



# 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 a car parking ratio of 1:255 sq. ft. - 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



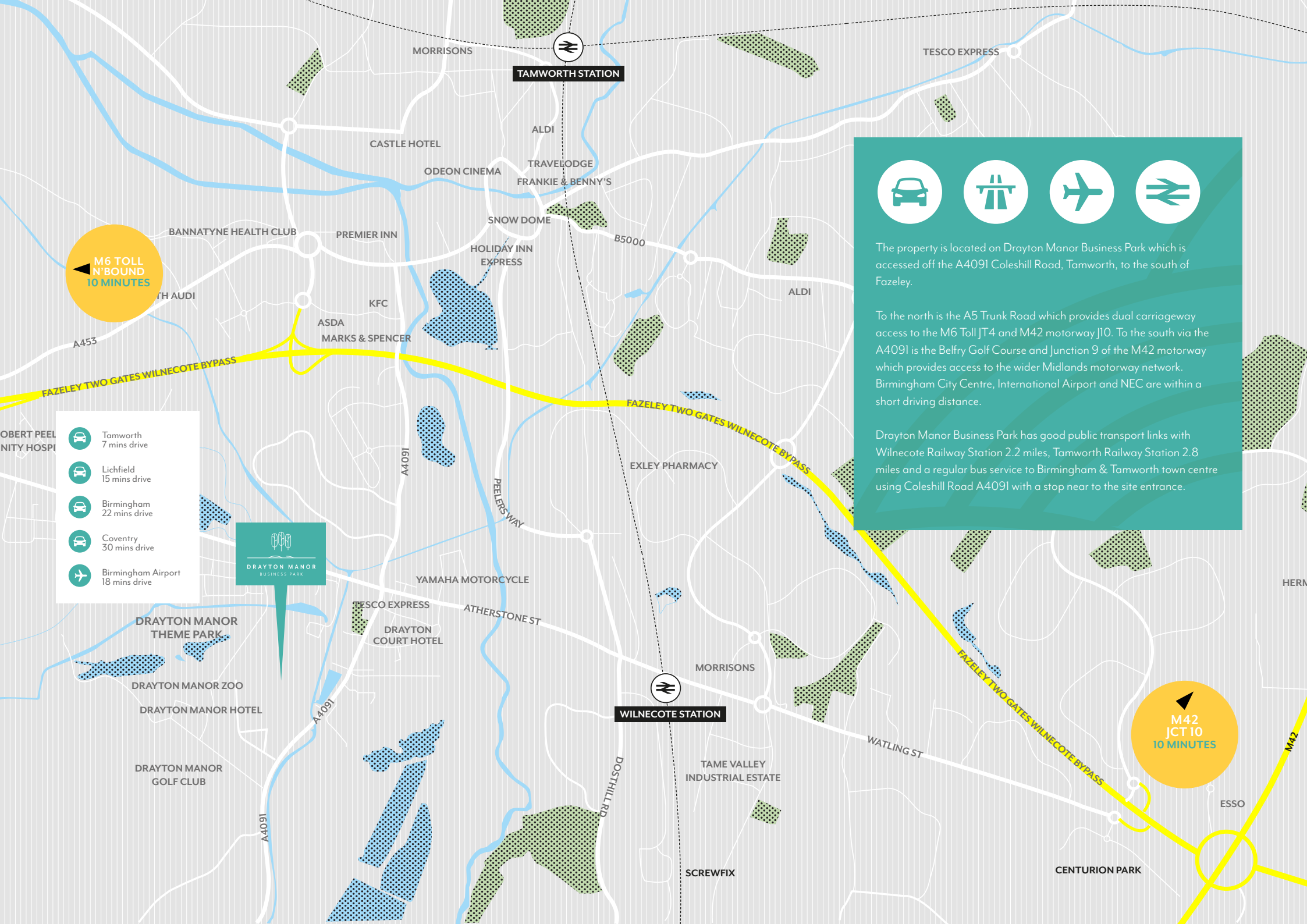
Access control &  
intercom system

## 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



- 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 Colleshill Road, Tamworth, to the south of Fazeley.

To the north is the A5 Trunk Road which provides dual carriageway access to the M6 Toll J14 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 Colleshill 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

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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