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98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF

**PETER J. HICKS**  
& Co.  
**CHARTERED SURVEYORS**

***ATTRACTIVE SELF CONTAINED OFFICE BUILDING  
TO LET***

*AT*

**22 & 23 AMBER BUSINESS VILLAGE  
AMBER CLOSE, AMINGTON  
TAMWORTH B77 4RP**



- 255.24 SQ M (2747 SQ FT)
- OPEN PLAN AND PRIVATE OFFICE MIX
- FULLY ALARMED AND AIR CONDITIONED
- ON SITE CAR PARKING

**Tel: 01827 60519**



**RICS**

PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) all rentals and prices are quoted exclusive of VAT.

# 22 & 23 AMBER BUSINESS VILLAGE, AMBER CLOSE, AMINGTON

## LOCATION

Tamworth is a popular centre for industry and commerce which lies approximately 18 miles north-east of Birmingham. Amber Business Village lies off Amber Close and is a development of "own front door" office buildings on the Amington Estate which is a well established business location within the town. J10 of the M42 motorway can be reached within 5 minutes drive.

## DESCRIPTION

A two-storey building of traditional brick and pitched tiled roof construction having two ground floor entrance points each with their own lobby and where the accommodation is laid out in generally open plan with some private office provision.

The accommodation briefly comprises:-

## GROUND FLOOR

PRIMARY LOBBY being a full height atrium with staircase to the first floor and having disabled, male and female wc provision off.

## OFFICE

8.12m max x 8.76m max = 50.09 sq m  
and  
8.04m max x 9.72m max = 74.32 sq m

Comprising 2no. L-shaped offices with some light partitions all having suspended ceilings, recessed lighting, part skirting trunking and ceiling mounted A/C units. There is also a partitioned server room with Daikin wall mounted A/C unit. A small kitchen is also fitted.

## FIRST FLOOR

16.49m max x 8.78m max = 130.84 sq m

Generally fitted as the Ground Floor and comprising open plan accommodation with 2no. private offices.

## **TOTAL FLOOR AREA:**

<b>GROUND FLOOR</b>	<b>124.41 sq m (1339 sq ft)</b>
<b>FIRST FLOOR</b>	<b><u>130.84 sq m (1408 sq ft)</u></b>

**TOTAL:** **255.24 sq m (2747 sq ft)**

## OUTSIDE

9no. marked car parking spaces.

# 22 & 23 AMBER BUSINESS VILLAGE, AMBER CLOSE, AMINGTON

## GENERAL INFORMATION

**TENURE:** The premises are available To Let by way of an assignment of the existing Lease which expires 13<sup>th</sup> May 2027.

**Alternatively, the Landlord will consider a new Lease.**

**RENT:** £32,000.00 pax.

**RATEABLE VALUE:** From the VOA Website:-

Rateable Value: £29,000.00\*

Rates Payable: £11,078.00\* approx

\*For the period 1st April 2026 to 31st March 2027

**USE:** The premises are suitable for office use.

**SERVICES:** Mains water, electricity and drainage are connected to the premises. In addition, there is a fire alarm and intruder alarm fitted.


