

DRAYTON MANOR
BUSINESS PARK

TO LET

INDUSTRIAL/WAREHOUSE UNITS

FROM 7,000 - 126,600 SQ FT

FLEXIBLE LEASE TERMS AVAILABLE



For further information contact

FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Drayton Manor Business Park,
Coleshill Road, Tamworth, B78 3SA

DRAYTON MANOR

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ABOUT DRAYTON MANOR

Drayton Manor Business Park was constructed in the mid 1950s. Over the years the park has been developed to provide distribution, warehouse, industrial storage units and office buildings.

The site extends to an area of 41.61 acres (16.84 hectares). The park provides accommodation suitable for, B2 and B8 uses.

Each industrial unit is of steel frame construction and benefits from roller shutter access, parking/yard area and concrete flooring.

AMENITIES



**UP TO 5 METERS
STORAGE HEIGHT**



LEVEL ACCESS LOADING



**24/7 SECURITY &
MANNED GUARDING**



FLEXIBLE LEASES AVAILABLE



ENCLOSED SITE



**WELL ESTABLISHED
INDUSTRIAL LOCATION**



DRAYTON MANOR

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168,000 SQ FT
DESIGN & BUILD OPPORTUNITIES
COMING SOON

31

24-29

3

42-43

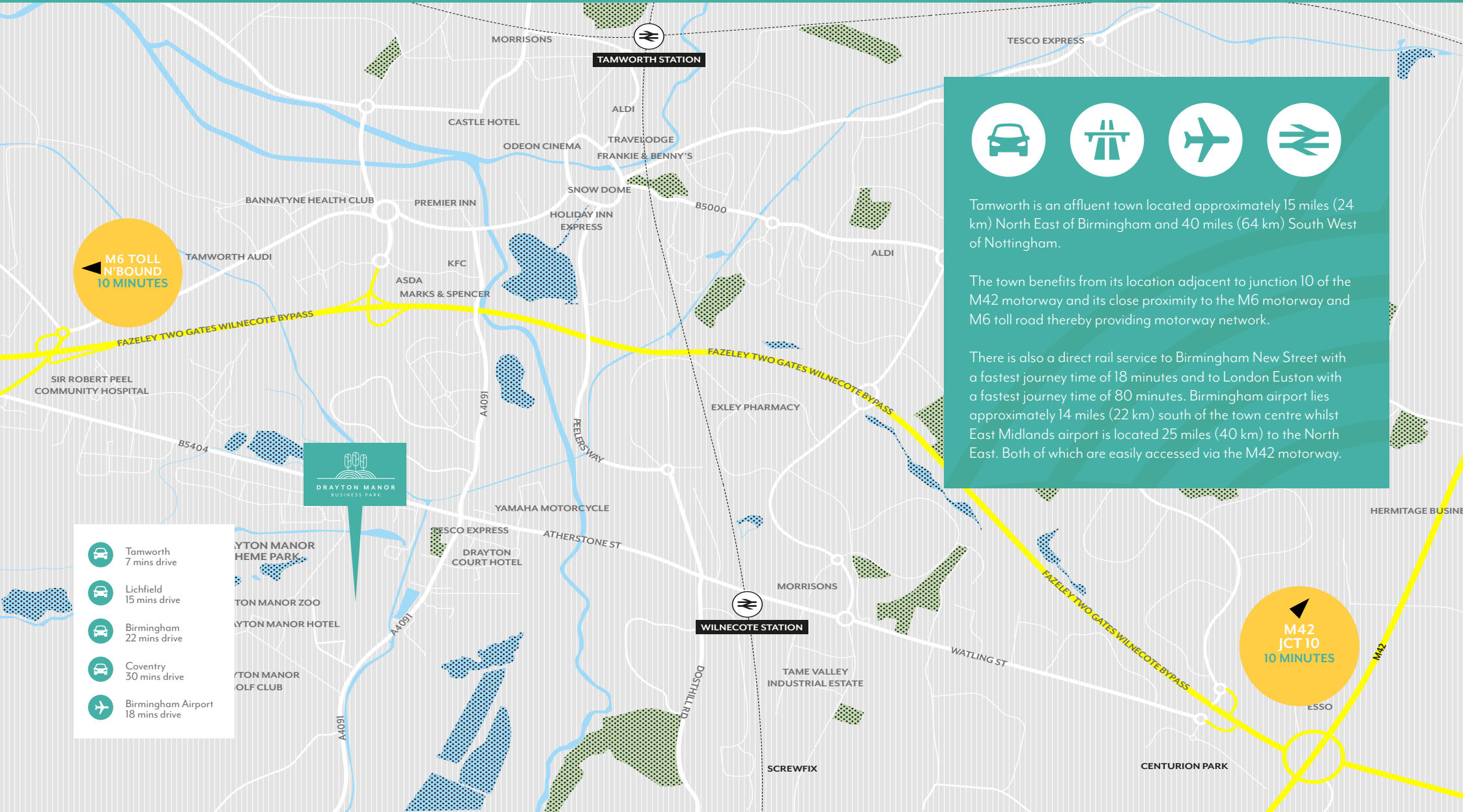
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LOADING AREA

