

**2TOPAZ**  
BUSINESS PARK

# 10,302 SQ FT OF FULLY REFURBISHED MODERN M42 GRADE A OFFICE SPACE

Bromsgrove | B16 0GD

TO LET / MAY SELL

# 2

## TOPAZ

Unit 2 Topaz Business Park consists of a modern detached office building over two floors finished to a high Grade A standard. It was constructed in 2010 and was finished to provide high quality working space in a secure environment.

The building is currently being refurbished internally to a high specification including:

- COMFORT COOLING
- RAISED ACCESS FLOORS WITH 150MM CLEAR VOID
- SUSPENDED CEILINGS WITH LG7 LIGHTING
- A 6 PERSON PASSENGER LIFT
- SHOWER FACILITIES
- ATTRACTIVE LOW DENSITY DEVELOPMENT IN A MATURE SETTING
- SECURE BARRIER ENTRY SYSTEM
- ABILITY TO BRAND/NAME UNIT
- INDIVIDUAL COMPANY ENTRANCE
- FULL DDA COMPLIANCE

Externally there is a good onsite parking allocation of 39 spaces (1 per 259 sq.ft) contained within an attractive landscaped environment. In addition to this there are a further 28 informal spaces for double park. In total this provides 67 spaces and a ratio of 1 per 154 sq.ft.



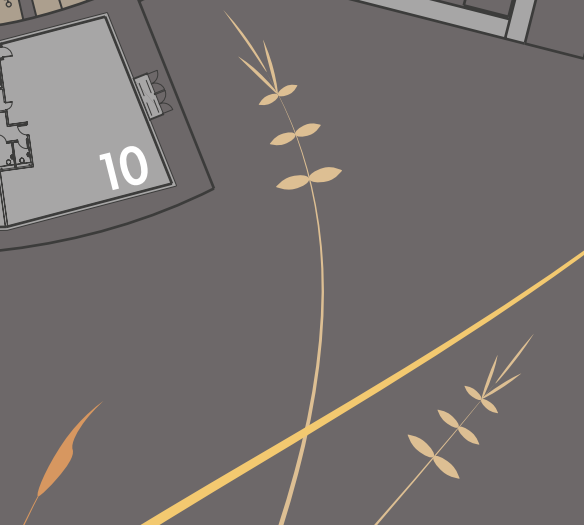
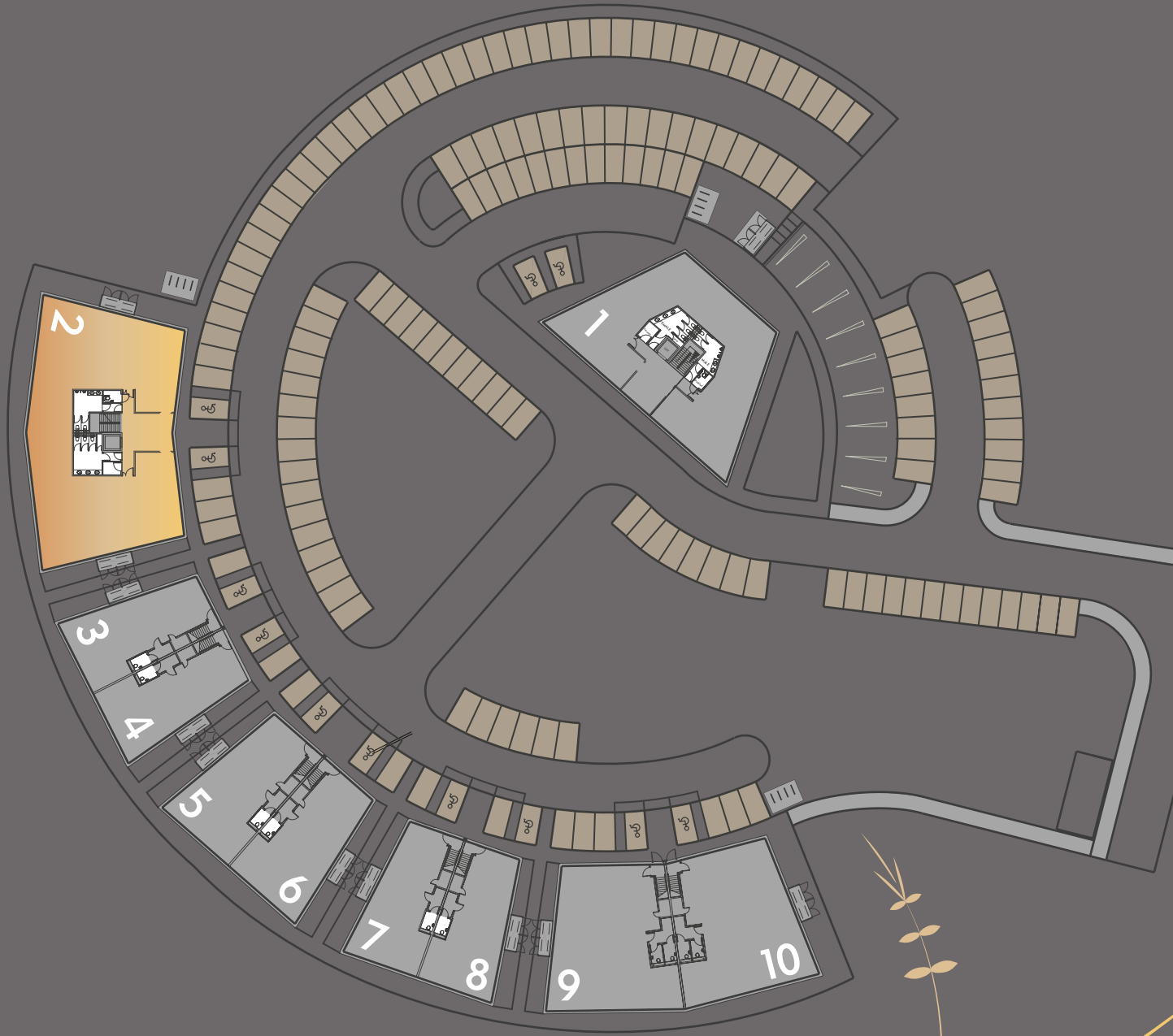
Indicative image from sister building

