

TO LET GRADE A OFFICE

100 RELAY POINT

Relay Drive, Tamworth, B77 5PA



Key Highlights

- 12,050 sq ft (1,119 sq m)
- Business Park location
- Located adjacent to M42 J10
- Raised floors
- Suspended ceilings
- Passenger lift
- 50 car parking spaces (1,241 sq ft)
- New FRI lease terms

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Location

The Relay Point development is situated adjacent to junction 10 of the M42 motorway, approximately 2.5 miles south east of Tamworth town centre. The location takes advantage of the access ability of the site on the junction of the motorway and the A5 trunk road.

Neighbouring office occupiers include:

- Crest Nicholson Midlands
- Redrow Homes
- Officebroker.com
- Aldi

The ease of access via the motorway to central Birmingham (16 miles), Birmingham International Airport (18 miles), and the M1/M6 motorways via the M42, is a substantial attraction of this particular location.

Accommodation & Specification

	SIZE (SQ M)	SIZE (SQ FT)
First Floor	559.5*	6,025*
Ground Floor	559.5*	6,025*
TOTAL	1,119	12,050

*Approximate floor areas subject to measurement.

The property will provide Grade A accommodation and will benefit from the following:

- Newly refurbished throughout
- Raised floors
- Suspended ceilings
- New air conditioning system
- Passenger lift
- 50 car parking spaces (1:241 sq ft)

Lease Terms

The premises is to be let as a whole on a new Full Repairing and Insuring lease, the length of which is to be agreed on negotiation.

Rent

£17.50 per sq ft per annum exclusive.

Estate Charge

A service charge will be levied toward the shared cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £4.66 per sq ft payable for 2018/19. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate.

Legal Costs

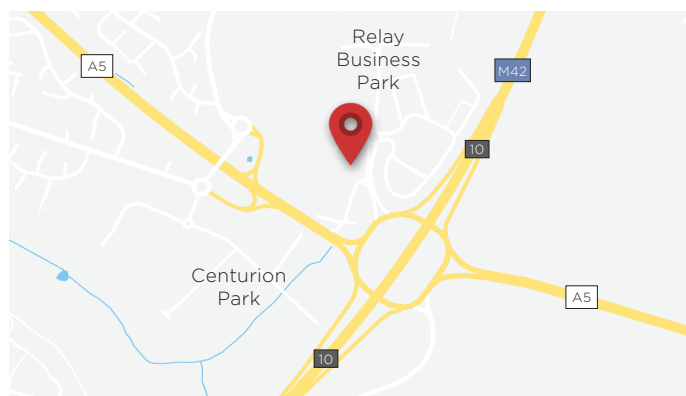
Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance

The building's EPC rating is yet to be confirmed.

Viewing & Further Information

Strictly by appointment only with Savills or our joint agent, Calders.



Contact

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