



## 15-17 Amber Business Village

Amber Close,  
Tamworth,  
B77 4RP

**MODERN  
OFFICES  
FOR SALE**

**3,956 SQ FT**

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

### IMMEDIATELY AVAILABLE

- Modern premises.
- Comfort Cooling / Heating
- LED Lighting
- J10 of M42.
- On site parking.

**Ready to talk?**  
Please Call/ Email

**Douglas Bonham**  
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## Location

Amber Business Village is a prestigious development of offices set in the established commercial location of Tamworth, which lies approximately 18 miles northeast of Birmingham and 10 miles east of Lichfield.

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.

## Description

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.

## Car Parking

13 onsite car parking spaces are provided, equating to a ratio of 1 space per 304 sq ft. There are additional shared visitor parking spaces on site.

## Accommodation

The accommodation has been measured on a net internal area basis.

Description	Sq M	Sq ft
Ground	163.2	1,757
First	204.3	2,199
Total	367.5	3,956

## Tenure

The property is available freehold.

## Price

Available upon application.

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## Business Rates:

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

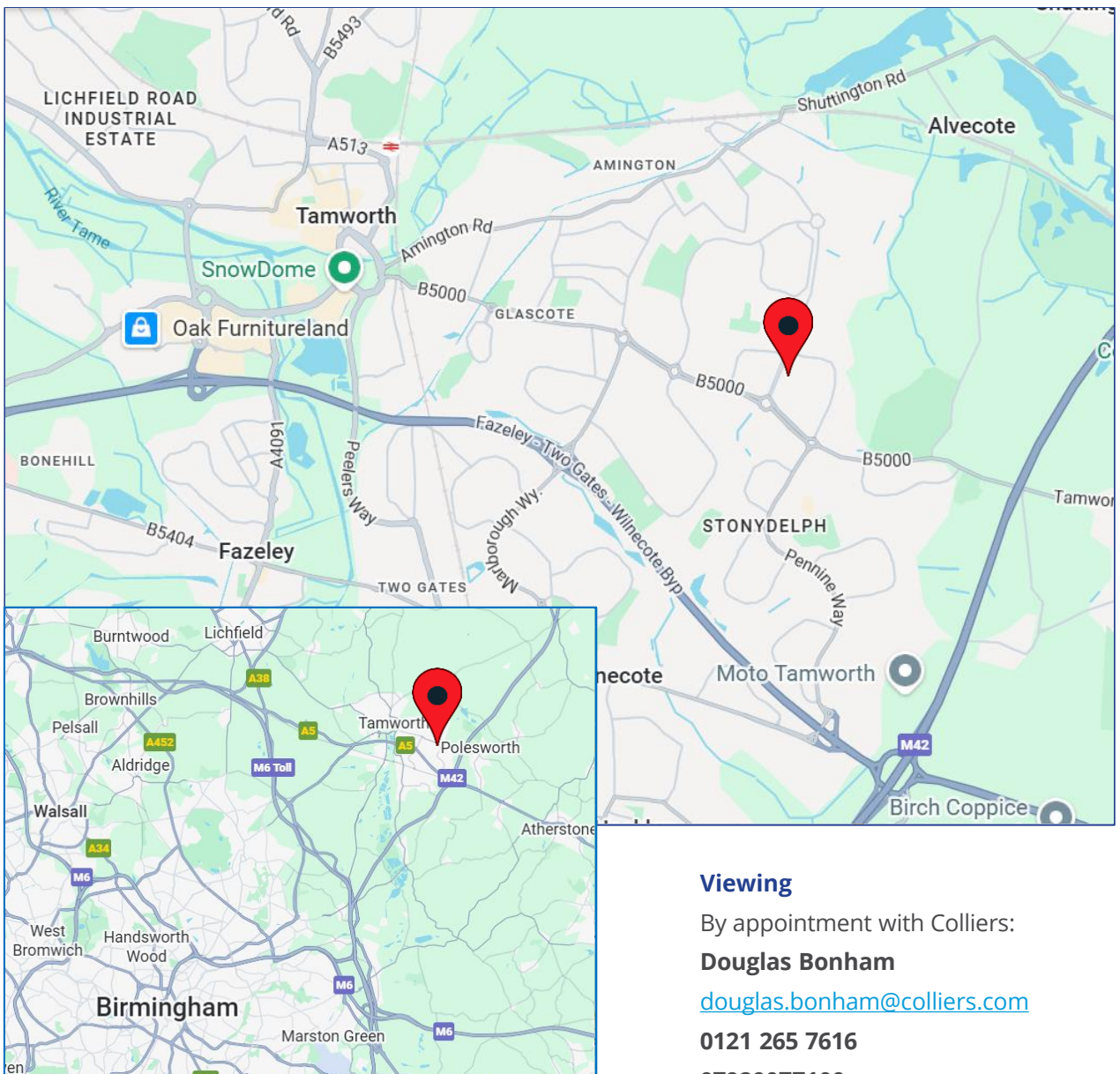
This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

## EPC

B32

## VAT

All prices quoted are exclusive of VAT.



## Viewing

By appointment with Colliers:

**Douglas Bonham**

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