



# TO LET



**High Quality, Well Connected Office Space**

**Topaz Business Park, Bromsgrove, B61 0GD**



## KEY FEATURES

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**Self contained suites - 1,392 sq. ft. (129.32 sq.m) to 2,784 Sq. Ft (258.64 sq m)**

**Situated on a secure managed site within landscaped grounds.**

**Allocated car parking spaces.**

**Situated just off Junction 1 of the M42 motorway.**

**Under 1 ½ miles south of Junction 4 of the M5 motorway.**

**Flexible lease terms.**

**6 allocated car parking spaces per unit.**

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**AVAILABLE ON FLEXIBLE LEASE TERMS AT A QUOTING RENT OF £19 PSF PLUS VAT, EQUATING TO £26,450 PLUS VAT PER ANNUM.**





## LOCATION

Topaz is situated fronting, yet set back from, the main A38 Birmingham Road, some 250 yards from Junction 1 of the M42 motorway which is situated approximately two and half miles to the north of Bromsgrove town centre.

Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre is situated approximately 12 miles to the south.

In addition to the M42 motorway, the property is within one and a half miles of Junction 4 of the M5 motorway and as such road communications to the site are very good.

## DESCRIPTION

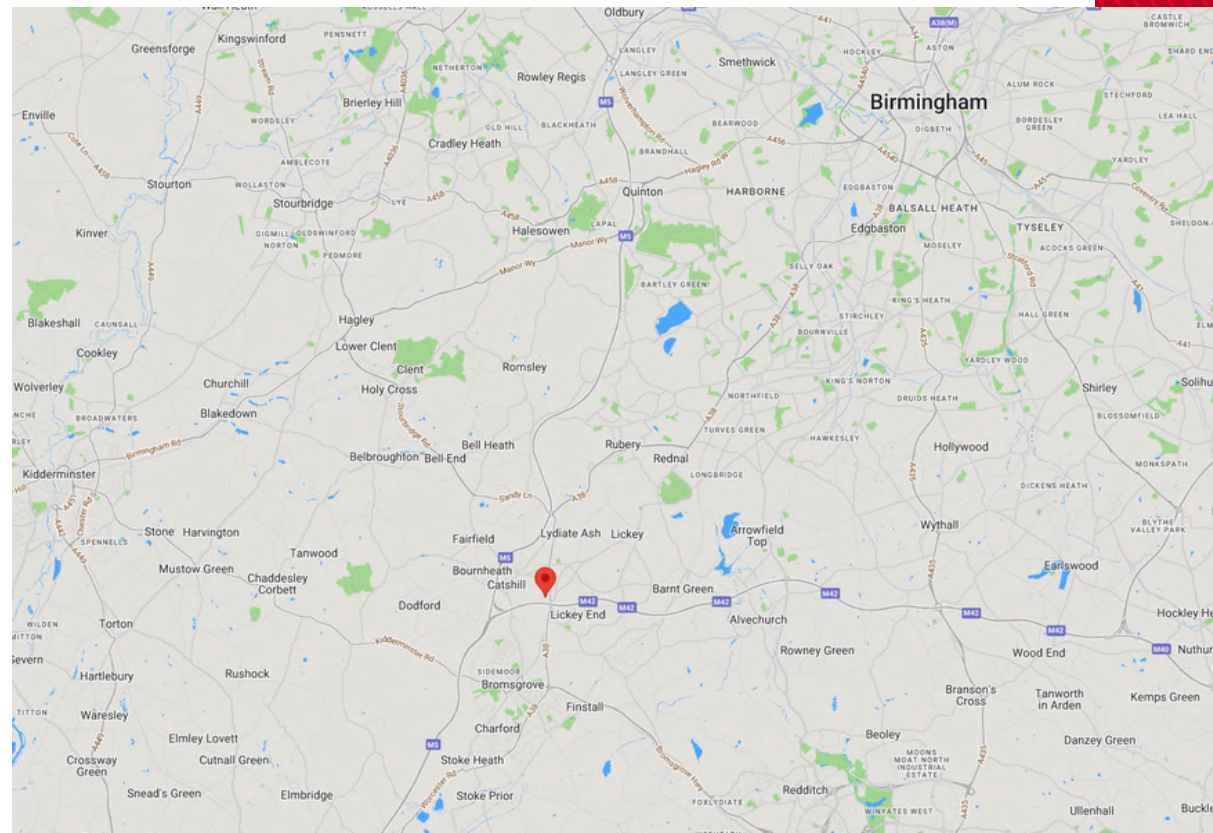
Topaz is a purpose built modern out of town office scheme comprising ten state of the art self-contained office buildings, set in a secure landscaped parkland environment with good on-site car parking provision, CCTV cameras, barrier entry system and views across open Worcestershire countryside.

Further benefits include:-

- Comfort cooling (heating and cooling).
- 150 mm raised access floors.
- High quality external and internal finishes.
- Suspended ceilings incorporating LG 7 Luminaires.
- Sustainable urban drainage system.
- Secure barrier entry system.
- Ability to brand/name units.
- Individual company entrances.
- On site designated car parking spaces.

## SIZE

1,392 Sq. Ft. - 2,784 Sq. Ft.





## ACCOMMODATION

UNIT	SIZE (SQ. FT.)
UNIT 3 (first floor)	1,392
UNIT 4 (first floor)	1,392
UNIT 7 (first floor)	1,392

Units 3 & 4 can be taken as a whole or individually

## SERVICE CHARGE

The Estate Service Charge covers maintenance of landscaped areas, car park, pathways, security, electrically operated barriers and bin storage areas. Price on application.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT, which is payable at the prevailing rate.

## EPC

Available upon request.

## LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## LEASE TERMS

The property is available on flexible lease terms at a quoting rent of £19 psf plus VAT, equating to £26,450 plus VAT per annum.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.





# CONTACTS

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