



# 4 Falcon Park Business Centre,

Tame Valley Industrial Estate, Tamworth, B77 5DQ

£480 Per Month



- Office 3 (Large 2 + Person Office)  
£350 per month  
3.26 M x 4.05 M  
13.2 SQM
- Office 8 (Small 2 Person Office)  
£300 per month  
2.27 x 3.47.  
7.87 SQM
- Warehouse  
£480 per month



Falcon Park Business Centre offers a variety of affordable fully serviced office/storage space for small businesses. They are ready to go using a simple monthly licence agreement versus complex, costly and time consuming leases.

Included in the monthly licence agreement-

- Office furniture
- Free high speed Virgin broadband via wireless or Ethernet
- Heating, lighting, maintenance and cleaning of the communal areas
- Toilet facilities - separate Ladies and Gents
- Extensive kitchen facilities
- Car parking
- Building insurance
- Quality decor
- CCTV for security

Falcon Park Business Centre, Tamworth is based in a modern building located on Falcon Park, part of the Tame Valley Industrial Estate, adjacent to the new Tame Retail and Trade Park, Which includes the Lidl Superstore, Starbucks, B&M, KFC and Greggs.

The building has storage on the ground floor accessed by a roller shutter door. Also on the ground floor are the kitchen and toilet facilities and on the upper floor are the offices and suites.

Next door is Falcon House with a spectacular glass fronted entrance hall and stainless steel staircase all of which would certainly create an impression to your visitors.

The location is ideal with major amenities quickly and easily reached:

- 5 minute walk to Star bucks, Subway & Greggs
- M42 Junction 10 - 1.8 miles
- Wilnecote Railway Station - 1 mile
- Tamworth Railway Station - 2 miles
- Birmingham International Railway Station - 11 miles
- Birmingham Airport - 11 miles
- Coventry Airport - 18 miles
- National Exhibition Centre - 10.5 miles

Requirements:

1 months rent in advance plus VAT

1 month bond no VAT

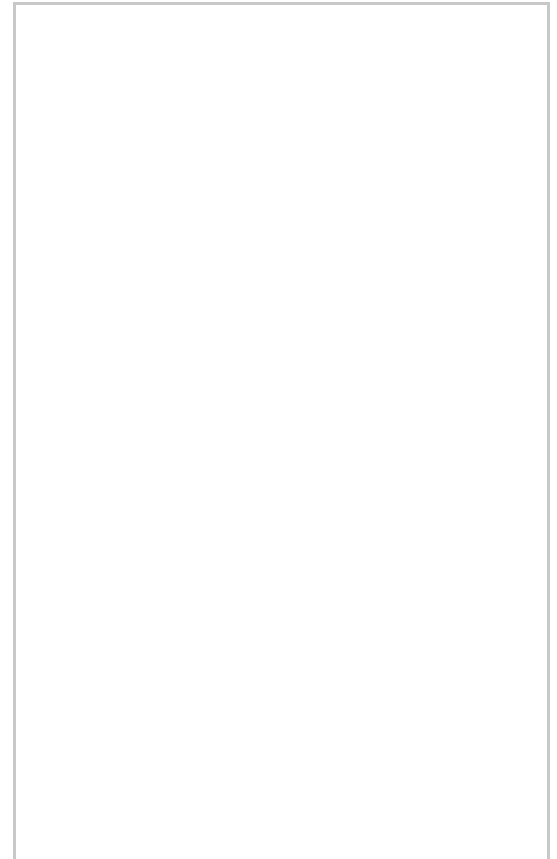
Licence preparation and Admin fee of £195.00 plus VAT

Minimum of 6 months licence and 1 months notice to quit


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>