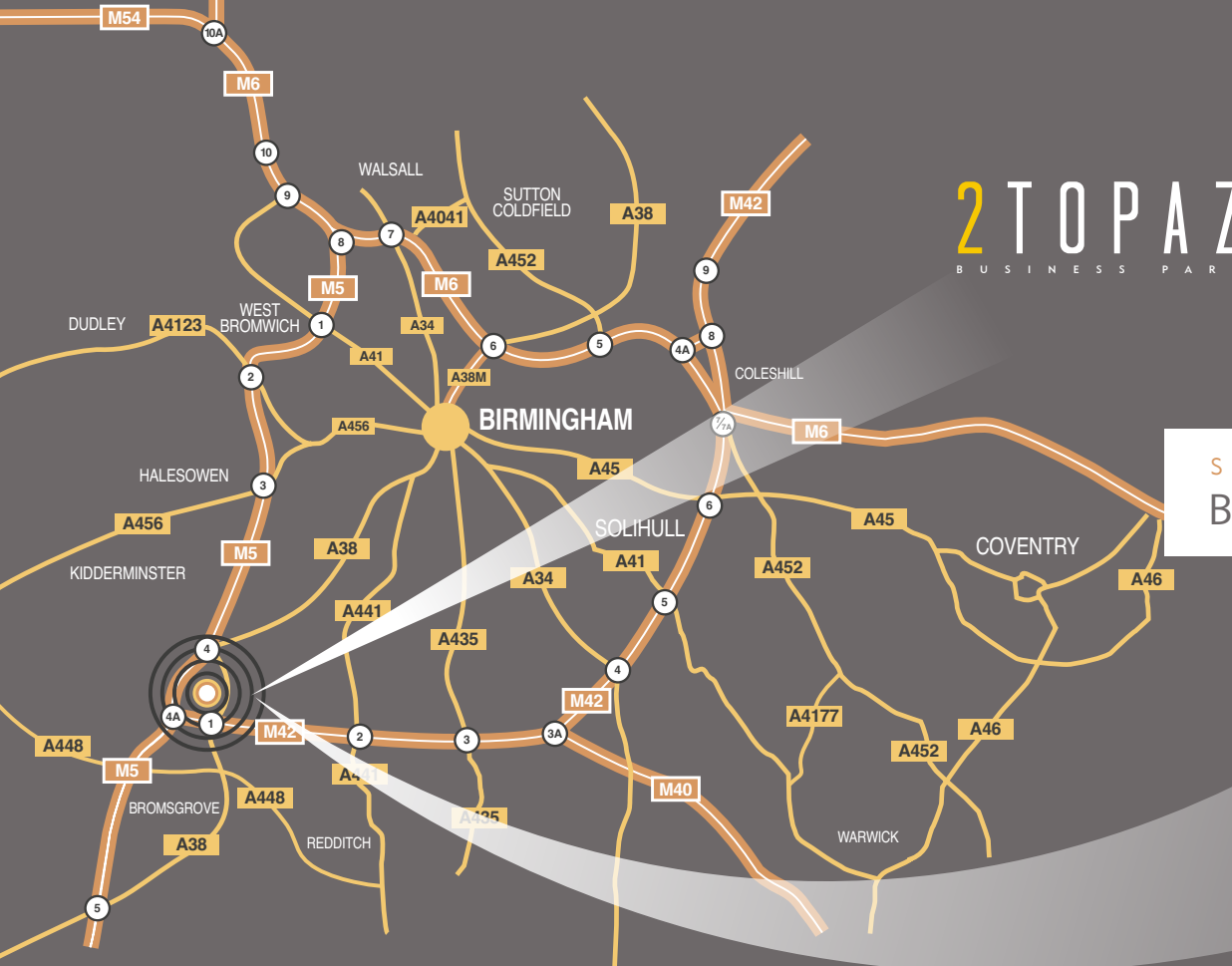




	SQ FT	SQ M
Ground Floor	5,151	478.6
First Floor	5,151	478.6
<b>Total</b>	<b>10,302</b>	<b>957.2</b>

\*These measurements represent the current area in accordance with IPMS 3 – Offices.

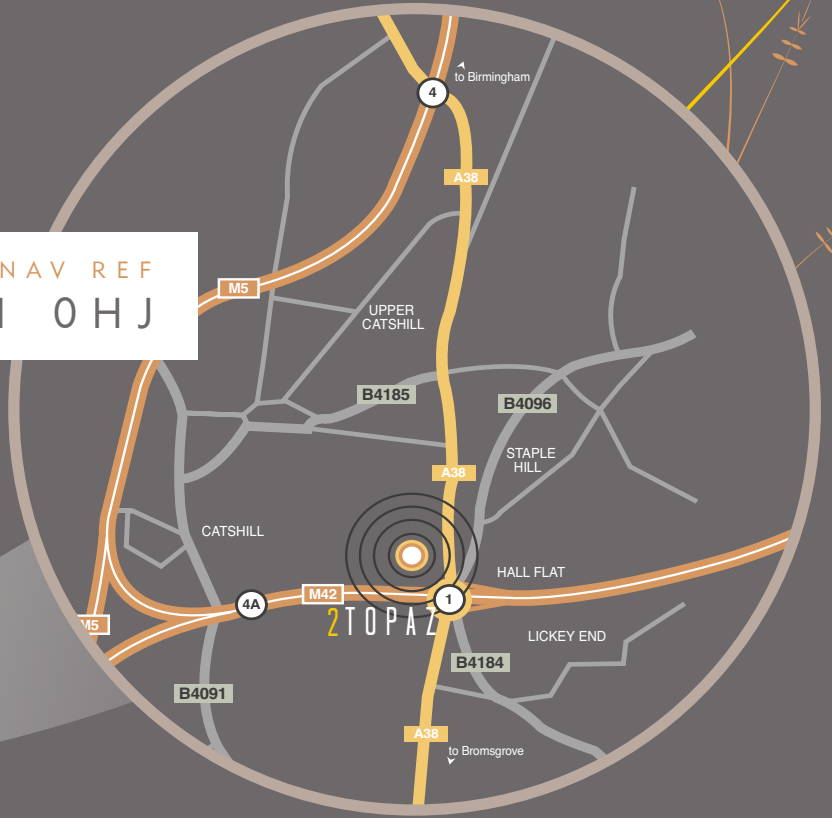




# 2TOPAZ

BUSINESS PARK

SAT NAV REF  
B61 0HJ



### HOW TO FIND TOPAZ

Located adjacent to Junction 1 of the M42 and off the A38 Birmingham Road, Topaz stands within a mature woodland setting, surrounded by green fields and commanding spectacular views towards the South West.

### FROM THE M5

Take the M5 northbound. At Junction 4 take the A38 exit to Birmingham (SW) / Bromsgrove. At the roundabout take the 4th exit onto A38 / Halesowen Road. Topaz is on the right just before the roundabout for Junction 1 of the M42.

### FROM THE M42

Take the M42 westbound, leave at junction 1 and take the 3rd exit onto A38 / Birmingham Road. Topaz is immediately on the left-hand side after the roundabout.

### LOCAL AMENITIES

- Ego Restaurant 1 min drive / 0.2 miles
- Miller & Carter 1 min drive / 0.5 miles
- David Lloyd 3 min drive / 1.5 miles
- Premier Inn 3 min drive / 1.5 miles
- Bromsgrove Town Centre 5 min drive / 1.8 miles
- Bromsgrove Train Station 8 min drive / 2.9 miles

FOR FURTHER INFORMATION OR TO  
ARRANGE A VIEWING CONTACT:



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