



Bitterscote House

Bonehill Road,
Tamworth,
B78 3HQ

MODERN OFFICES TO LET

2,551 SQ FT

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IMMEDIATELY AVAILABLE

- First floor suite with grade A specification.
- Modern open plan accommodation
- Central location within walking distance of Ventura Park with its retail and leisure amenities.
- EPC A
- Excellent car parking ratio (1:319 sq ft)

Ready to talk?
Please Call/ Email

Douglas Bonham
07920077100
Douglas.Bonham@colliers.com

BITTERSCOTE HOUSE

Bonehill Road, Tamworth, Staffordshire, B78 3HQ

Location

Bitterscote House provides attractive accommodation located on Bonehill Road, adjacent to Ventura Retail Park approx. 1 mile south of Tamworth town centre.

The property benefits from excellent road transport links via the A5 Trunk road leading to the J10 M42 3.5 miles to the east and M6 toll road 5.3 miles to the west.

Regular bus services enable easy access to the town centre and further public transport links.

Ventura Retail Park showcases the leading UK retail brands including ASDA, Sainsburys, M&S (Inc Food Hall), Boots, WH Smith, Costa, McDonalds and Halfords.

Accommodation

Description	Sq M	Sq ft
First	237.0	2,551

Description

Bitterscote House provides modern open plan office accommodation,.

The first-floor accommodation provides the following modern specification:

- Suspended Ceilings
- LED lighting
- Air conditioning
- Raised floors
- Washroom facilities
- Passenger lift

Car Parking

8 onsite car parking spaces are provided, equating to a ratio of 1 space per 319 sq ft.



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The Lease

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

The Rent

Quoting rent £17.00 per sq. ft.

Service Charge

A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts.

EPC

The EPC for the property is A (23).

Business Rates:

The Rateable Value for the first floor from 1st April 2026 is £40,750.

NB This is not what you pay. All parties are advised to contact the local rating authority in relation to Business Rates enquiries.

VAT

All prices quoted are exclusive of VAT.

Viewing

Strictly by appointment with the sole agent, Colliers:

Douglas Bonham

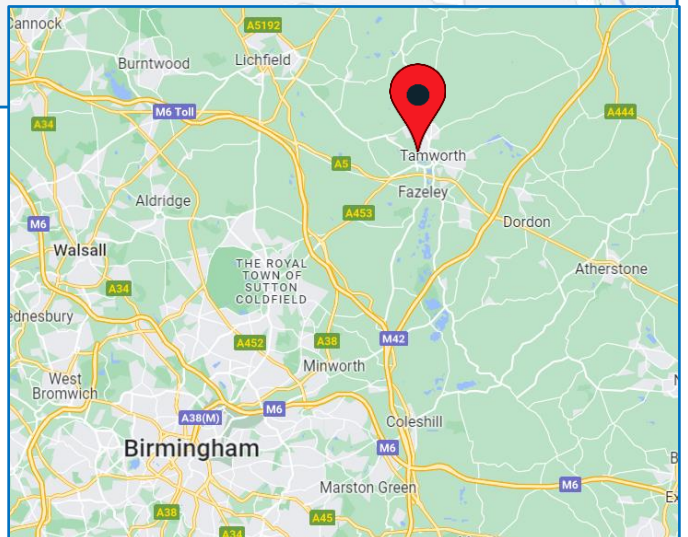
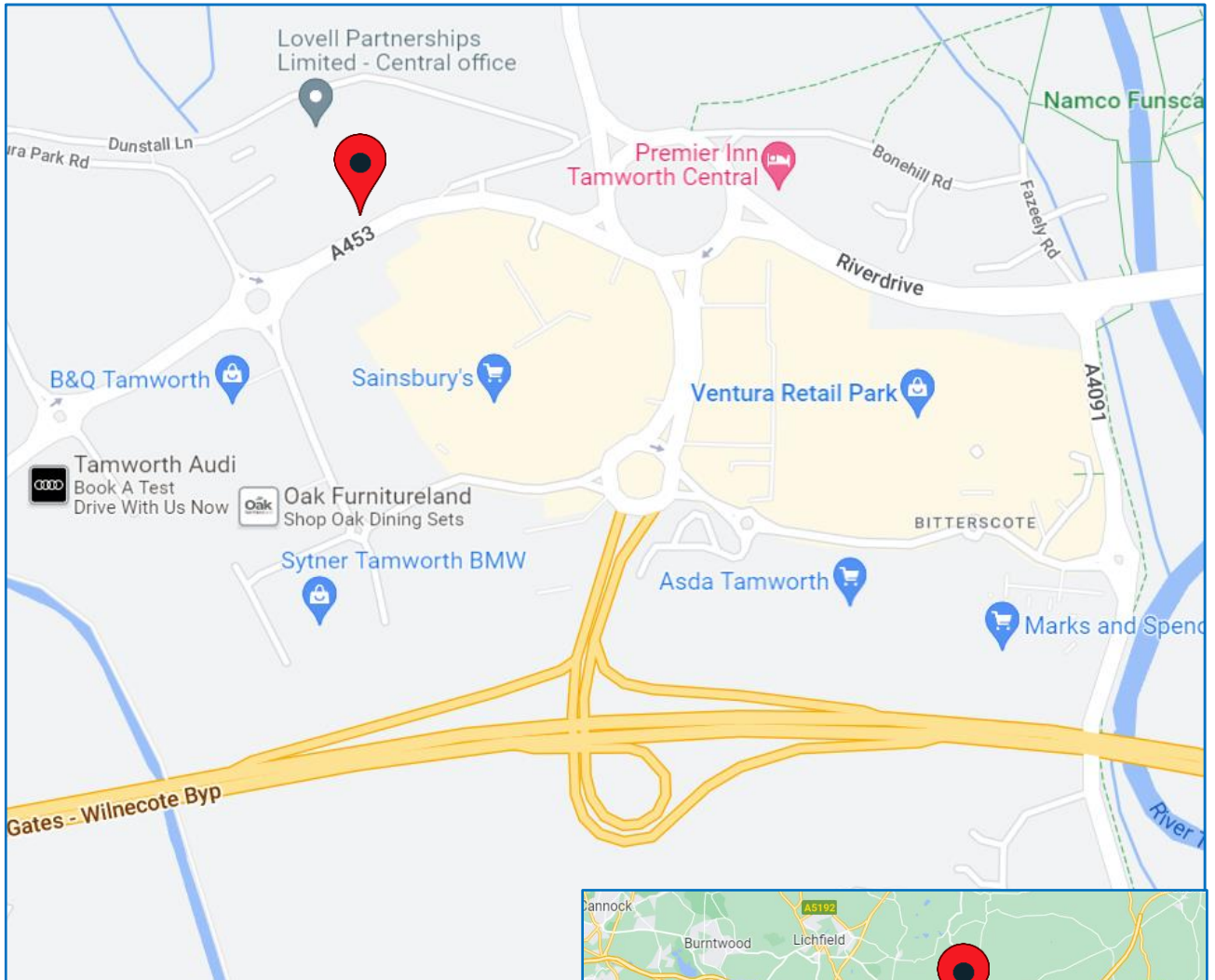
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Further Information

For further information or to arrange an inspection of the property, please contact:

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Douglas.Bonham@colliers.com

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