



SHEPHERD

Amber and Mercury Business Village, Tamworth, B77 4RP

Detached office buildings formed of individual units on all-inclusive rents, together with 19 allocated parking spots

Summary

Tenure	To Let
Available Size	119 to 393 sq ft / 11.06 to 36.51 sq m
Rent	£22.50 per sq ft All inclusive rental figures
Service Charge	N/A
Business Rates	N/A
EPC Rating	B

Key Points

- Allocated parking
- Smart security
- Furnished
- All inclusive rental
- LED fixtures throughout
- Excellent location

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DESCRIPTION

Amber and Mercury Business Centre are two detached brick-built office units set within the popular Fairway Court development of Tamworth. Incorporating over twelve individual units, six of which are brought to the leasehold market, the premises are promoted on an all-inclusive basis including wifi, gas, electric, water and communal upkeep.

LOCATION

Set 1.8 miles east of Tamworth Town Centre, both Amber and Mercury Business Centre are strategically located with close proximity to the A5 and Junction 10 of the M42. The A5 is a respective 3 minute drive, and services the population of 80,000 within the Tamworth region. Amenities are plentiful with transport links clustered on both sides of the trading estate along with an on-site cafe adjacent to the Fairway Court entrance.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The offices are to be presented on an all-inclusive basis, incorporating all aspects with the exemption of business rates, which currently benefit from 100% relief through the governments Small Business Rate Relief Scheme. The spaces are to be let for a minimum term of 12 months along with a mandatory deposit of 3 months equivalent rent.

ACCOMODATION

The vacancy suites are currently comprised of the following:

Ground floor -

Suite 1 - 393sqft

Suite 2 - 260sqft

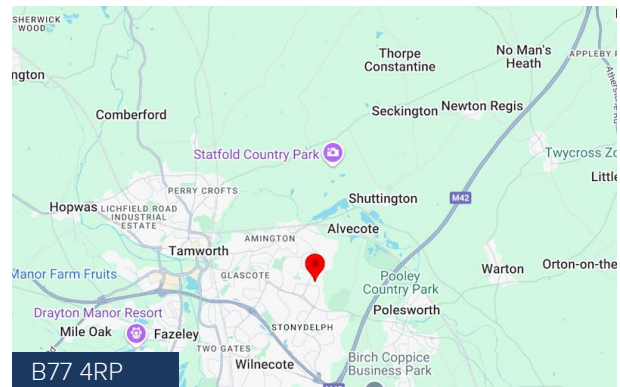
Suite 3 - 123sqft

First Floor -

Suite 4 - 295sqft

Suite 5 - 127sqft

Suite 6 - 119sqft



Viewing & Further Information

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