

# SELF CONTAINED OFFICES WITH AMPLE PARKING TO LET (MAY SPLIT)

Office 1, Drayton Manor Business Park, Coleshill Road, Fazeley, Tamworth, B78 3SA



**12,898 SqFt (1,198.22 SqM) | On Application**

## Key Features

- Well established Business Park location
- Ample Parking
- Refurbishment Option Available
- Within easy driving distance of the A5 and M42 Motorway
- Security on site and Access Barrier
- New Lease



## 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 J4 and M42 J10. To the south via the A4091 is the Belfry Golf Course and M42 J9 providing access to Birmingham City Centre, International Airport and NEC.

## DESCRIPTION

Office 1 provides a self-contained office incorporating a passenger lift, welfare and kitchen provisions. Internally, the layout is a combination of partitioned private offices, meeting rooms and open plan areas that benefit from good levels of natural light.

The offices are available in their existing condition and layout or alternatively subject to appropriate lease terms being agreed, a Landlord's refurbishment option is also available - further details upon request.

A dedicated car parking area is available immediately adjoining the property thus providing ample provision.

Area	SqFt	SqM
Office 1*	12,898	1,198.22
<b>Total Floor Area</b>	<b>12,898</b>	<b>1,198.22</b>

## LEASE

The property is to be let by way of a new lease, the length of which is to be agreed.

## ASKING RENT

On Application

## SERVICE CHARGE

The property is liable to an estate service charge towards security, barrier and general maintenance/upkeep of the communal areas.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## EPC

Energy Performance Certificate Available Upon Request

## 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



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