

LANDWOOD
GROUP

Upon the instructions
of the Administrators, FRP
Advisory Trading Limited

FRP

PACIFIC HOUSE BUSINESS CENTRE

Relay Point, Tamworth, B77 5PA

FOR SALE

Purpose built office building
Approximately

19,838 sq ft
(1,843 sq m)

ENTER





[KEY CONSIDERATIONS](#)

[LOCATION](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[TENANCIES/DATAROOM](#)

[FURTHER INFORMATION](#)

[VIEWING](#)

KEY CONSIDERATIONS

- **Serviced Office Operation**
- **Approximately 1,843 sq m (19,838 sq ft).**
- **Excellent strategic location**
- **Adjacent to Junction 10 M42 Motorway and the A5**
- **Gross income approximately £400,000 per annum**

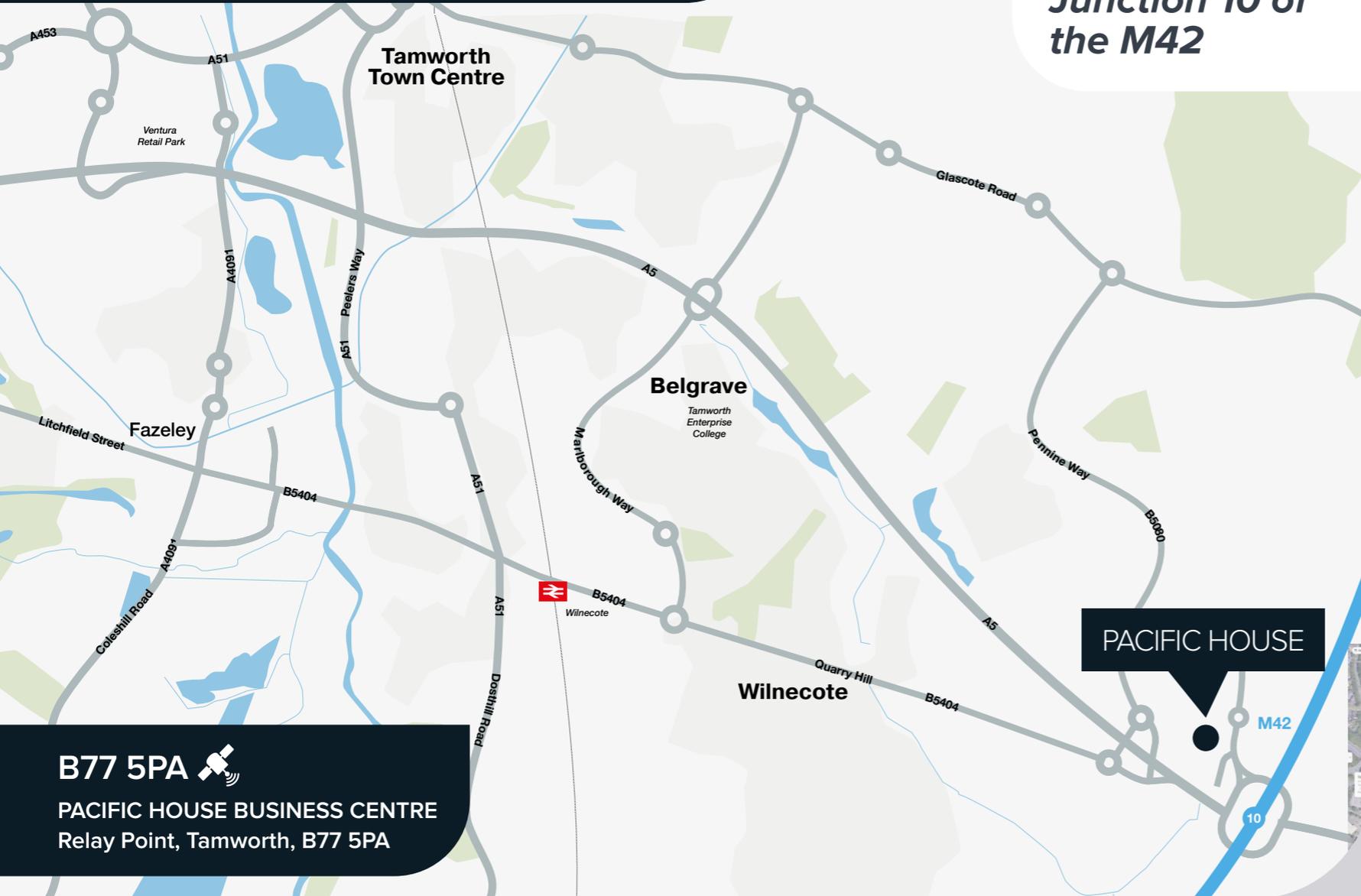
PACIFIC HOUSE BUSINESS CENTRE

Relay Point, Tamworth, B77 5PA

The property benefits from an exceptional strategic position adjacent to Junction 10 of the M42 motorway



**Adjacent to
Junction 10 of
the M42**



B77 5PA 📶

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[FURTHER INFORMATION](#)

[VIEWING](#)

LOCATION

Located at Relay Point, Tamworth, Staffordshire, B77 5PA, the property benefits from an exceptional strategic position adjacent to Junction 10 of the M42 motorway, just 2.5 miles southeast of Tamworth town centre. The site's proximity to the A5 trunk road ensures seamless access to major regional hubs, including central Birmingham (16 miles), Birmingham International Airport (18 miles), and the M1/M6 motorways via the M42.

Tamworth's position at the heart of the Midlands motorway network makes B77 5PA an ideal base for businesses targeting regional markets. With Birmingham, Derby, Leicester, Coventry, and Nottingham East Midlands Airport all within approximately 20 minutes' drive, the location supports both local and national operations.

Tamworth has a population of 81,000, with a higher than average employment rate and 2,440 active businesses (Tamworth Borough Council).



[KEY CONSIDERATIONS](#)

[LOCATION](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[TENANCIES/DATAROOM](#)

[FURTHER INFORMATION](#)

[VIEWING](#)

DESCRIPTION

