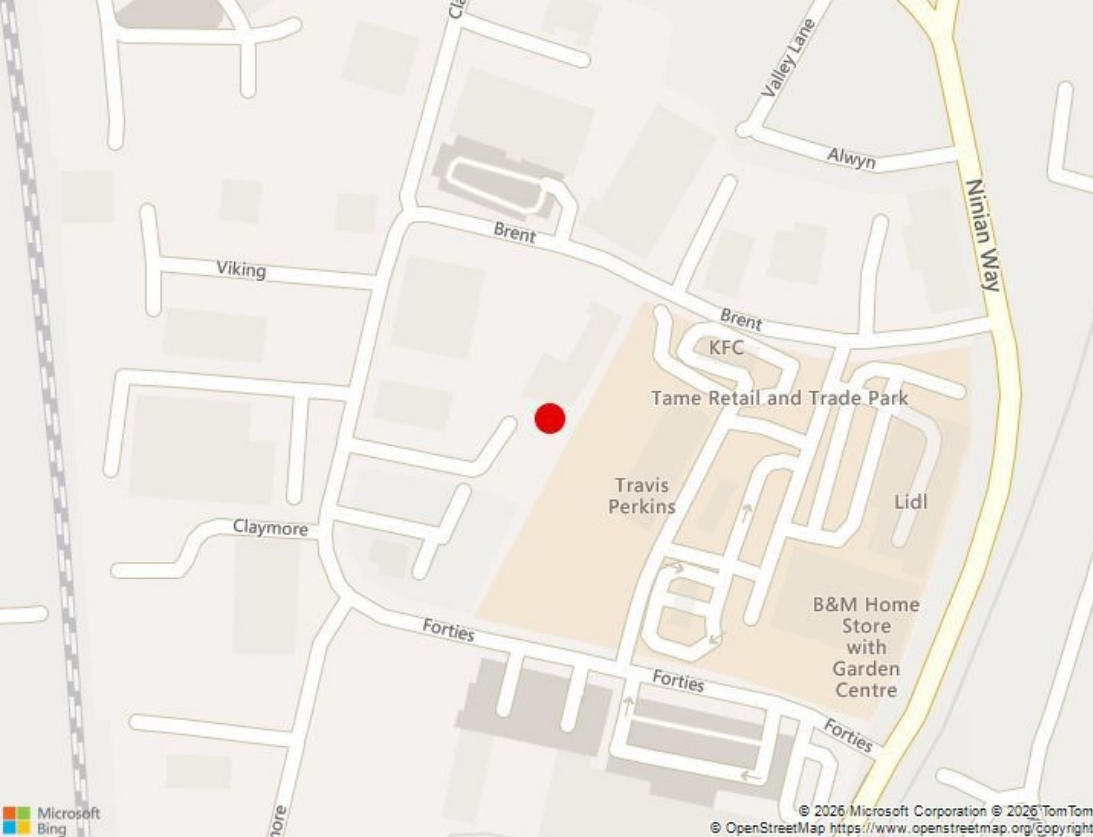


WELL-PRESENTED OFFICES TO LET

Unit 4, Falcon Park, Claymore, Wilnecote, Tamworth, Staffordshire, B77 5DQ

79 - 2,026 SqFt (7.34 - 188.22 SqM) | On Application





KEY FEATURES

- Located within an established commercial estate
- Excellent access to Tamworth town centre, A5 trunk road and J10 of the M42
- On-site parking
- Recently refurbished
- Available as serviced accommodation or a standard letting

LOCATION

The property is positioned within Falcon Park Estate which is situated off Claymore within the Tame Valley Industrial Estate in the Wilnecote district of Tamworth. Wilnecote lies approximately 2.5 miles to the south east of Tamworth town centre and is within easy driving distance of the A5 trunk road and J10 of the M42. Neighbouring amenities include Starbucks, Subway and B&M within the Tame Retail and Trade Park.

DESCRIPTION

The subject property comprises a two-storey office building and provides well-presented cellular office accommodation over the ground and first floors. The property is accessed from a shared ground floor entrance and the ground floor also benefits from a communal kitchen and WC. The specification includes LED lighting, communal area CCTV, double glazed windows, air conditioning in part, data points and carpet tiles throughout. Parking is available on a first come first serve basis.

TERMS

The suites are available on a licensing basis on terms to be agreed. The suites are available separately or as combinations.

The whole building is also available on a Full Repairing and Insuring Lease for a term of years to be agreed.



Unit 4, Falcon Park, Claymore, Wilnecote, Tamworth, Staffordshire B77 5DQ



ASKING RENT

On Application

Area	SqFt	SqM
Office 1	79	7.34
Office 2	129	11.98
Office 3	140	13.01
Office 4	128	11.89
Office 5	453	42.08
Office 7	82	7.62
Whole Building	2,026	188.22
Total Floor Area	2,026	188.22

BUSINESS RATES

To be reassessed. Interested parties are advised to make their own enquiries with the Local Authority (Tamworth) for verification purposes.

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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

To be reassessed.

VAT

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

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

Unit 4, Falcon Park, Claymore, Wilnecote, Tamworth, Staffordshire B77 5DQ



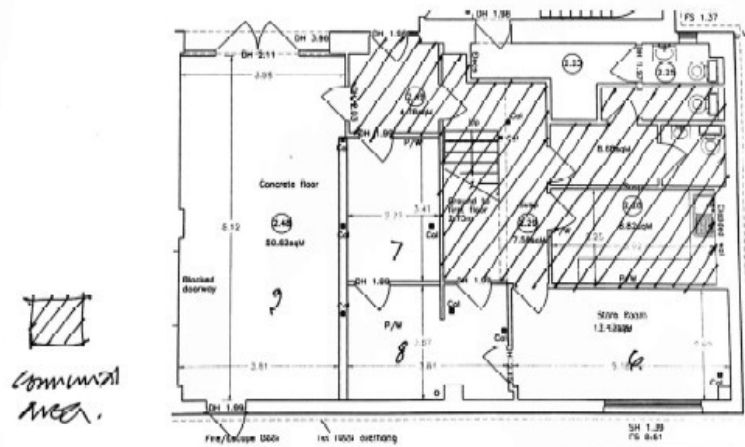
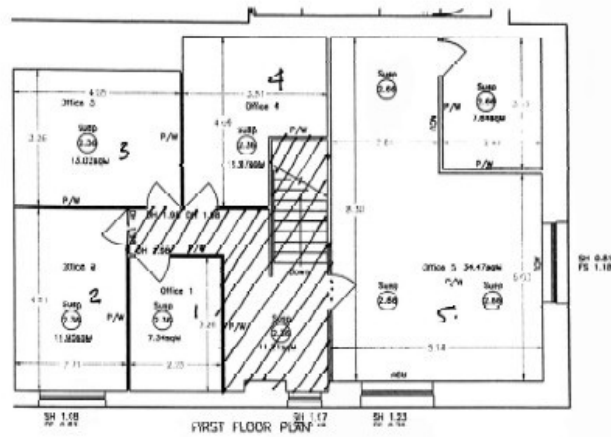
0121 321 3441
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

PLAN A



PROJECT FLOOR PLANS UNIT 4 FALCON PARK TAMWORTH	
CLIENT RTP Properties	DRAWING NUMBER RDP 11-02
SCALE 1:100	DATE DEC 2011