



Business Park / Office To Let

Topaz Business Park

Bromsgrove, B61 0GD

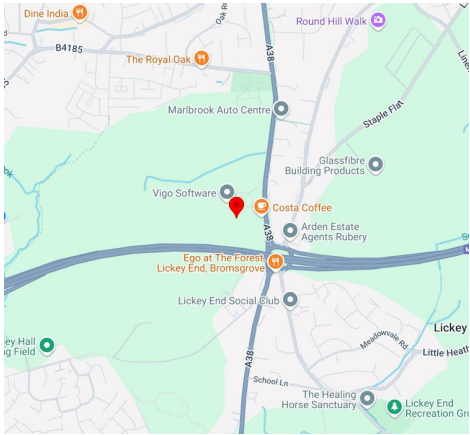
Modern business park with a rural outlook

1,391 to 2,782 sq ft (129.23 to 258.46 sq m)

AVISON YOUNG

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Summary

Available Size	1,391 to 2,782 sq ft / 129.23 to 258.46 sq m
Rent	£19.50 per sq ft
Service Charge	£1.60 per sq ft
EPC	B

Description

Topaz Business Park offers high specification offices in a much sought after location providing the ideal opportunity for companies seeking strong identity in a much sought after location, with easy access to the West Midlands motorway network.

Topaz is a purpose built out of town office scheme comprising ten modern self-contained office buildings, set in a secure landscaped parkland environment with good on-site car parking provision, CCTV cameras, barrier entry system and views across open Worcestershire countryside.

Location

Topaz Business Park is located adjacent to Junction 1 of the M42 on the A38 Birmingham Road in Bromsgrove, which also links to Junction 4 of the M5. Bromsgrove Town Centre is 5 minute drive away providing excellent public transport links around the surrounding area, with Bromsgrove train station and many popular bus routes located nearby. Topaz is also situated 21 miles from Birmingham Airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Unit 3 - First Floor	1,391	129.23	Available
1st - Unit 4 - First Floor	1,391	129.23	Available
Total	2,782	258.46	

Specification

- Comfort cooling (heating and cooling)
- 150 mm raised access floors
- High quality external and internal finishes
- Suspended ceilings incorporating LG 7 Luminaires
- Sustainable urban drainage system
- Secure barrier entry system
- Ability to brand/name units
- Individual company entrances
- On site designated car parking spaces



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