

DRAYTON MANOR
BUSINESS PARK

TO LET

OFFICE 1 DRAYTON MANOR BUSINESS PARK

12,898 SQ FT SELF CONTAINED OFFICES AVAILABLE



For further information contact

FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Drayton Manor Business Park,
Coleshill Road, Tamworth, B78 3SA

DRAYTON MANOR BUSINESS PARK

ABOUT DRAYTON MANOR

Office 1 provides up to 12,898 sq ft of self-contained offices incorporating a passenger lift, welfare and kitchen provisions. Internally, the layout offers 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.

FEATURES



WITHIN EASY DRIVING DISTANCE OF THE A5 AND M42 MOTORWAY



24/7 MANNED GUARDING WITH CCTV AND ANPR BARRIER SYSTEM



WELL ESTABLISHED BUSINESS PARK LOCATION



AMPLE PARKING



REFURBISHMENT OPTION AVAILABLE



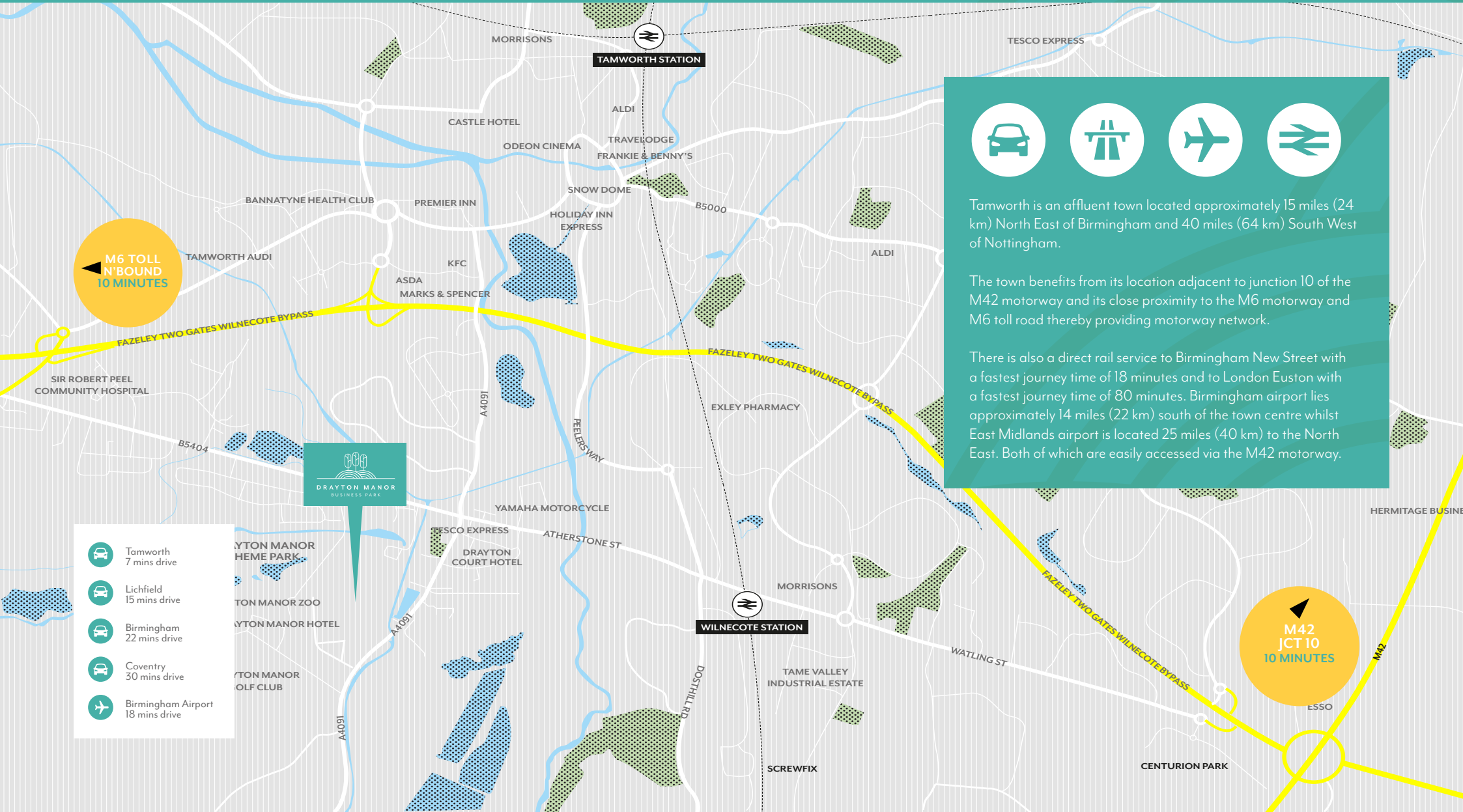
DRAYTON MANOR AVAILABILITY



UNIT 50 - DRAYTON HOUSE

FULLY LET

DRAYTON MANOR LOCATION



Tamworth is an affluent town located approximately 15 miles (24 km) North East of Birmingham and 40 miles (64 km) South West of Nottingham.

The town benefits from its location adjacent to junction 10 of the M42 motorway and its close proximity to the M6 motorway and M6 toll road thereby providing motorway network.

There is also a direct rail service to Birmingham New Street with a fastest journey time of 18 minutes and to London Euston with a fastest journey time of 80 minutes. Birmingham airport lies approximately 14 miles (22 km) south of the town centre whilst East Midlands airport is located 25 miles (40 km) to the North East. Both of which are easily accessed via the M42 motorway.

M6 TOLL
N'BOUND
10 MINUTES

M42
JCT 10
10 MINUTES

- Tamworth
7 mins drive
- Lichfield
15 mins drive
- Birmingham
22 mins drive
- Coventry
30 mins drive
- Birmingham Airport
18 mins drive



- DRAYTON MANOR HEME PARK
- DRAYTON MANOR ZOO
- DRAYTON MANOR HOTEL
- DRAYTON MANOR GOLF CLUB



DRAYTON MANOR BUSINESS PARK

TENURE

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed. Flexible terms considered

RENTAL

Available upon application.

SERVICE CHARGE

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

BUSINESS RATES

Interested parties should make their own enquiries with Lichfield District Council.

LEGAL COSTS

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

VAT

All figures quotes are exclusive of VAT, which it is understood will be payable.

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

Energy Performance Certificate
Available Upon Request



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