



## Grazier House

Bonehill Road,  
Tamworth,  
Staffordshire,  
B78 3HU

**MODERN  
OFFICES**

**TO LET**

**2,581 SQ FT**

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

### IMMEDIATELY AVAILABLE

- FULLY REFURBISHED
- Grade A specification.
- Modern open plan accommodation
- Central location within walking distance of Ventura Park with its retail and leisure amenities.
- Excellent car parking ratio (1:235 sq ft)

**Ready to talk?**  
Please Call/ Email

**Douglas Bonham**  
07920077100  
[Douglas.Bonham@colliers.com](mailto:Douglas.Bonham@colliers.com)

# GRAZIER HOUSE

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## Location

Attractive accommodation located on Bonehill Road, adjacent to Ventura Retail Park approx. 1 mile south of Tamworth town centre.

The property benefits from excellent road transport links via the A5 Trunk road leading to the J10 M42 3.5 miles to the east and M6 toll road 5.3 miles to the west.

Regular bus services enable easy access to the town centre and further public transport links.

Ventura Retail Park showcases the leading UK retail brands including ASDA, Sainsburys, M&S (Inc Food Hall), Boots, WH Smith, Costa, McDonalds and Halfords.

## Accommodation

Description	Sq M	Sq ft
Ground	239.8	2,581

## Description

Grazier House provides modern open plan office accommodation, accessed via a secure site with a barrier entry system.

The building benefits from a full height glazed atrium and reception.

The accommodation has been fully refurbished to provide the following broad specification:

- Suspended Ceilings
- LED lighting
- New Air conditioning
- Raised floors
- Modern washroom facilities
- EV Charging
- EPC B
- Passenger lift

## Car Parking

11 secure onsite car parking spaces are provided, equating to a ratio of 1 space per 235 sq ft.

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## The Lease

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

## The Rent

Quoting rent £18.50 per sq. ft.

## Service Charge

A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts.

## Business Rates:

The Rateable Value will need to be re-assessed.

All parties are advised to contact the local rating authority in relation to Business Rates enquiries.

## VAT

All prices quoted are exclusive of VAT.

## Viewing

Strictly by appointment with the sole agent, Colliers:

Douglas Bonham

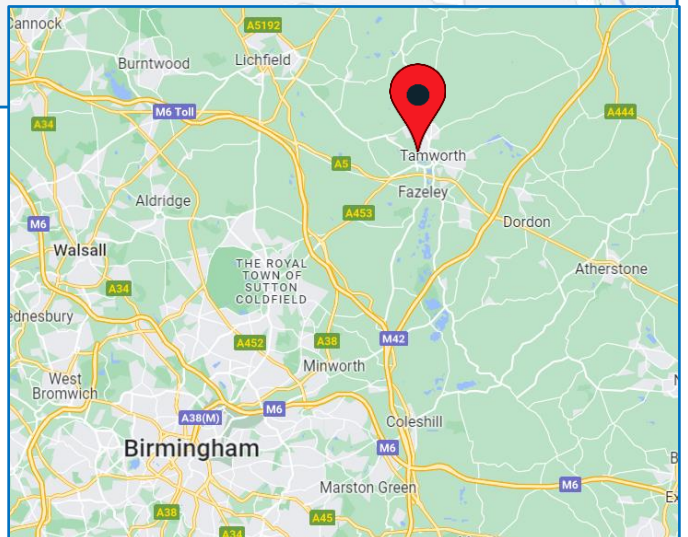
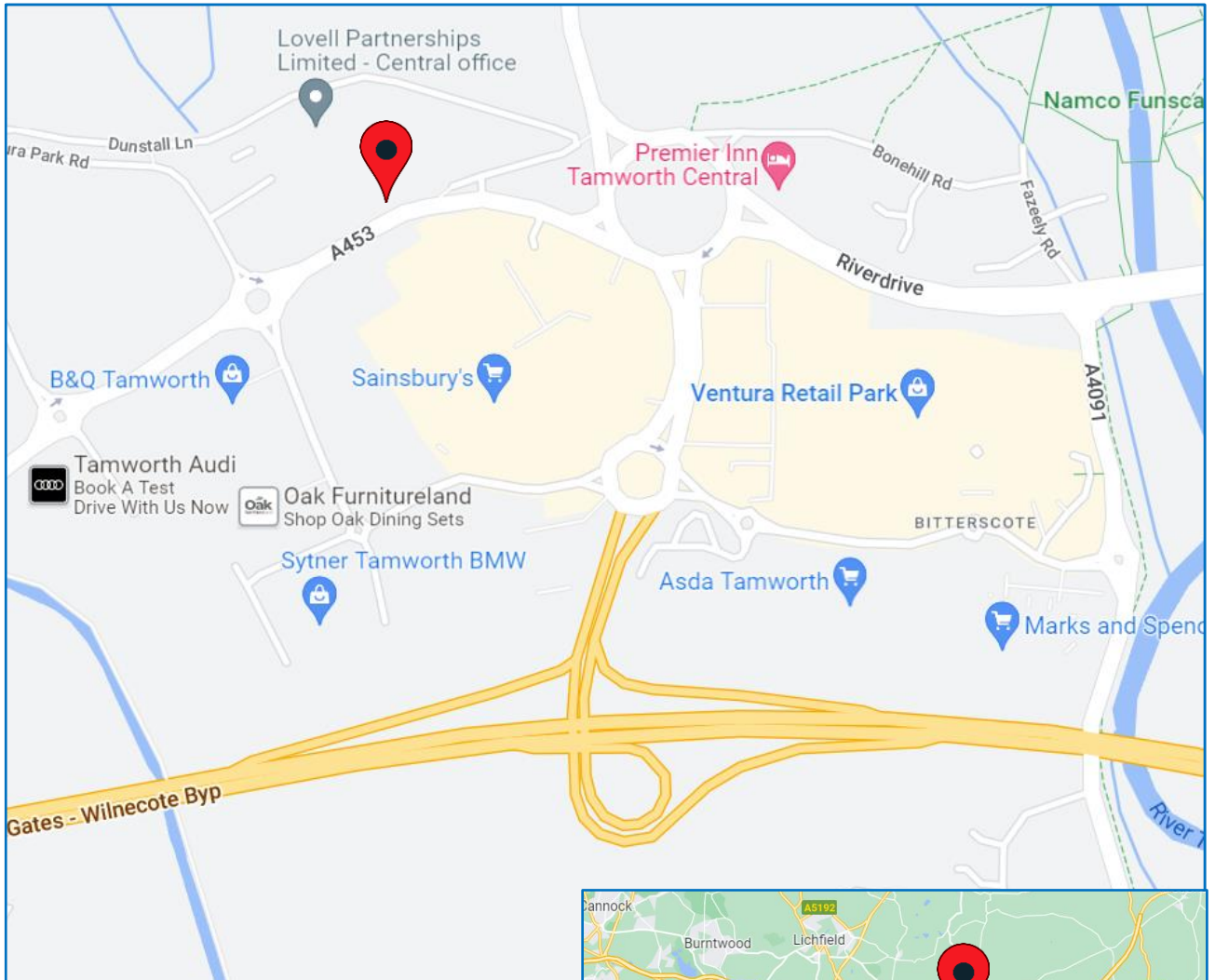
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## Further Information

For further information or to arrange an inspection of the property, please contact:

**Douglas Bonham**  
07920 077 100  
Douglas.Bonham@colliers.com

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