

OFFICE FOR SALE



7 CALICO BUSINESS PARK, SANDY WAY, TAMWORTH, B77 4BF

For Sale: Offers in excess of £1,500,000

10,479 sq ft (973.53 sq m)

Description

7 Calico Business Park presents an exceptional opportunity to acquire high quality office accommodation within one of Tamworth's most established commercial destinations.

The property offers a contemporary, well specified headquarters environment designed to support modern business operations.

This is an amazing opportunity to secure a modern, well-presented office building in a strategic Midlands location. With strong transport links, a professional setting, and a specification designed for contemporary working, the property is perfectly positioned to support long-term business growth.

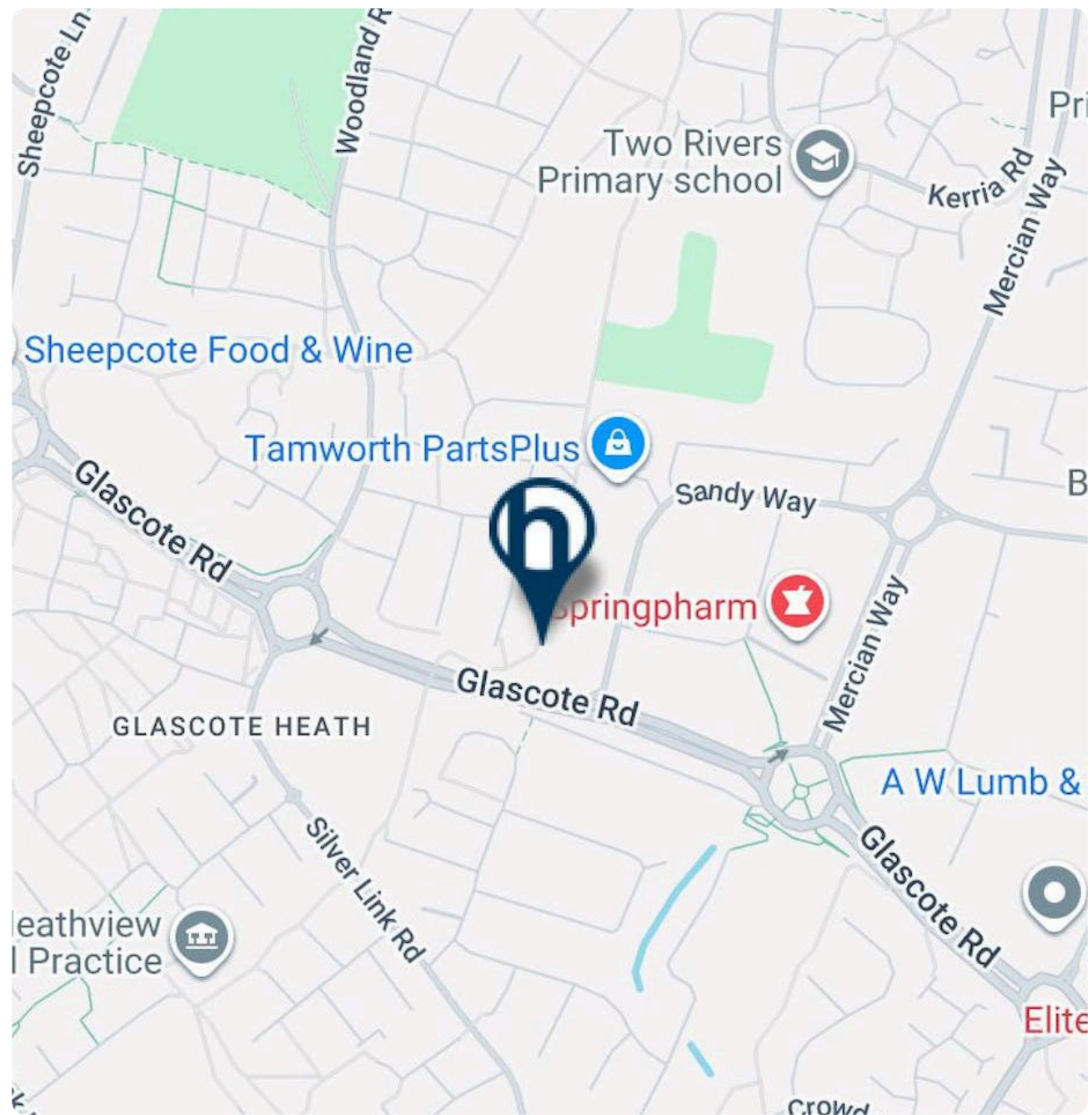
Summary

- Prominent detached office building
- 40 Car parking spaces (EV charging points available)
- Secure, Well maintained estate
- Dedicated meeting rooms & boardroom facilities
- Air conditioning, LED lighting and raised access floors
- Excellent transport links nearby



Location

Situated just off the A5 and moments from the M42 (Junction 10), Calico Business Park offers superb regional connectivity. Tamworth town centre, Ventura Retail Park, and a wide range of amenities are all within easy reach, making this an ideal base for businesses seeking accessibility and convenience.



GALLERY



AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	5,228	485.70	-	Available
1st	5,251	487.83	-	Available

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TERMS

Offers in excess of £1,500,000.

BUSINESS RATES

Current rateable value (1 April 2023 to present) is £101,000.

VAT

VAT is applicable.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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