**EPC:** C-68.

**VAT:** VAT will be levied on the rent.

**COSTS:** Each party shall bear their own legal costs in the transaction.

**VIEWING:** Strictly via prior appointment with the sole agents:

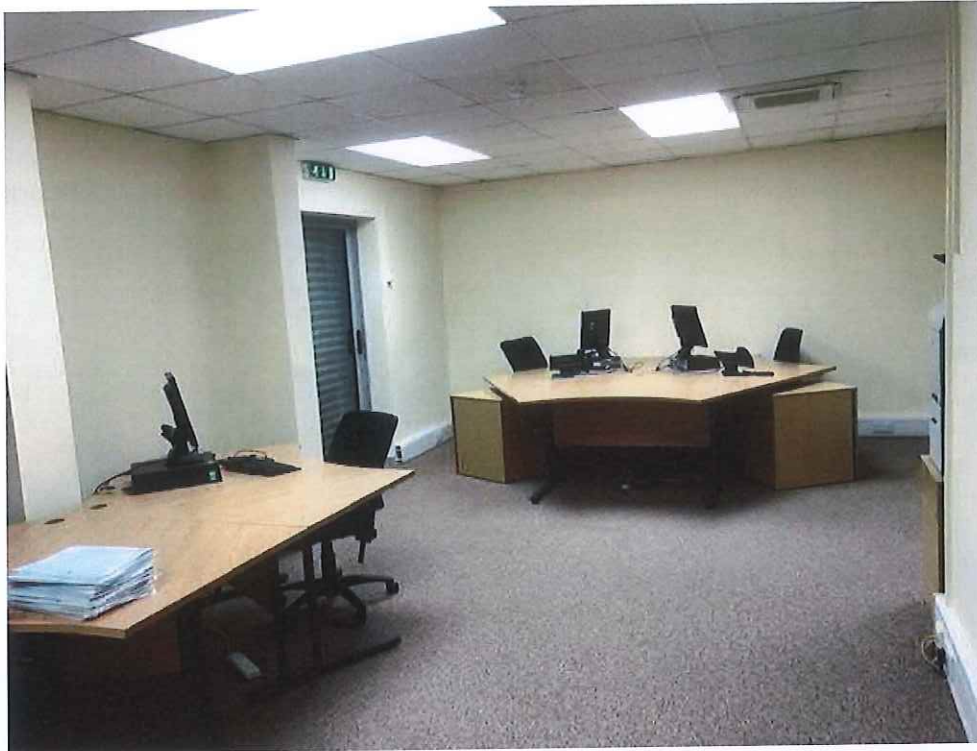
**PETER J. HICKS & CO.**  
98 LICHFIELD STREET, TAMWORTH, STAFFORDSHIRE, B79 7QF.

 **(01827) 60519**

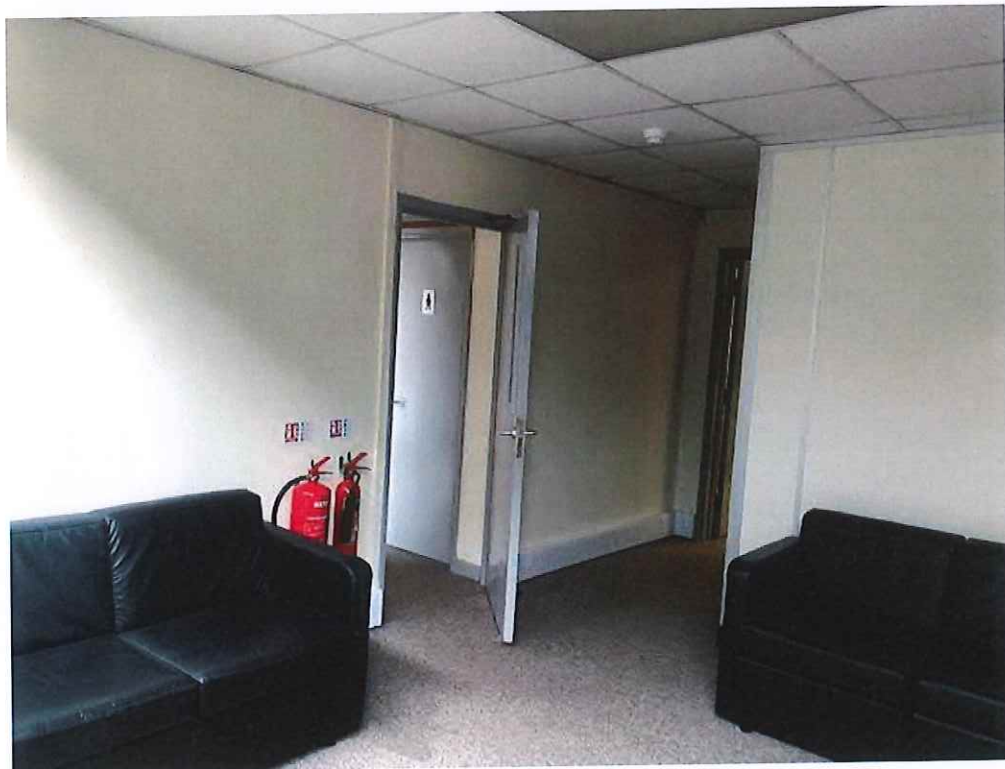
Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

