

TO LET

POA



UP TO 57 SECURE PARKING SPACES/ STORAGE LAND



Land At Ventura Point Business Park, Ventura Park Road, Tamworth B78 3LZ

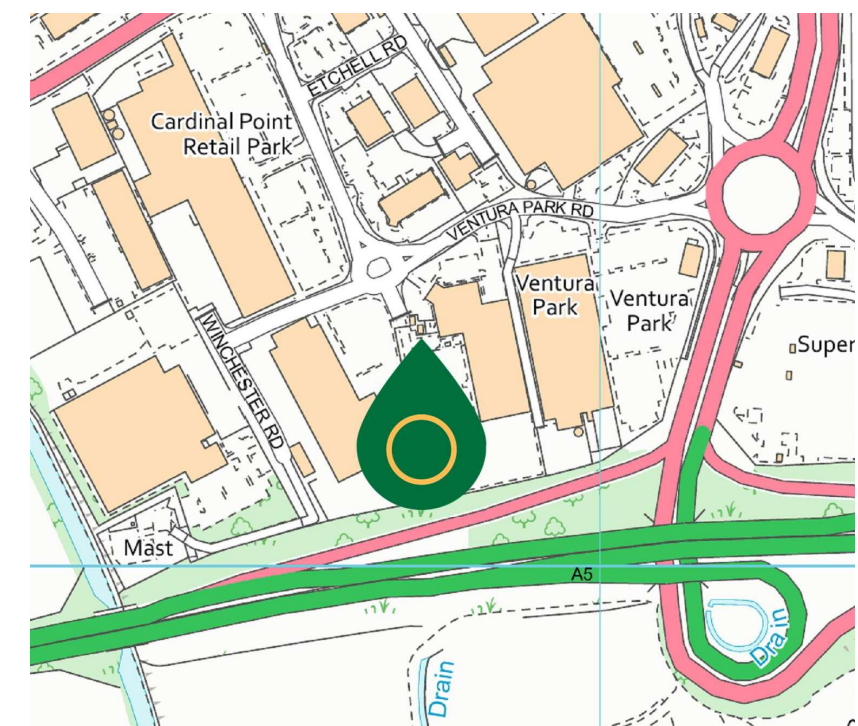
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GEA: 12 – 345m² (129 – 3,714 Sq. Ft.)

- Excellent location close to extensive local retail amenities.
- Close proximity to the A5,
- Excellent with onward travel to J10 M42 and J4 M6 Toll.
- Securely fenced site, with electric estate gating.
- Alternatively available as a whole as secure/outdoor storage land



Secure Electric Estate Gate



**Chartered Surveyors
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Parking Spaces/ Land at Ventura Point Business Park, Ventura Park Road, Tamworth B78 3LZ

LOCATION

The site is located on the prominent Ventura Point site, accessed off Ventura Park Road adjacent to Ventura Park, Tamworth's prime out of town retail and leisure park, where notable occupiers include M&S, Sainsburys, Costa Coffee, Boots and Next. Ventura Point provides a mix of medium, to large sized units with a range of commercial occupiers.

Neighbours to the site include Aldi (supermarket), Home Bargains, Sytner BMW & Cardinal Point Retail Park.

The site is ideally situated for use from local businesses (including additional staff car park) requiring easy access to the A5 with onward travel to J10 of the M42 and J4 of the M6 Toll. The spaces may also be used collectively as secure/outdoor storage land.

The site has the benefit from being an enclosed site with security fencing and electronic gates.

DESCRIPTION

Availability up to 57 tarmacked car parking spaces.

The site is secured with fencing and double automated electrical estate gates, sharing access with the estate's commercial occupiers.

ACCOMMODATION

Up to 57 Parking Spaces: available as multiples or a total of 3,714 Sq. Ft. (345 m²) (GEA)

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

The land/ spaces are available under a 'License to Occupy' agreement, subject to a minimum term of 6 months. Any agreement of the same shall include occupier contributions towards car park, estate road and general site maintenance.

Alternatively, the land as a whole is available on a new lease, with a term to be agreed. Any lease shall be on an effective full repair and insurance basis.

The spaces may be separately enclosed, subject to negotiation and term duration.

SERVICE CHARGE & INSURANCE

The Estate's communal areas are maintained and insured using a Service Charge. Where applicable expenditure is accrued, the property shall be liable to contribute towards the service charge. Calculations for such contributions are available upon request.

RATEABLE VALUE:

The tenant will be responsible for the payment of business rates and are advised to undertake their own investigations in such regard.

LOCAL AUTHORITY

Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
Staffordshire B79 7BZ

PLANNING

Permitted for parking or storage space use.

RENT

Price on Application (POA)

LEGAL COSTS

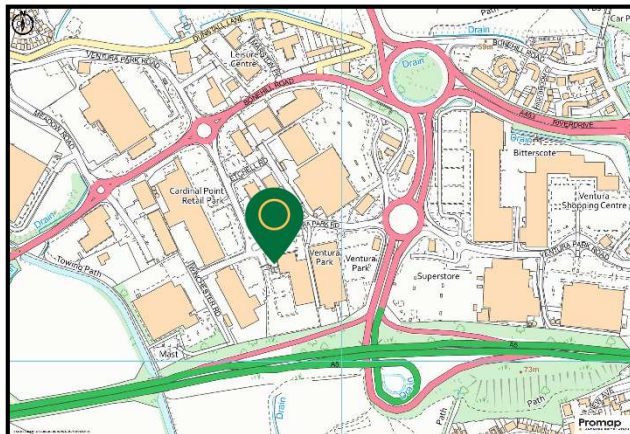
Each party will be responsible for their own legal costs.

V.A.T.

All figures quoted are exclusive of V.A.T.

VIEWING

By Sole Letting Agents: Shortland Parsley on 01827 718912
Contact: James Parsley or Greg Fielding
jamie@parsleyproperty.co.uk & greg@parsleyproperty.co.uk



STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending occupier must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The property owner has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to

accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers;
- maintain records of identification evidence;
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PMS10918/CPS

UPDATED: June 2026