

To Let



Units 3-4, Topaz Business Park, Topaz Way, Bromsgrove, B61 0GD

High Quality, Well Connected Office Space

- Offices available combined or on an individual, suite by suite basis
- Situated on a secure managed site within landscaped grounds
- Allocated car parking spaces
- Situated on Junction 1 of the M42 motorway
- Flexible lease terms available
- Quoting rent - £19 p.s.f

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

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Location

Topaz Business Park is located adjacent to Junction 1 of the M42 on the A38 Birmingham Road in Bromsgrove, which also links to Junction 4 of the M5, offering state of the art, high specification offices in a much sought after location. Topaz offers the ideal opportunity for companies seeking strong identity 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.

Description

Topaz is a purpose built modern out of town office scheme 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 have the following specification:

- Comfort cooling (heating and cooling)
- 150 mm raised access floors
- High quality external and internal finishes
- Suspended ceilings incorporating LG 7 Luminaires
- Sustainable urban drainage system
- Secure barrier entry system
- Ability to brand/name units
- Individual company entrances
- On site designated car parking spaces

Accommodation

The suites are available combined or on an individual, suite by suite basis as follows:

- Unit 3 Ground floor - 1,391 sq. ft. - LET
- Unit 3 First floor - 1,391 sq. ft. - Available
- Unit 4 Ground floor - 1,391 sq. ft. - Available
- Unit 4 First floor - 1,391 sq. ft. - Available

Price

The property is available on new lease terms to be agreed, at a quoting rent of £19 per sq ft.

Service Charge

All mains services are installed and the tenant will be responsible for a Service Charge contribution towards the cost of services provided by the landlord.

VAT

We are advised that VAT is payable in addition to the rent.

Disclaimer

A director of Bond Wolfe has a vested interest in this property.



EPC

The property has an EPC rating of B.

Legal Costs

Each party are to responsible for their own legal costs that may be incurred in this transaction.

Anti Money Laundering

In accordance with Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.

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