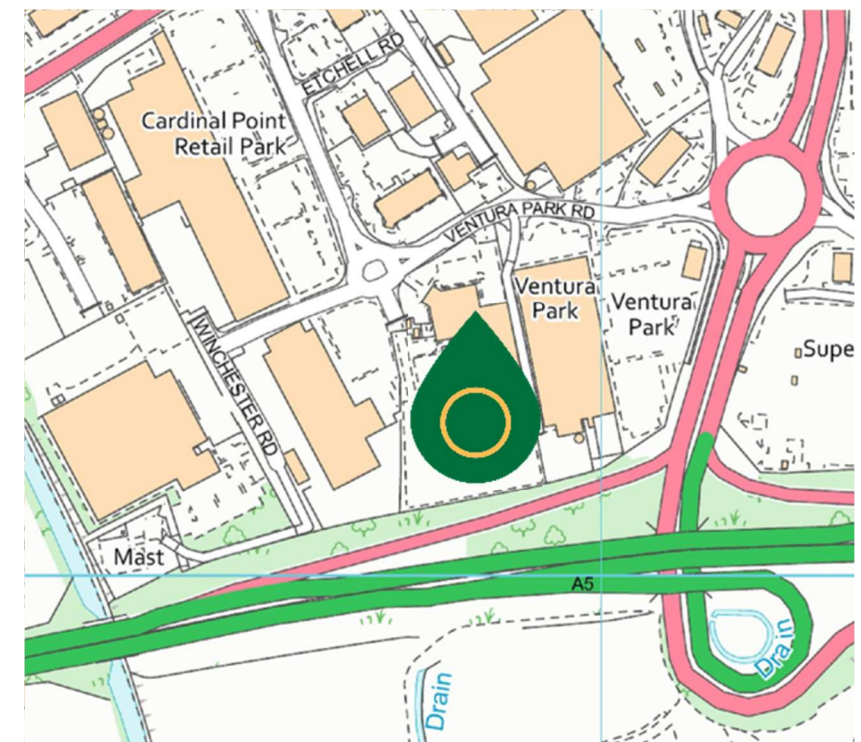


TO LET

£49,500 per annum



REFURBISHED OFFICE/ USE CLASS 'E' UNIT



Suite A, Ventura Point Business Park, Ventura Park Road, Tamworth B78 3JH

314.47 m² (3,385 Sq. Ft.) IPMS 3 (NIA)

- Refurbished, self-contained ground & first floor accommodation
- 15 parking spaces on suite frontage
- Established commercial location, with extensive prime retail amenities nearby.
- Adjacent the A5, with onward travel to J10 of the M42 and J4 of the M6 Toll.
- Secure site with automated electric estate gates.



**Chartered Surveyors
Property Consultants**
17 Market Street Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
www.parsleyproperty.co.uk



Suite A, Ventura Point Business Park, Ventura Park Road, Tamworth B78 3JH

LOCATION

Ventura Point Business Park is 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 estate has the benefit from being an enclosed site with security fencing and electronic gates.

Tenants within the Ventura House and Ventura Point complex include Rutherford Solicitors, Torrent Trackside, Santova, Equans, M&J Construction, Crystal Finance and OP Mobility; with neighbours including BMW, Aldi, Home Bargains and Costa.

The A5 is accessible within minutes 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.

What3Words: [///range.retain.org.uk](https://www.what3words.com/range/retain.org.uk)

DESCRIPTION

Ventura Point Business Park is located to the rear of the popular Ventura House office complex. Suite A is a two storey, modern office building accessed via a ground floor designated entrance.

The space has previously been used as offices, but the accommodation could also be utilised for other uses to include doctors, dental surgery and more, subject to planning.

The building benefits from recent refurbishments throughout, with Suite A having new carpeting, suspended ceilings and efficient LED lighting. The air conditioning system specifically serves the suite, and accommodation includes kitchens and WC's on each floor.

The suite includes 15 car parking spaces on the frontage, with designated car charging stations optional. Additional parking spaces are available, subject to separate license negotiations.

ACCOMMODATION:

Office Space: 3,385 Sq. Ft. (314.47 m²) (IPMS 3)

ENERGY RATING

EPC Rating: C55

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

The Suite is available to lease on effective FRI (Full Repairing & Insuring) terms for a minimum term of 5 years.

SERVICE CHARGE & INSURANCE

A service charge is payable towards the cost of maintaining/repairing the communal and external fabric of the building including, but not exclusive to landscaping, management, refuse, window cleaning, hard surface repairs (estate road and car park spaces) and security gates. Full details of the service charge budget are available upon request.