BARRIER & SECURITY LODGE
(24/7 SECURITY)

DRAYTON MANOR LOCATION

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Tamworth is an affluent town located approximately 15 miles (24 km) North East of Birmingham and 40 miles (64 km) South West of Nottingham.

The town benefits from its location adjacent to junction 10 of the M42 motorway and its close proximity to the M6 motorway and M6 toll road thereby providing motorway network.

There is also a direct rail service to Birmingham New Street with a fastest journey time of 18 minutes and to London Euston with a fastest journey time of 80 minutes. Birmingham airport lies approximately 14 miles (22 km) south of the town centre whilst East Midlands airport is located 25 miles (40 km) to the North East. Both of which are easily accessed via the M42 motorway.

- Tamworth
7 mins drive
- Lichfield
15 mins drive
- Birmingham
22 mins drive
- Coventry
30 mins drive
- Birmingham Airport
18 mins drive

- DRAYTON MANOR BUSINESS PARK
- DRAYTON MANOR HEME PARK
- DRAYTON MANOR ZOO
- DRAYTON MANOR HOTEL
- DRAYTON MANOR GOLF CLUB



DRAYTON MANOR AVAILABILITY

FROM 7,000 - 126,600 SQ FT | FLEXIBLE LEASES AVAILABLE

AVAILABILITY SCHEDULE

OFFICE 1	12,898 SQ FT	AVAILABLE NOW
OFFICE 3	15,579 SQ FT	JUN '24
UNIT 42&43	28,047 SQ FT	AVAILABLE NOW
UNIT 24-29&31	7,100-60,664 SQ FT	AVAILABLE NOW



AVAILABLE
IMMEDIATELY

TO LET

DRAYTON MANOR
BUSINESS PARK
COLESHILL ROAD
TAMWORTH B78 3SA

DRAYTON MANOR

FROM 7,000 - 126,600 SQ FT | FLEXIBLE LEASES AVAILABLE



POPULATION
12,066



POPULATION
WITHIN 15 MILES
57,400

LOCAL OCCUPIERS

- Fosroc
- Foseco
- Beeson Haulage
- Vesuvius UK Limited
- PHS Group
- Coleshill Freight Services
- Harris Manufacturing
- Aldi Distribution
- Sainsbury's Distribution Centre



INDUSTRIAL/WAREHOUSE UNITS TO LET

COLESHILL ROAD, TAMWORTH, B78 3SA



TENURE

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed.
Flexible terms considered

RENTAL

Available upon application.

SERVICE CHARGE

The property is liable to an annual service charge. Details are available upon application to the agents.

BUSINESS RATES

Interested parties should make their own enquiries with Lichfield District Council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quotes are exclusive of VAT, which it is understood will be payable.



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