANOPY VIEW
see 1.11



3 GROUND FLOOR PLAN
see 1.10



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.