DETAILS-22-23 AMBER BUSINESS-06.03.2026

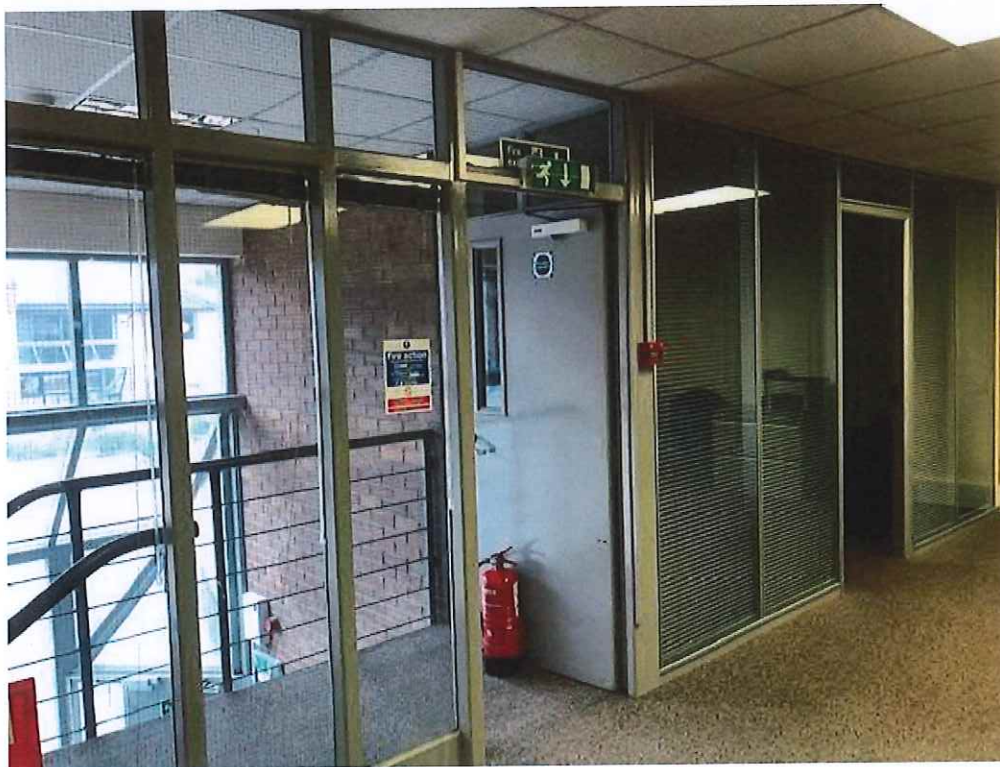
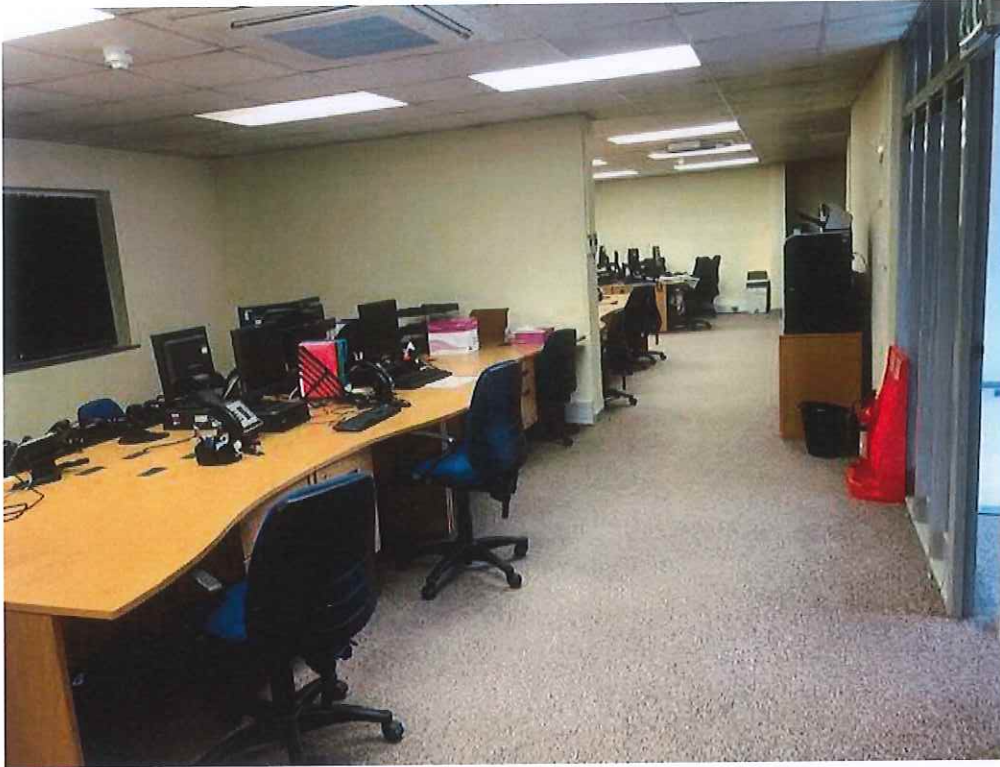
