



DRAYTON HOUSE

REFURBISHED OFFICE TO LET

DRAYTON MANOR BUSINESS PARK,
COLESHILL ROAD, TAMWORTH, B78 3SA



UNIT 50C
3,272 sq ft

DESCRIPTION

First Floor Drayton House provides refurbished office accommodation, with shared welfare, kitchen and access control.

The first floor can be accessed by the lift at the rear of the property or the stairs from the main entrance.

Drayton House has 9 dedicated spaces and more provided upon requirement.

Drayton Manor Business Park also benefits from 24/7 on-site security.

Unit 50C benefits from a communal breakout kitchen area and WCs.



9 dedicated spaces



Modern space



Manned guarding on site



On site facilities support manager



24/7 access



Plentiful natural light



Access control & intercom system

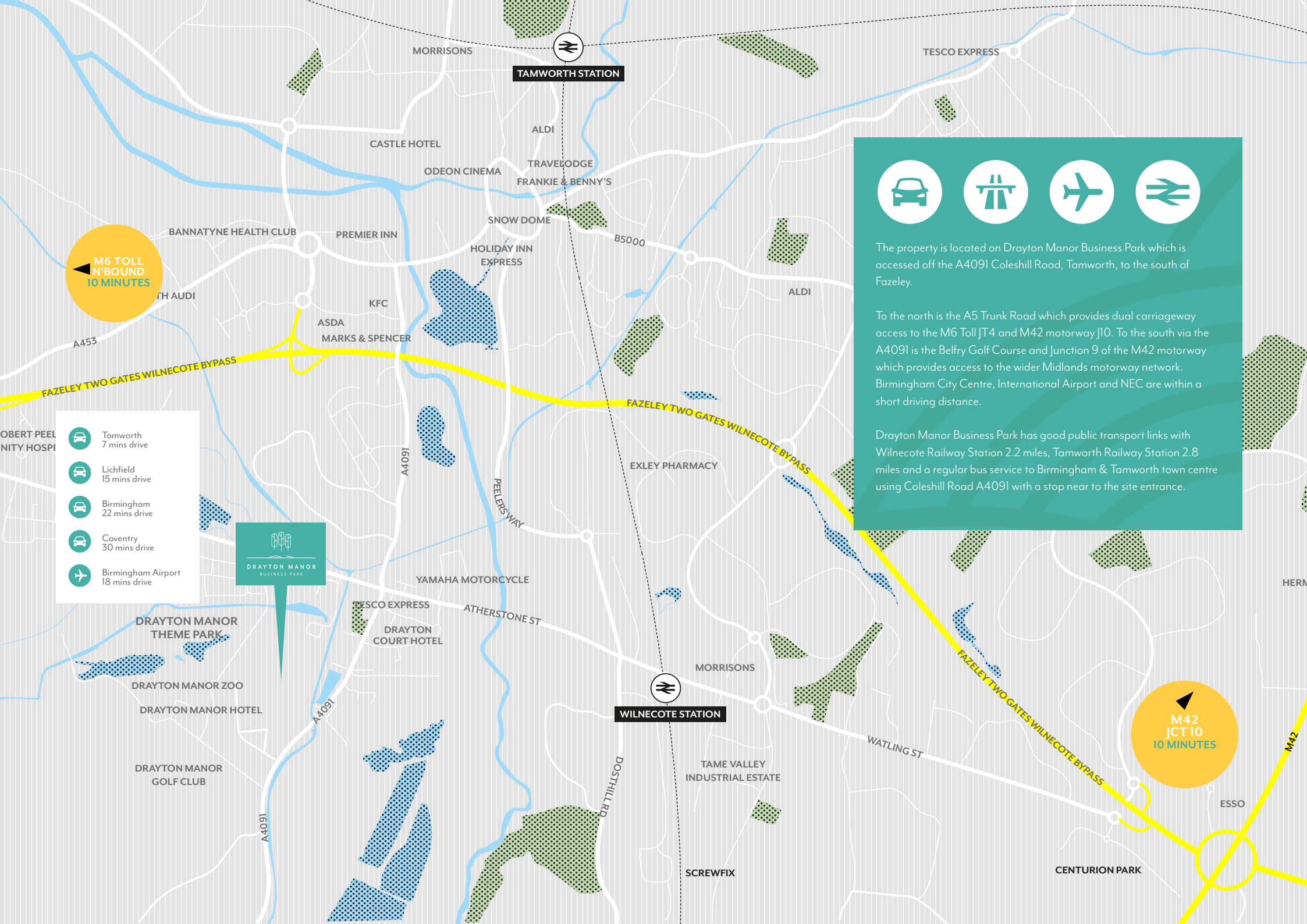
TENURE

The property is to be let by way of a new internal repairing and insuring lease for a term to be agreed.



UNIT 50C
3,272 sq ft

Representative example



M6 TOLL N'BOUND
10 MINUTES

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



The property is located on Drayton Manor Business Park which is accessed off the A4091 Coleshill Road, Tamworth, to the south of Fazeley.

To the north is the A5 Trunk Road which provides dual carriageway access to the M6 Toll JT4 and M42 motorway J10. To the south via the A4091 is the Belfry Golf Course and Junction 9 of the M42 motorway which provides access to the wider Midlands motorway network. Birmingham City Centre, International Airport and NEC are within a short driving distance.

Drayton Manor Business Park has good public transport links with Wilnecote Railway Station 2.2 miles, Tamworth Railway Station 2.8 miles and a regular bus service to Birmingham & Tamworth town centre using Coleshill Road A4091 with a stop near to the site entrance.

M42
JCT 10
10 MINUTES



Representative example

SERVICE CHARGE

The property is liable to an annual estate service charge. The property is also subject to a building service charge relating to the maintenance and upkeep of the common parts and exterior of the building. Details are available upon application via the agents.

BUSINESS RATES

Rateable Value - £13,000 (April 2023)

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) on 01543 308900. Small Business Rates Relief may be available.

ENERGY PERFORMANCE

Rating. D – 93.

LEGAL COSTS

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

VAT

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



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