



REFURBISHED OFFICE TO LET

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



SUITE B2
2,460 sq.ft (228.54 sq.m)

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 a car parking ratio of 1:350 sq. ft.

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



Plentiful parking



New suspended ceiling



Full access raised floor



PIR sensor led lighting



24 hour access



1 passenger lift



Plentiful natural light

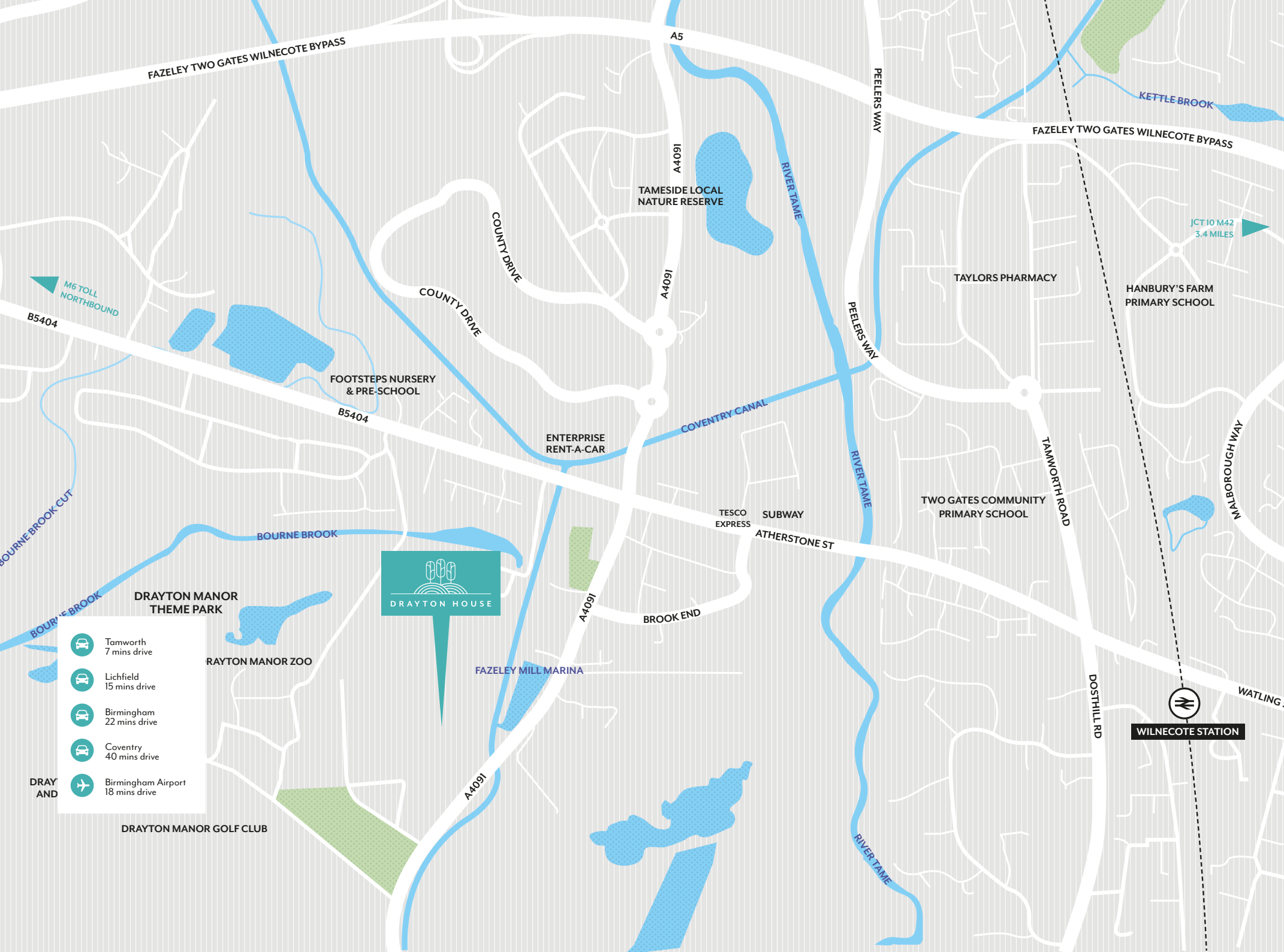
TENURE

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



SUITE B2

2,460 sq.ft (228.54 sq.m)