The Property comprises a purpose built business park style office building, constructed in 2001. It is constructed with brick elevations incorporating double glazed windows, beneath a pitched tiled roof and provides accommodation over ground, first and second floors.

The property extends to an NIA of approximately 1,843 sq m (19,838 sq ft).

The ground and second floors are configured as serviced offices and the entire first floor is let to a single occupier.

To the ground floor there is a large atrium style reception area, with double height ceilings which includes a number of partitioned 'break out' areas with fixed bench seating. Leading from this is a small staff meeting room (also available for tenant use), large boardroom/meeting room with three smaller meeting rooms leading from this which we are advised are available to tenants, alongside male, female and disabled W/C's and a canteen/kitchen. There are also three larger office suites.

The reception provides both lift access and a staircase to the upper floors. The first floor provides a large open plan office, which includes eight small, partitioned office cubicles to one side. There is also a kitchen, two boardrooms and male and female W/Cs.

The second floor provides a kitchen, a shared meeting room and a number of 'breakout pods'. There are also twenty five small office suites, which have capacity for between two and fourteen desks. This floor also provides male and female W/C's. There is also a plant/storage room to the roof space, which is accessed via the main communal staircase. The property provides an internal fire escape staircase to the side. The ground and first floors also have shower facilities.

Externally the property includes a large car park to the front and side, with 107 marked spaces, including 4 electric car charging bays. This is surfaced with a mixture of tarmac and paving and there are also some small areas of landscaping. The total site area extends to circa 0.38 hectares (0.95 acres).



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[LOCATION](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[TENANCIES/DATAROOM](#)

[FURTHER INFORMATION](#)

[VIEWING](#)

ACCOMMODATION

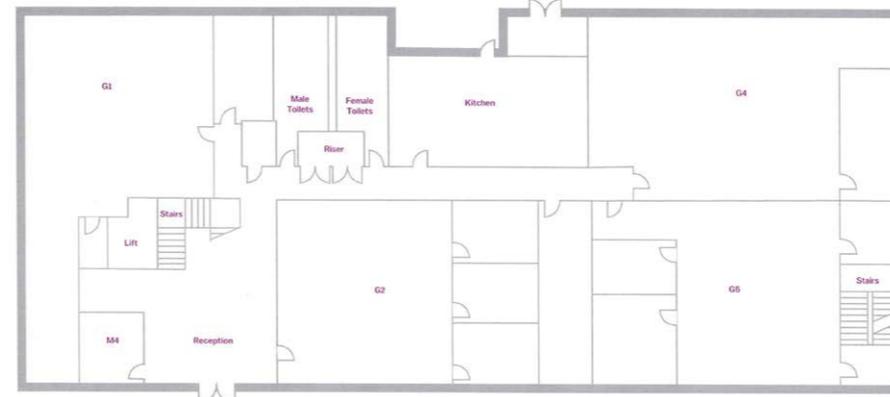
The property has the following gross internal area:

