



VENTURA HOUSE TAMWORTH

Quality Office Accommodation

To Let

2,409 – 13,095 sq ft (224-1,216 sq m)

- Excellent Road Access To A5, A38, M42 and M6 TOLL
- Within walking distance of Ventura retail and leisure park

VIEW DRONE VIDEO



Ventura House is a prominent office building in an established location, offering excellent opportunities for external branding, adjacent to Tamworth's prime out of town retail park.



- Excellent communication links
- Easy access to A5, A38, Birmingham City Centre, NEC and Birmingham Airport
- Junction 10 M42 only a 6 minute drive away
- M6 Toll Junction 4 is 5 miles away
- Regular bus service to Tamworth and the surrounding areas
- Notable occupiers include Sainsburys, Costa Coffee, Pure Gym and M&S

VIEW DRONE VIDEO 



Ventura House is a two storey, modern office building accessed via a ground floor reception area which includes new tenant's signage. The office suites have been refurbished throughout the building and benefit from a new air conditioning system serving each suite. The WCs within Ventura House have also been upgraded to a high quality. Tenants within the building include Rutherford Solicitors, Torrent Trackside and Santova.

As well as office uses, the suites could potentially be used for medical purposes such as a dentist or doctor's surgery subject to planning.

HIGH QUALITY SPECIFICATION



Air conditioning



Carpeting



Suspended ceilings



Passenger lift



LG lighting



Male and Female WCs

Suite C1 has direct access from the car park and is primarily open plan save for some light partitioning providing two meeting rooms. This suite also benefits from access to the main building and therefore has excellent flexibility.

Suite C2 has a newly installed entrance and its own WCs therefore is self-contained from the main building. This suite could be suitable for alternative uses to include medical, dentist or private GP subject to planning.

Suite D is accessed via the main building reception and offers an open plan suit at first floor with two high quality glazed meeting rooms and a small kitchen area. The multiple access points provide for a flexible office layout.

Suite F offers entirely open plan space with an abundance of natural light flowing through. With multiple access points, a variety of occupational layouts are possible to suit individual tenant requirements.

AVAILABLE ACCOMMODATION

Floor	Suite	Sq ft	Sq m	Car parking	EPC
Ground	C1	2,409	224	11	B43
Ground	C2	2,803	260	13	B43
First	D	3,594	334	15	B34
First	F	4,289	398	18	B27

Suites are available individually or in combinations.

CAR PARKING

Additional car parking spaces are available by separate negotiation.



LEASE TERMS

A new lease for a term of 5 years or multiples thereof is to be agreed. Leases will be drawn on an effective full repairing and insuring basis.

RENT

£13.50 per sq ft per annum exclusive. Rent is payable quarterly in advance.

SERVICE CHARGE

A service charge is payable towards the cost of maintaining/repairing the communal and external fabric of the building including landscaping, security, access control, management, refuse, window cleaning. Full details of the service charge budget are available upon request.

BUSINESS RATES

Business rates are the responsibility of the occupier and interested parties are advised to make their own enquiries with the local authority (Tamworth).

VAT

All figures quoted are exclusive of VAT which will be payable.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

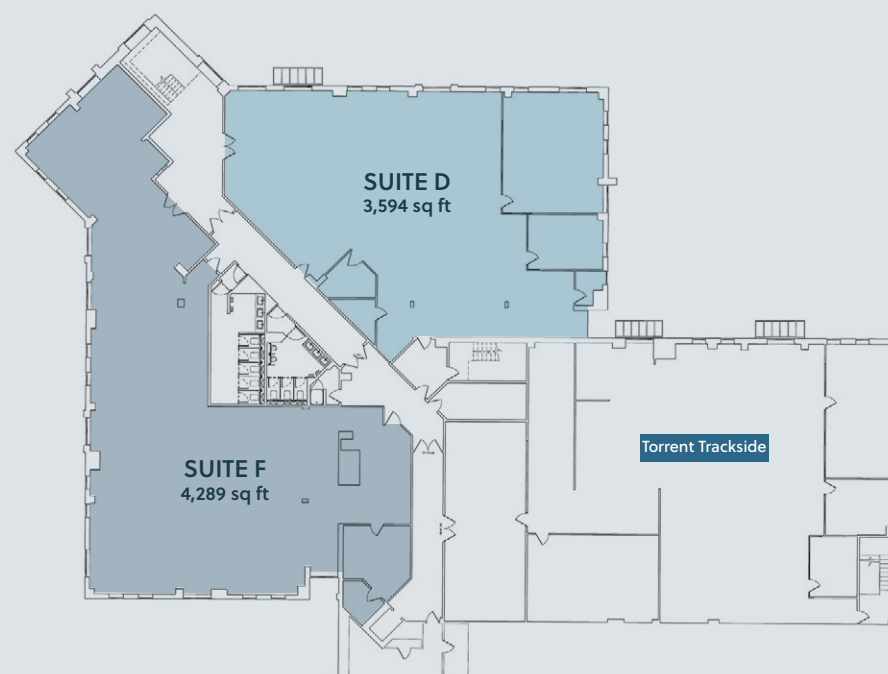
ANTI MONEY LAUNDERING

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.



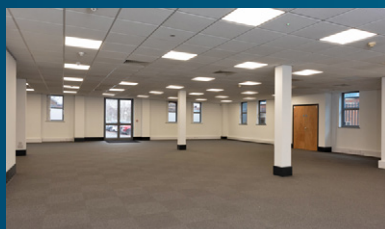


GROUND FLOOR



FIRST FLOOR

Indicative space plans are available upon request.






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Ventura House is prominently located on Ventura Park Road adjacent to Ventura Park, Tamworth's prime out of town retail and leisure park whose notable occupiers include M&S, Sainsburys, Costa Coffee, Boots and Next. The property has direct access to the A5 with onward travel to J10 of the M42 and Junction 4 of the M6 Toll facilitating access to the wider Midlands motorway network, Birmingham City Centre, regional airports and East Midlands.

	MILES	MINS
J10 M42 Motorway	4	6
Sutton Coldfield	6.5	14
Lichfield	7.5	14
Birmingham Airport	16	24
Birmingham City Centre	16	33
Solihull	20	30
East Midlands Airport	26.5	30

VIEWING

To view or for further information please contact:



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