



TO LET

READILY ACCESSIBLE,
HIGH QUALITY 'OWN FRONT
DOOR' OFFICE SPACE

FROM CIRCA
1,391 SQ.FT. (129.23 SQ.M.)
TO 4,174 SQ.FT. (389 SQ.M.)

TOPAZ BUSINESS PARK,
BIRMINGHAM ROAD,
BROMSGROVE B61 0GD

Location

Topaz Business Park is located adjacent to Junction 1 of the M42 on the A38 Birmingham Road just outside Bromsgrove, which also links to Junction 4 of the M5, offering state of the art, high specification offices in a much sought after location with easy access to the West Midlands motorway network.

Bromsgrove Town Centre is a 5 minute drive away providing excellent public transport links around the surrounding area, with Bromsgrove train station and many popular bus routes located nearby.

Topaz Business Park is also situated 21 miles from Birmingham Airport.

Topaz Business Park further benefits from a Costa Drive Thru at the entrance to the estate.



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**STATE OF THE ART,
HIGH SPECIFICATION
OFFICES IN A SOUGHT
AFTER LOCATION**

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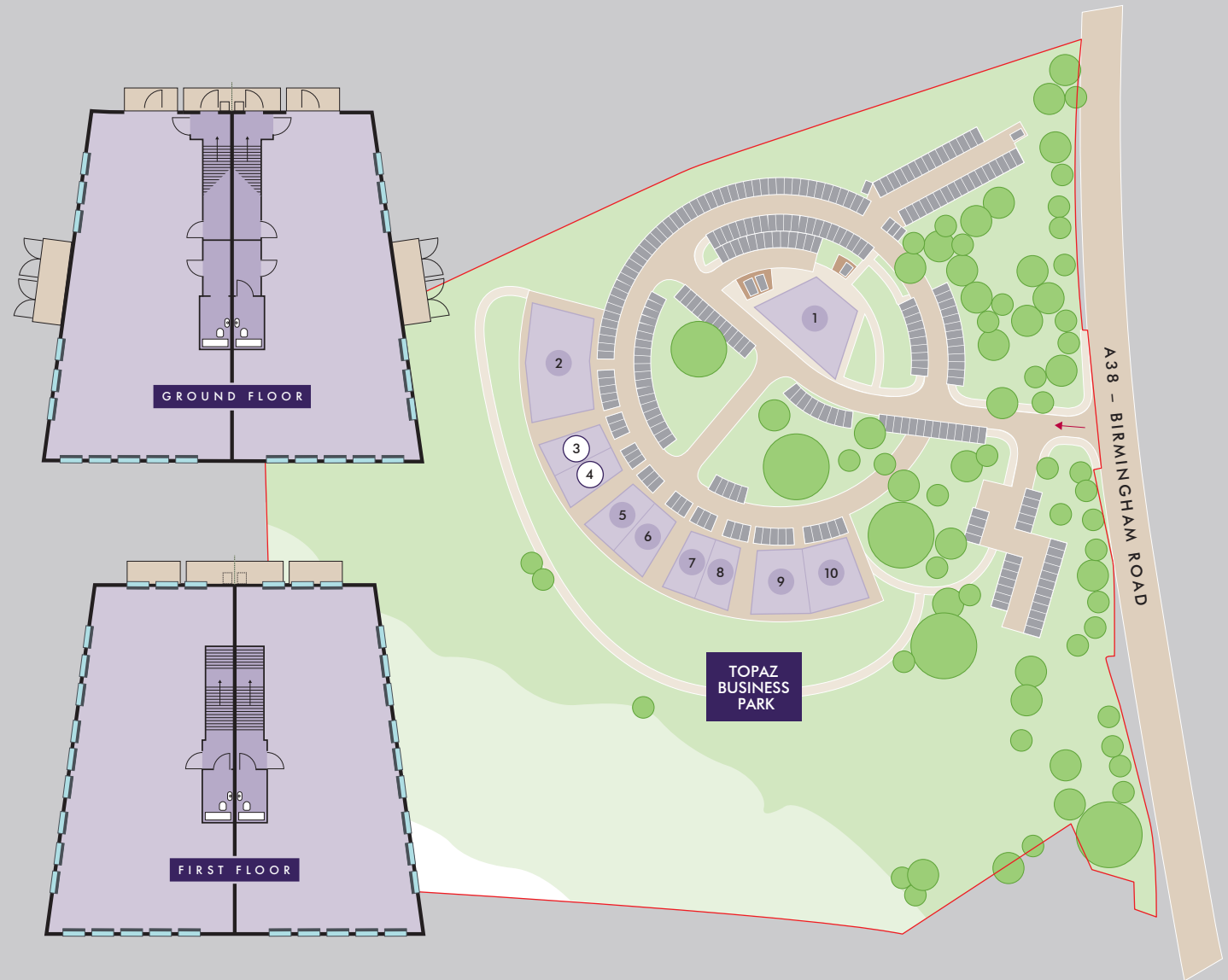


Description

Topaz Business Park is a purpose built modern out of town office development 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.

The buildings offer self-contained ground and first floor suites, that can be leased separately or as whole buildings, each having the following specification:

- Comfort cooling (heating and cooling)
- 150mm raised access floors
- Suspended ceilings incorporating LG 7 Luminaires
- Secure barrier entry system
- On-site allocated car parking spaces



INDICATIVE FLOOR PLANS

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**PURPOSE BUILT MODERN
OUT OF TOWN OFFICE
DEVELOPMENT**

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Accommodation

| Name | sq.ft. | sq.m. |
|----------------------|--------------|------------|
| Unit 3 - First Floor | 1,391 | 129 |
| Unit 4 - First Floor | 1,391 | 129 |
| Unit 7 - First Floor | 1,393 | 129 |
| Total | 4,175 | 387 |

Key Features

- High quality, modern office accommodation
- Currently configured as one large suite, but potential to sub-divide to two self-contained suites with their own entrances
- Allocated car parking spaces
- Pleasant working environment with countryside views
- Situated on a secure managed site within landscaped grounds
- Conveniently located just off Junction 1 of the M42 motorway
- EPC 'B - A' rating

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**PLEASANT WORKING ENVIRONMENT
 WITH COUNTRYSIDE VIEWS**
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Viewing

For viewing & further information, please contact either of the joint agents;

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