

TO LET

OFFICE 1

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



OFFICE PREMISES

6,449 - 12,898 sq ft (599 - 1,198 sq m)

(Approx. Total Net Internal Area)

- Well established Business Park location
- Within easy driving distance of the A5 and M42 Motorway
- Ample Parking
- Security measures in place

LOCATION

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 J4 and M42 J10. To the south via the A4091 is the Belfry Golf Course and M42 J9 providing access to Birmingham City Centre, International Airport and NEC.

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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.

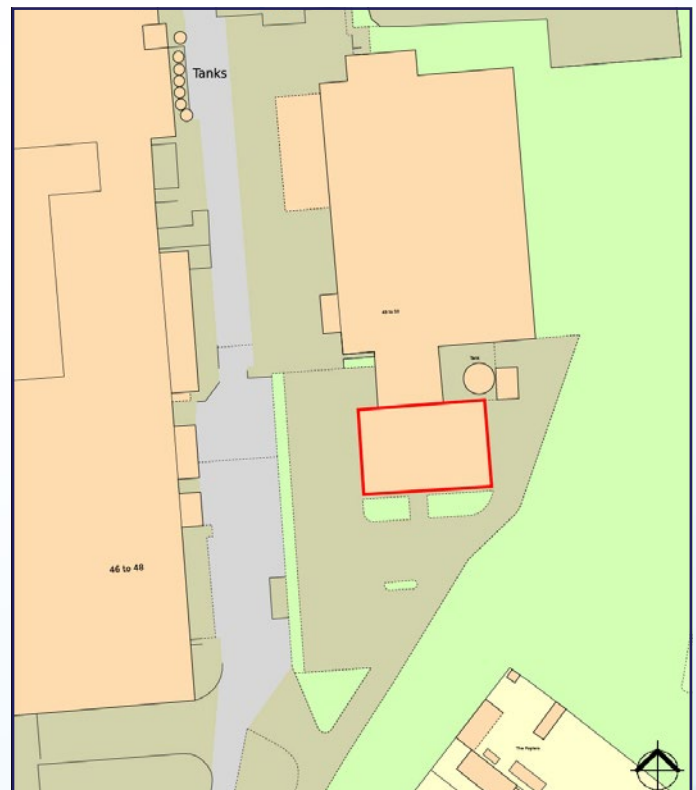
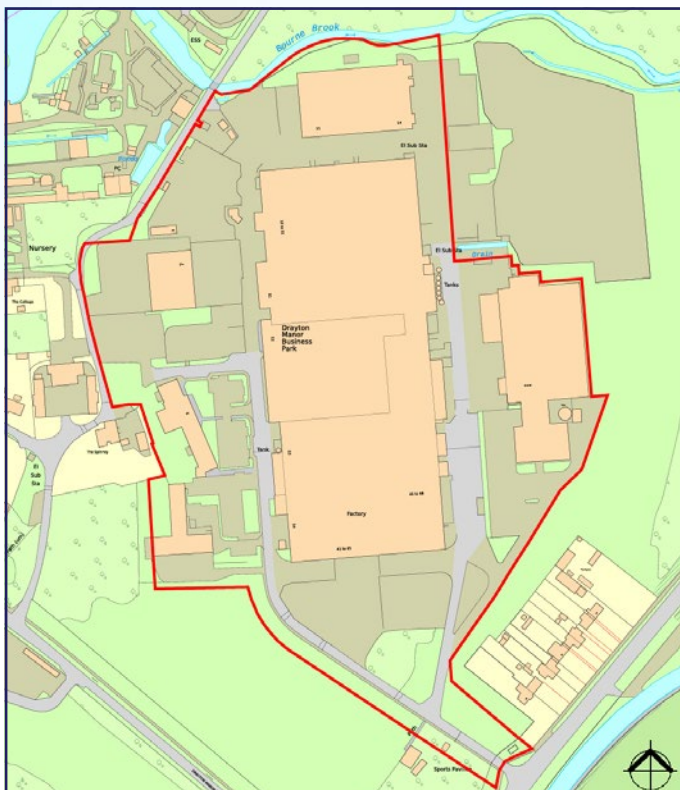
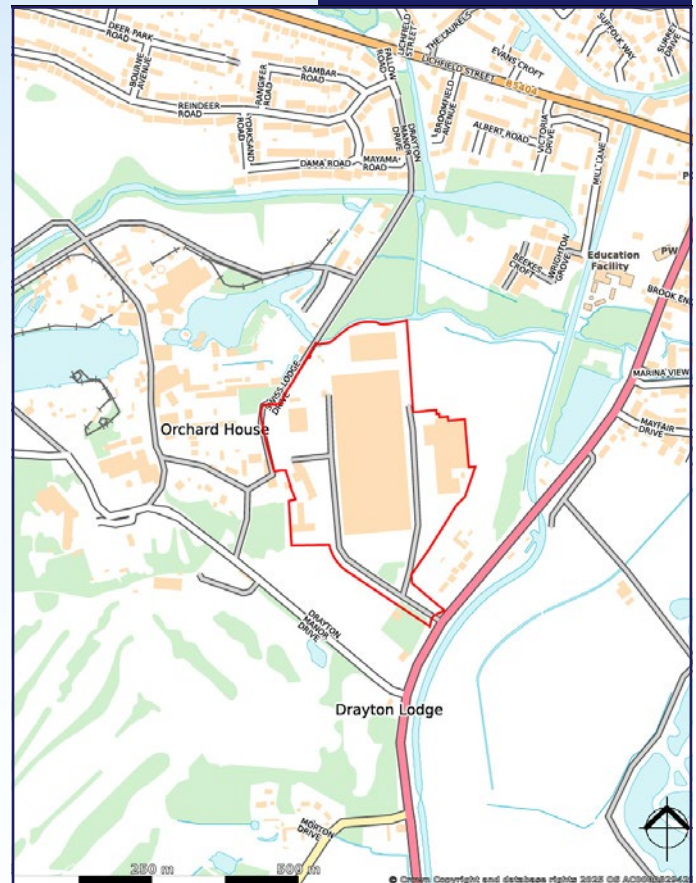
DESCRIPTION

Office 1 provides a self-contained office incorporating a passenger lift, welfare and kitchen provisions. Internally, the layout is 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.

POSTCODE: B78 3SA



ACCOMMODATION

Area	SQ M	SQ FT
Ground Floor	599	6,449
First Floor	599	6,449
Total Approx. Net Internal Area	1,198.22	12,898

TENURE

Available on a new lease on terms to be agreed.

PLANNING

Interested parties to make their own enquiries to Tamworth Borough Council Planning Department.

RENT

POA.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available Upon Request.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.



LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

SERVICE CHARGE

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

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

VIEWING Strictly via the joint agents

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BURLEY BROWN

SUBJECT TO CONTRACT Ref: TBC Date: 10/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
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