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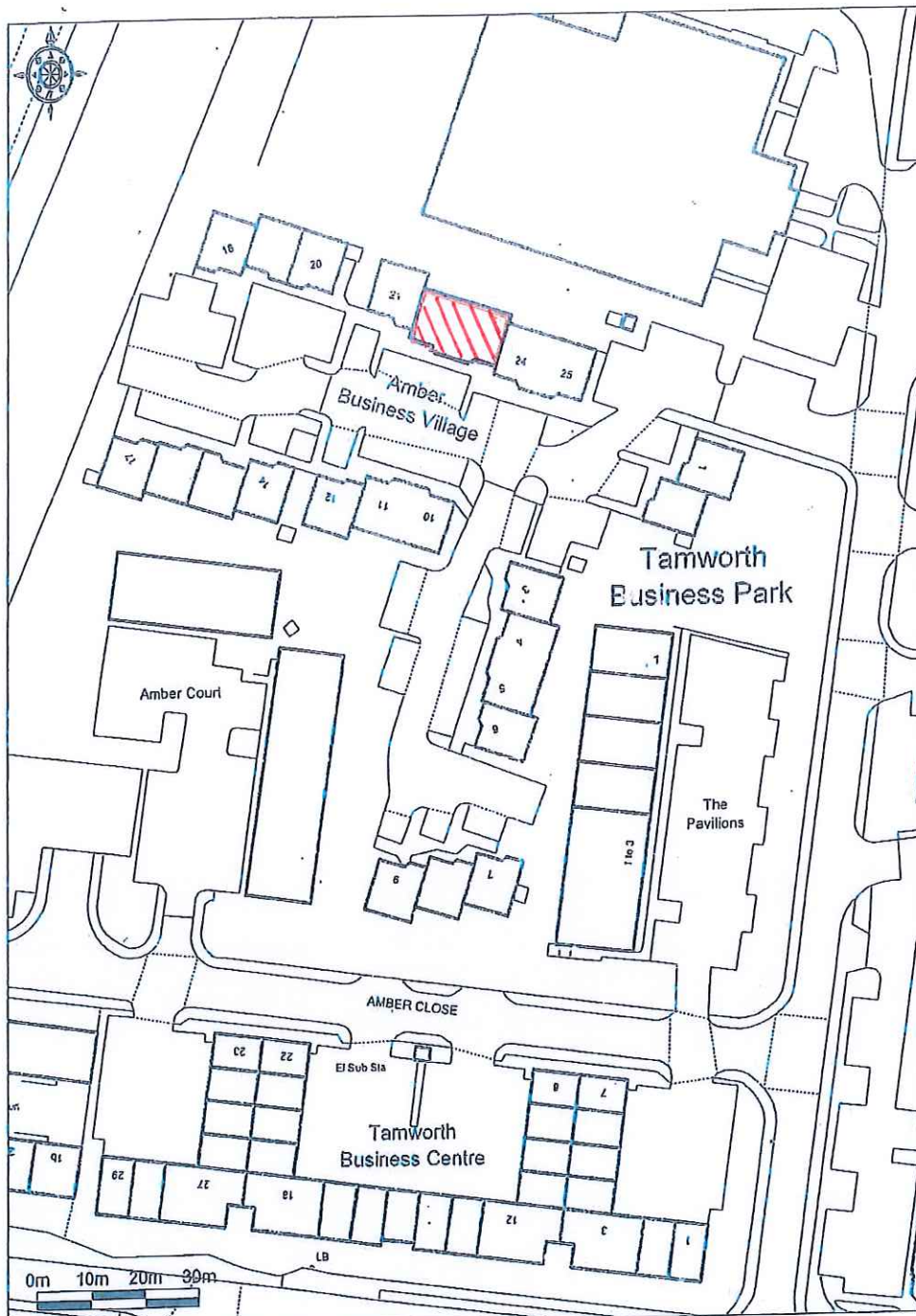