FAZELEY TWO GATES WILNECOTE BYPASS

A5

PELEERS WAY

FAZELEY TWO GATES WILNECOTE BYPASS

KETTLE BROOK

TAMESIDE LOCAL NATURE RESERVE

A4091

A4091

COUNTY DRIVE

COUNTY DRIVE

TAYLORS PHARMACY

HANBURY'S FARM PRIMARY SCHOOL

JCT 10 M42
3.4 MILES

M6 TOLL
NORTHBOUND

B5404

FOOTSTEPS NURSERY
& PRE-SCHOOL

B5404

ENTERPRISE
RENT-A-CAR

COVENTRY CANAL

PELEERS WAY

RIVER TAME

TAMWORTH ROAD

TWO GATES COMMUNITY
PRIMARY SCHOOL

TESCO
EXPRESS

SUBWAY

ATHERSTONE ST

BROOK END

A4091

FAZELEY MILL MARINA

DRAYTON MANOR
THEME PARK

RAYTON MANOR ZOO



DRAYTON HOUSE

Tamworth
7 mins drive

Lichfield
15 mins drive

Birmingham
22 mins drive

Coventry
40 mins drive

Birmingham Airport
18 mins drive

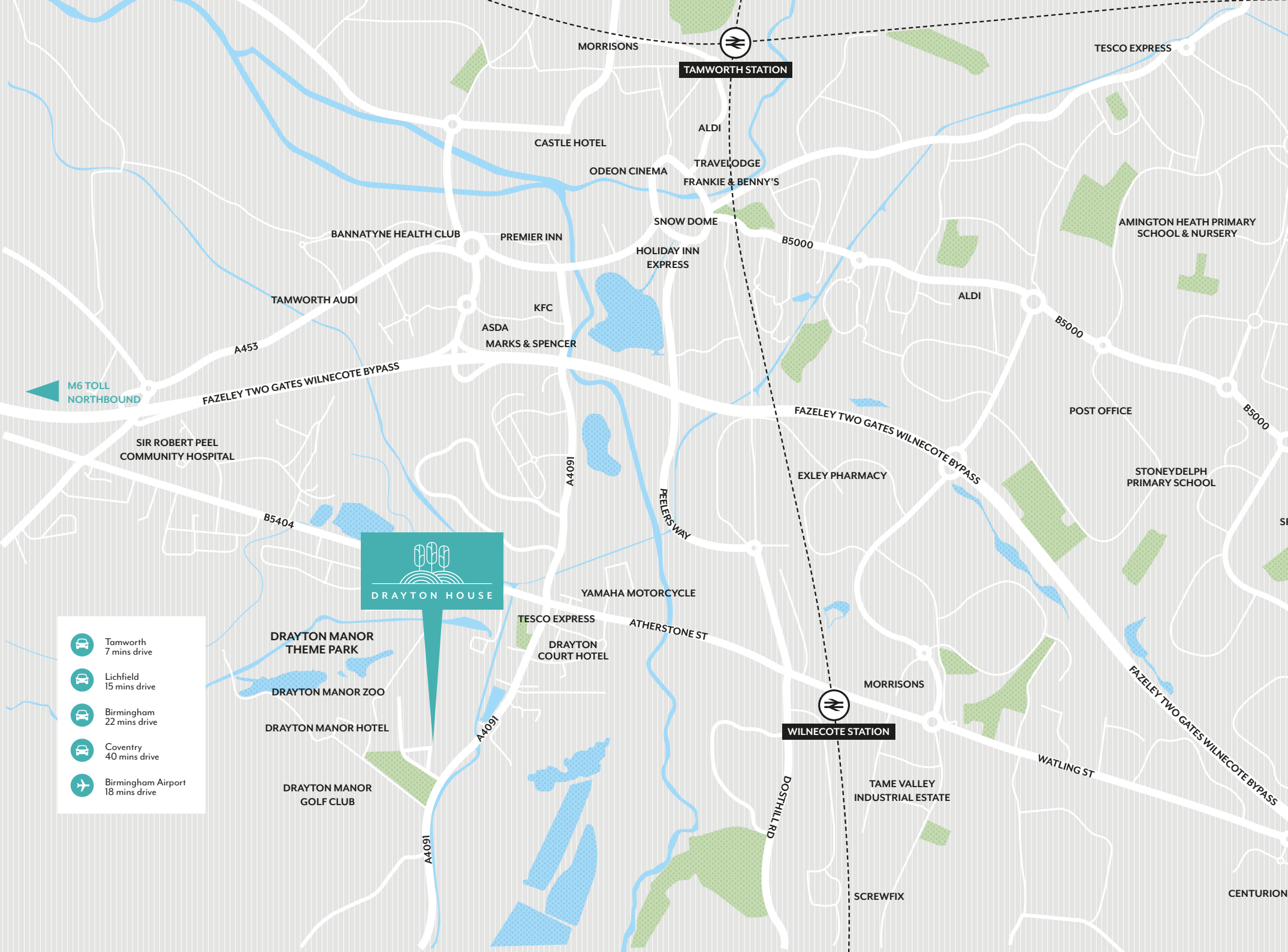
DRAY
AND






DRAYTON MANOR GOLF CLUB



WILNECOTE STATION

WATLING S



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

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 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.

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

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) on 01543 308900.

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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