SERVICES

Electricity, water, drainage & telephone are available and connected to the premises. (Some services are sub-metered from the building's mains supplies)

RATEABLE VALUE

The tenant will be responsible for the payment of business rates:

Rateable Value: £41,750 (effective date 1 April 2026).

Interested parties are advised to verify this information.

LOCAL AUTHORITY

Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ

PLANNING

The suite's previous use was Office (Use Class E), but the accommodation could also be used for other uses to include doctors, dental surgery and more, subject to planning.

RENT

£49,500 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.

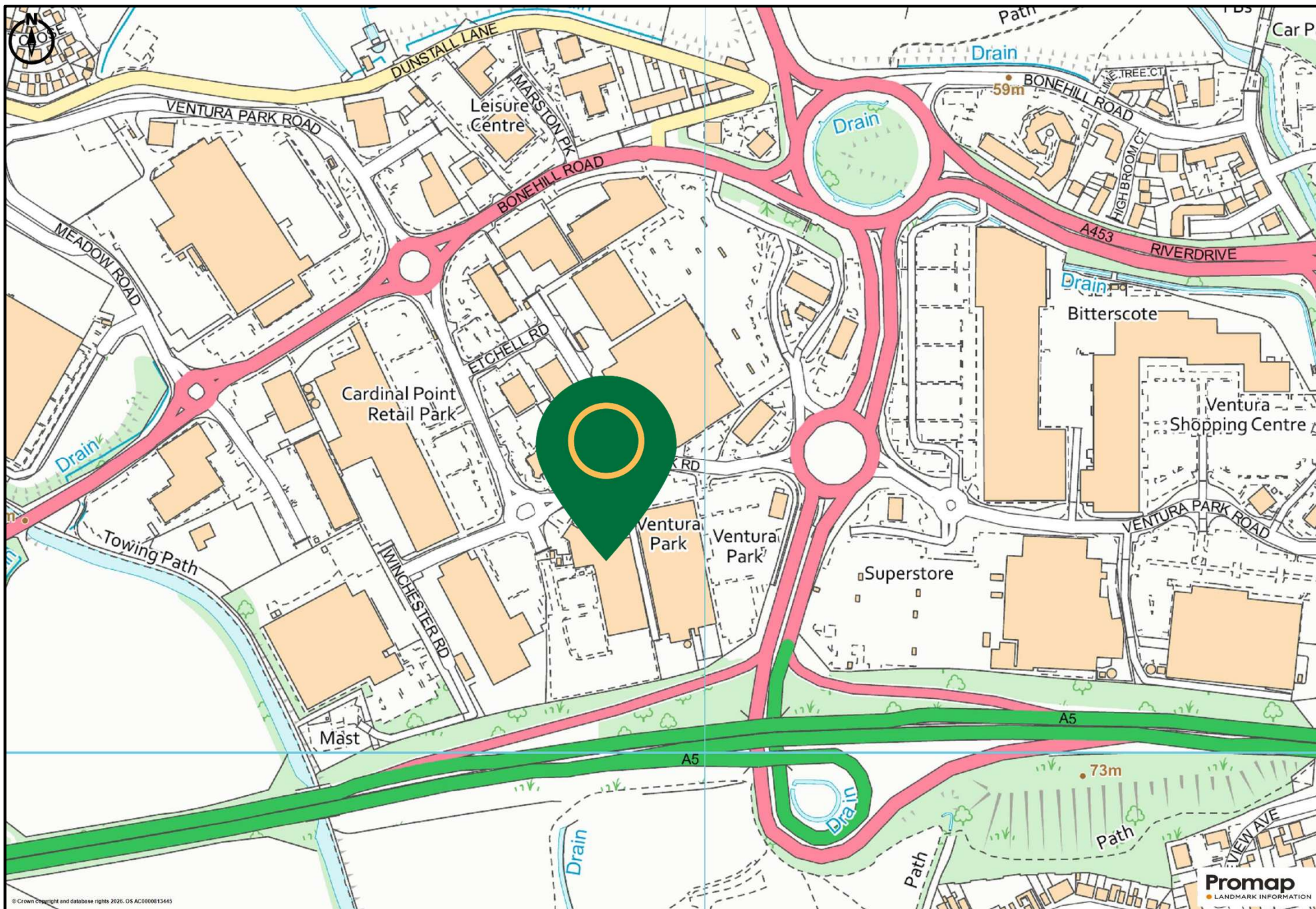
V.A.T.

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





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 purchaser 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 Seller of this property 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/SA

UPDATED: June 2026