



TO LET

**22-23 AMBER BUSINESS VILLAGE,
AMBER CLOSE, TAMWORTH,
STAFFORDSHIRE, B77 4RP**

OFFICE

2,650.96 SqFt (246.27 SqM)

KEY FEATURES

- ESTABLISHED, MODERN OPEN PLAN OFFICE WITH MEETING ROOMS IN A COMMERCIAL LOCATION
- RENTAL - £32,000 PER ANNUM, EXCLUSIVE
- 10 CAR PARKING SPACES

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LOCATION

Amber Business Village is a prestigious development of office and industrial business set in the established commercial location of Tamworth, which lies approximately 18 miles northeast of Birmingham and 10 miles east of Lichfield. The premises has close proximity to junction 10 of the M42, which provides access onto the Midlands motorway network.

The premises is located on Amington Estate, which is home to major occupiers including Britvic Soft Drinks.

DESCRIPTION

The property comprises a two-storey modern office premises of brick and pitched tile roof construction.

The ground floor comprises two ground floor entrances with their own lobbies, two offices, kitchen facility, meeting room and WCs.

The first floor comprises an open plan office space with two private offices with glass partitions.

The office space is fitted to a good specification including comfort cooling / heating system, suspended ceiling, LED lighting and double glazed windows.

Externally, there are ten marked car parking spaces.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,233.23	114.57
First Floor	1,417.73	131.70
Total	2,650.96	246.27

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (Tamworth Borough Council).

SERVICES

It is understood that all mains services are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £26,500.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available by lease assignment or to lease by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £32,000 per annum, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT

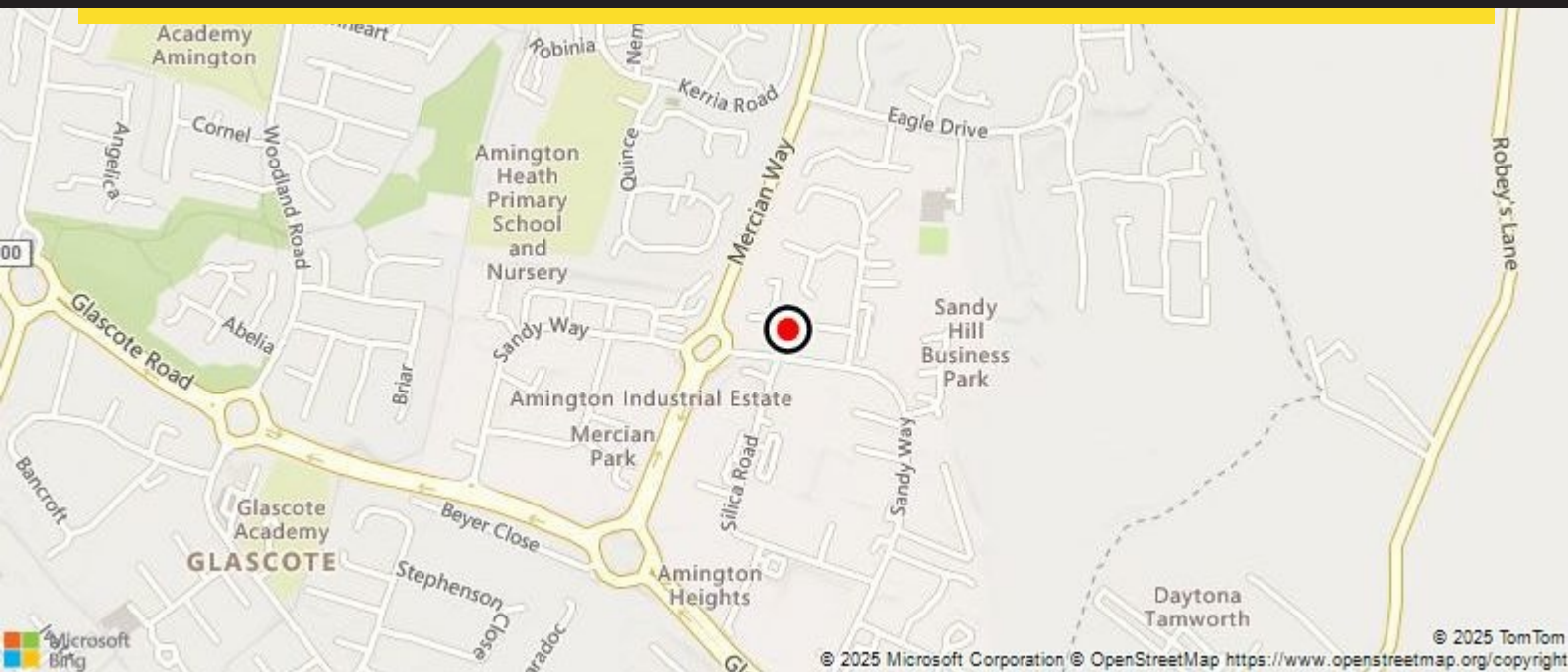
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (68).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman.



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