



15-17

Amber
Business
Village



FOR SALE/ TO LET

*3,956 sq ft of modern office
space set in the established
commercial location of Tamworth.*

Colliers



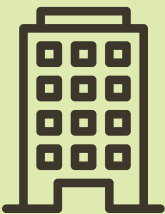
SPECIFICATION

- Modern premises
- Comfort cooling / heating
- LED lighting
- On site parking

The property comprises a two-storey modern office premises of brick and pitched tile roof construction.

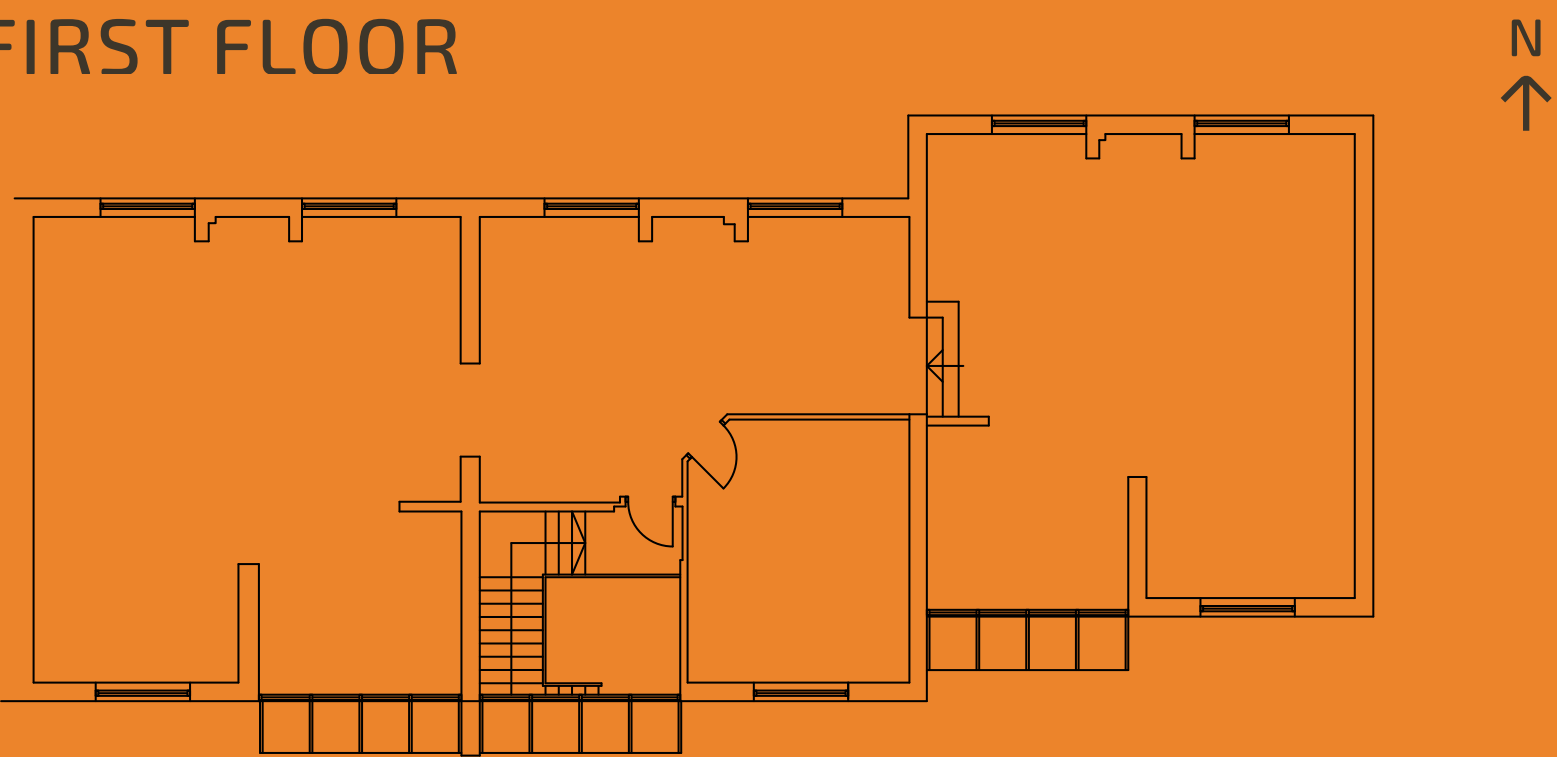
The accommodation comprises predominantly open plan office space with a separate Kitchen and ground floor toilet accommodation.

The office space is fitted to a good specification including comfort cooling / heating system, suspended ceiling, LED lighting and double-glazed windows.

