



OFFICE TO LET

TOPAZ BUSINESS PARK

Birmingham Road, Bromsgrove, B61 0GD

READILY ACCESSIBLE, HIGH QUALITY 'OWN FRONT DOOR' OFFICE SPACE

1,391 TO 2,782 SQ FT (129.23 TO 258.46 SQ M)



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DETAILS

DESCRIPTION

Topaz Business Park is a purpose built modern out of town office development comprising ten state of the art self-contained office buildings, set in a secure landscaped parkland environment with good on-site car parking provision, CCTV cameras, barrier entry system and views across open Worcestershire countryside. The buildings offer self-contained ground and first floor suites, that can be leased separately or as whole buildings, each having the following specification: • Comfort cooling (heating and cooling) • 150 mm raised access floors • Suspended ceilings incorporating LG 7 Luminaires • Sustainable urban drainage system • Secure barrier entry system • On site allocated car parking spaces The first floors of Units 3 and 4 are configured as one, self-contained unit comprising 2,782 sq ft.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 3 - First Floor	1,391	129.23
Unit - Unit 4 - First Floor	1,391	129.23
Total	2,782	258.46

KEY FEATURES

- High quality, modern office accommodation
- EPC 'B'
- Allocated car parking spaces
- Pleasant working environment with extensive views over open countryside
- Situated on a secure managed site within landscaped grounds
- Conveniently located just off Junction 1 of the M42 motorway

OUTGOINGS

- **Rent:** £19 per sq ft
- **Rates:** £7.50 per sq ft Approximate current rateable value (1 April 2023 to present)
- **Service charge:** £1.40 per sq ft approximate s/c budget y/e 31 March 2024
- **EPC:** B

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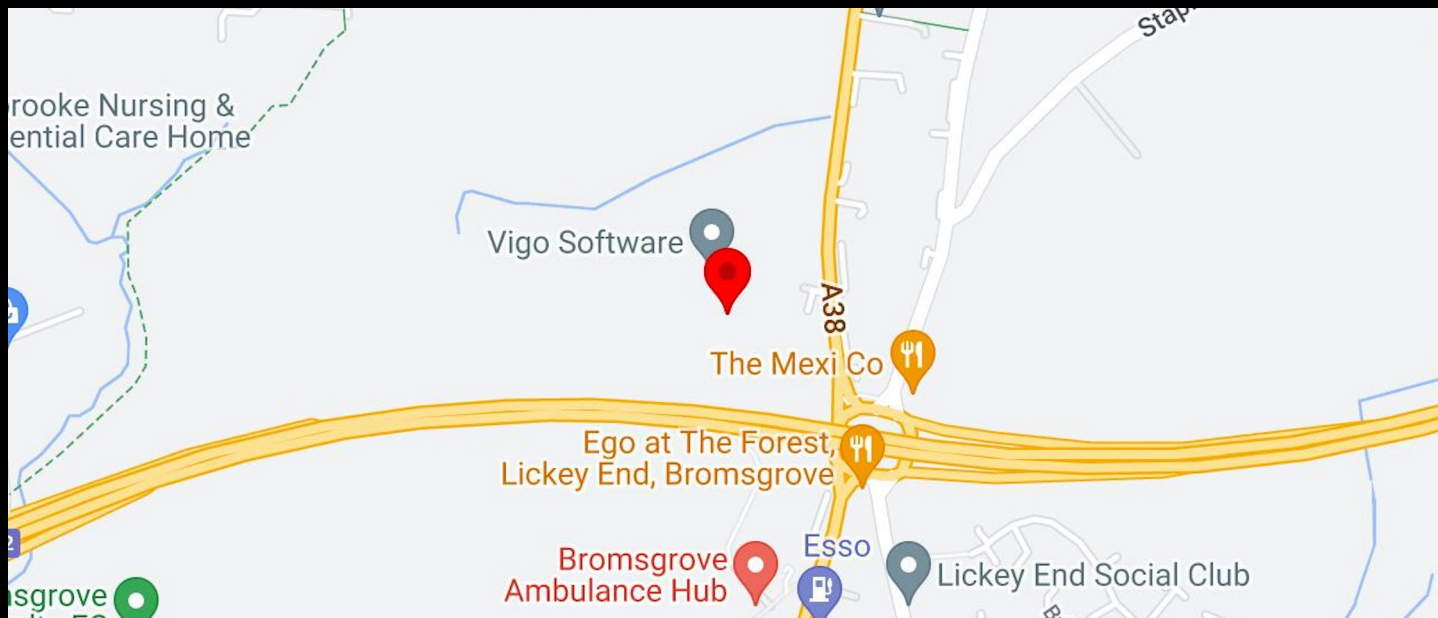
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LOCATION



Topaz Business Park is located adjacent to Junction 1 of the M42 on the A38 Birmingham Road just outside Bromsgrove, which also links to Junction 4 of the M5, offering state of the art, high specification offices in a much sought after location with easy access to the West Midlands motorway network.

Bromsgrove Town Centre is 5 minute drive away providing excellent public transport links around the surrounding area, with Bromsgrove train station and many popular bus routes located nearby. Topaz is also situated 21 miles from Birmingham Airport.

CONTACT US

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