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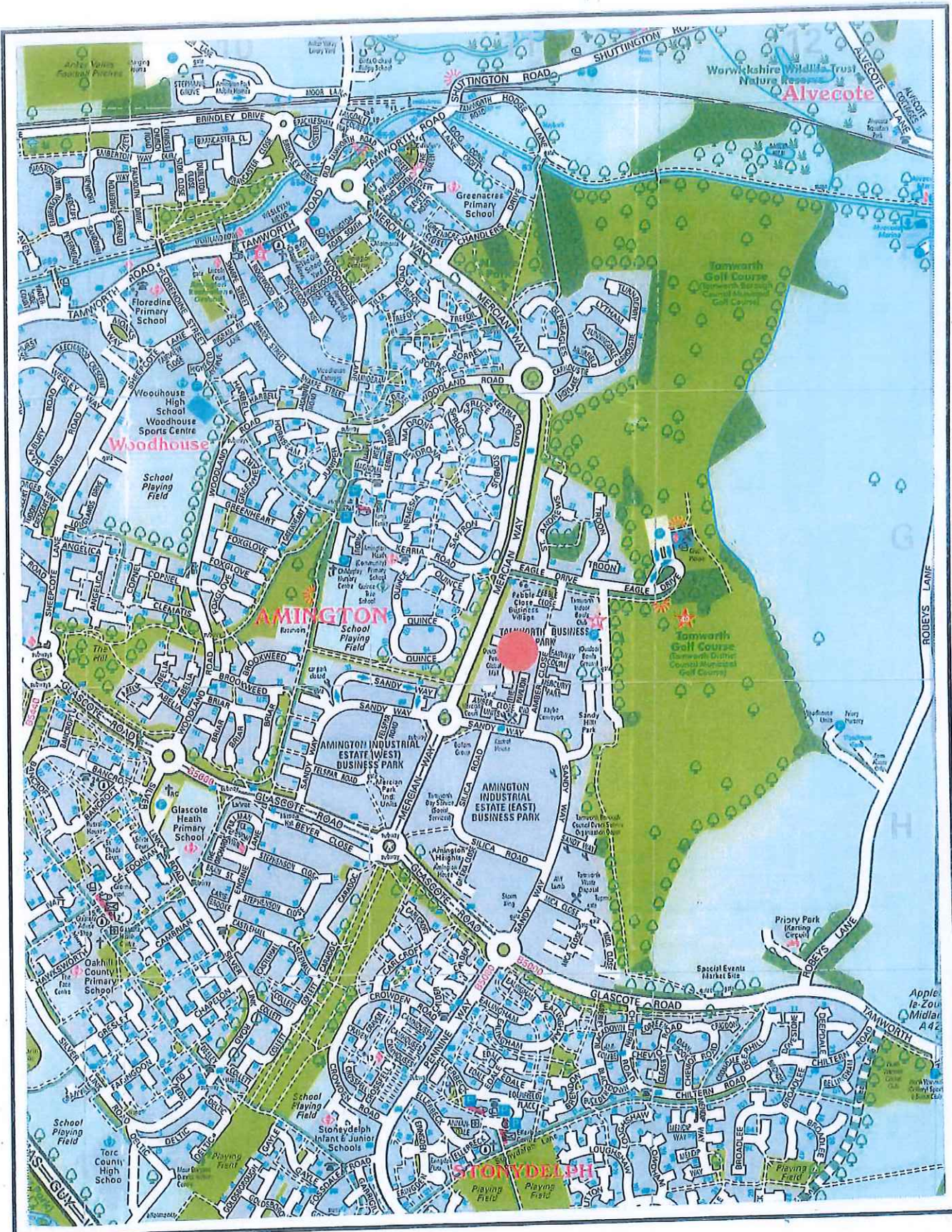
**SITE PLAN**

22 & 23 AMBER BUSINESS VILLAGE  
 AMBER CLOSE  
 AMINGTON

SCALE APPROX 1:1250



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**LOCATION PLAN**

22 & 23 AMBER BUSINESS VILLAGE  
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**NOT TO SCALE**



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