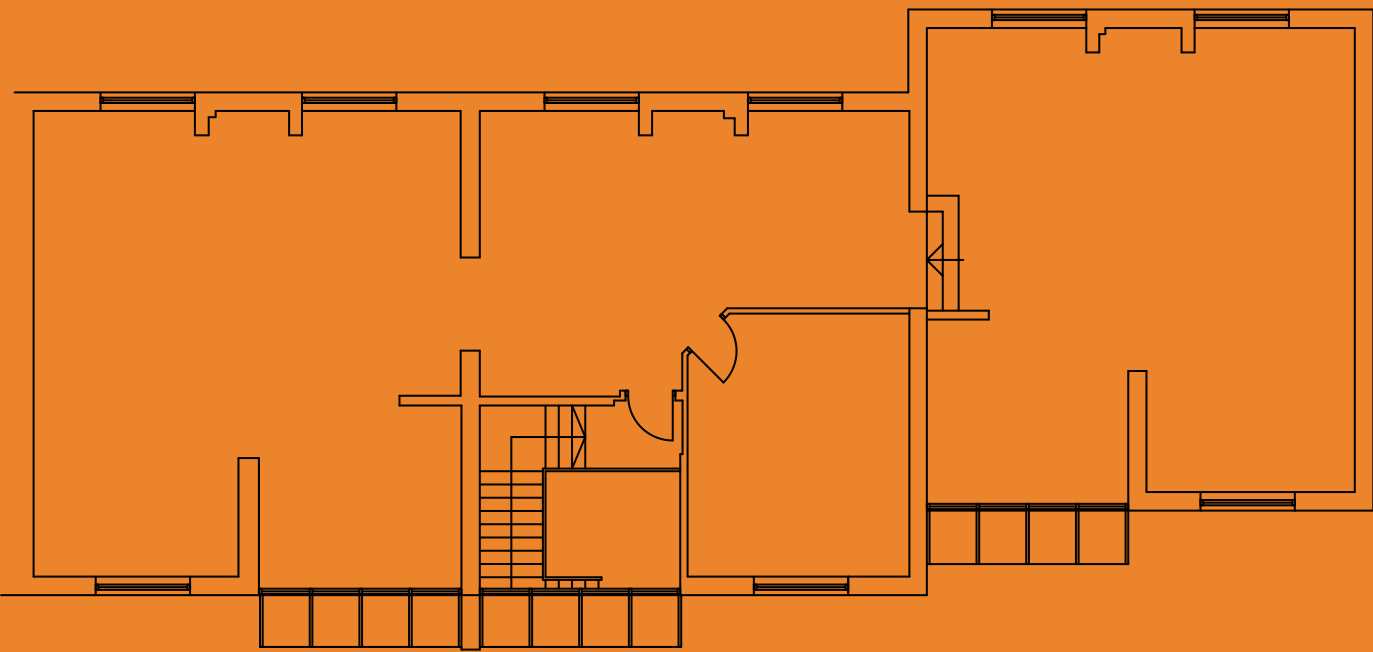


THE BUILDING

FIRST FLOOR

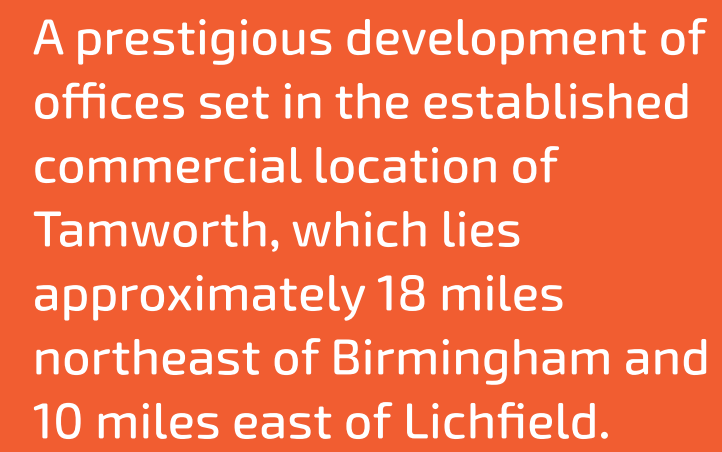


GROUND FLOOR

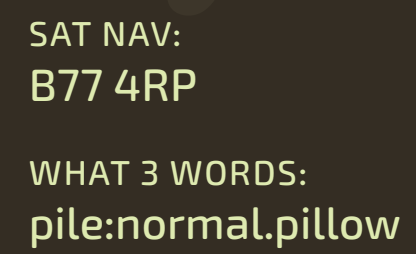


Not to scale. Indicative only.

	SQ M	SQ FT
First	204.3	2,199
Ground	163.2	1,757
TOTAL	367.5	3,956



The premises has close proximity to junction 10 of the M42, which provides access onto the Midlands motorway network. It is approximately 18 miles north-east of Birmingham and 22 miles west of Leicester.



to junction 10
of the M42

to Tamworth
town centre

to Tamworth
train station







TENURE

The property is available freehold.

PRICE

Available upon application.

THE LEASE

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

THE RENT

Quoting rent £13.50 per sq ft per annum.

EPC

B32

VAT

All prices quoted are exclusive of VAT.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £34,000.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

VIEWING

By appointment with Colliers:

DOUGLAS BONHAM

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07920 077 100



FURTHER INFORMATION

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. All negotiations are subject to contract. July 2026. Designed by Colliers | Studio 95.