

BURLEY BROWNE

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SURPLUS GROUND FLOOR OFFICES

TO LET

**DE NORA
ARLEY DRIVE
BIRCH COPPICE BUSINESS PARK
DORDON
TAMWORTH
B78 1SA**



IPMS 3 Office Area 238.18 sq m / 2,564 sq ft

Located within the De Nora building on Birch Coppice Business Park just off Junction 10 of the M42

Car parking available

0121 321 3441

LOCATION

Birch Coppice Business Park is located approximately 5 miles east of Tamworth and is accessed off the A5 Watling Street being 0.5 miles away from Junction 10 (Tamworth) of the M42 with 8 motorway junctions being within a 20 mile radius. The Birch Coppice Business Park has in excess of approximately 370,000 sq m of floor space with occupiers including **UPS, VW, Instarmac** and **Euro Car Parts**.

Birmingham City Centre is located approximately 17 miles south west with the NEC and Birmingham International Airport being 12½ miles to the south.

DESCRIPTION

The property comprises ground floor offices located close to the entrance of the Birch Coppice Business Park.

The offices are accessed via a ground floor entrance door leading onto a shared reception together with separate male and female WC's and a shared canteen.

The offices comprise a large open plan area with a selection of fitted furniture together with two meeting rooms and three further small offices.

FLOOR AREAS

The property comprises the following approximate floor areas.

IPMS 3 Office Area 238.18 sq m / 2,564 sq ft or thereabouts

Car Parking

Car parking is available on site.

LEASE

By way of a new lease, for a minimum term of 3 years.

RENT

£36,000 per annum inclusive of a contribution towards gas, electric and water.

BUSINESS RATES

Awaiting re-assessment.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

MONEY LAUNDERING

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, although we understand VAT will be payable in this instance.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Burley Browne on 0121 321 3441.

Further information contact

Steven Hannaford

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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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