Description	Sq ft	Sq M
Ground Floor Reception	465	43.20
Ground floor offices	6,311	586.30
First Floor Offices	6,383	593.00
Second Floor Offices	6,679	620.5
TOTAL	19,838	1,843

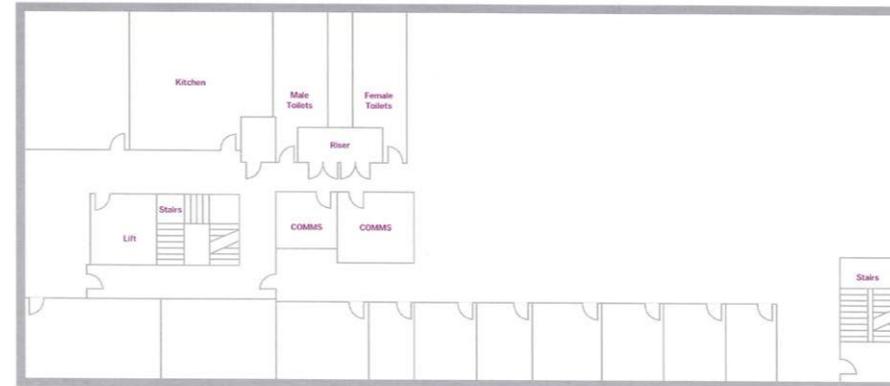
A break down of the office suites is available within the data room.



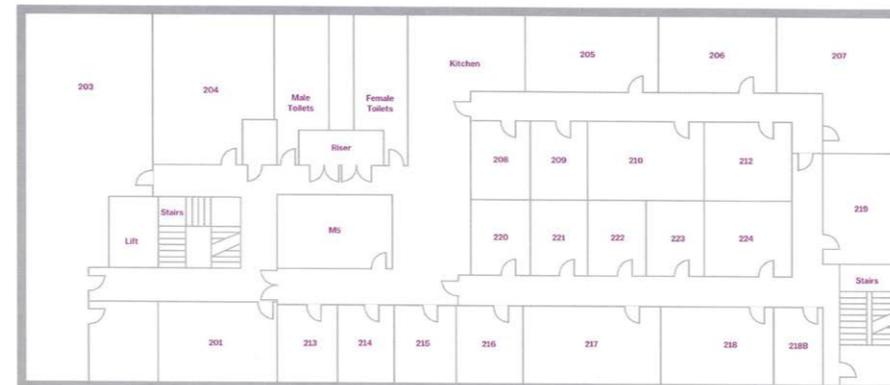
GROUND



FIRST



SECOND



[KEY CONSIDERATIONS](#)

[LOCATION](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[TENANCIES/DATAROOM](#)

[FURTHER INFORMATION](#)

[VIEWING](#)



TENURE

Long leasehold for a term of 999 years from 4th April 2002 (Titles SF455975 and SF467199).

TENANCIES/INCOME

From the combined Serviced Offices Operation and traditional lettings in place the total income is equivalent to £400,000 per annum. For an up to date position please refer to the tenancy schedule which can be downloaded [here](#).

DATA ROOM

Further information regarding the property can be provided on request and subject to the enquiring party entering into the Administrators' standard form of Non-Disclosure Agreement. Please note all documents provided are for information purposes only and interested parties should not rely on them.

Inter Alia the data room will include:

- Financial Information
- Title and Tenancy Documents
- Planning Documents
- EPC
- Operational Information
- Regulatory and Compliance Information

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[FURTHER INFORMATION](#)

[VIEWING](#)



PRICE

Offers are invited in the region of £2,000,000.

BIDDING PROCESS

Arrangements for submitting final offers will be provided to interested parties in due course.

EPC

The property's energy rating is B.

VAT

The premises are elected for VAT.





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[FURTHER INFORMATION](#)

[VIEWING](#)

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**LANDWOOD
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