



£400 Monthly

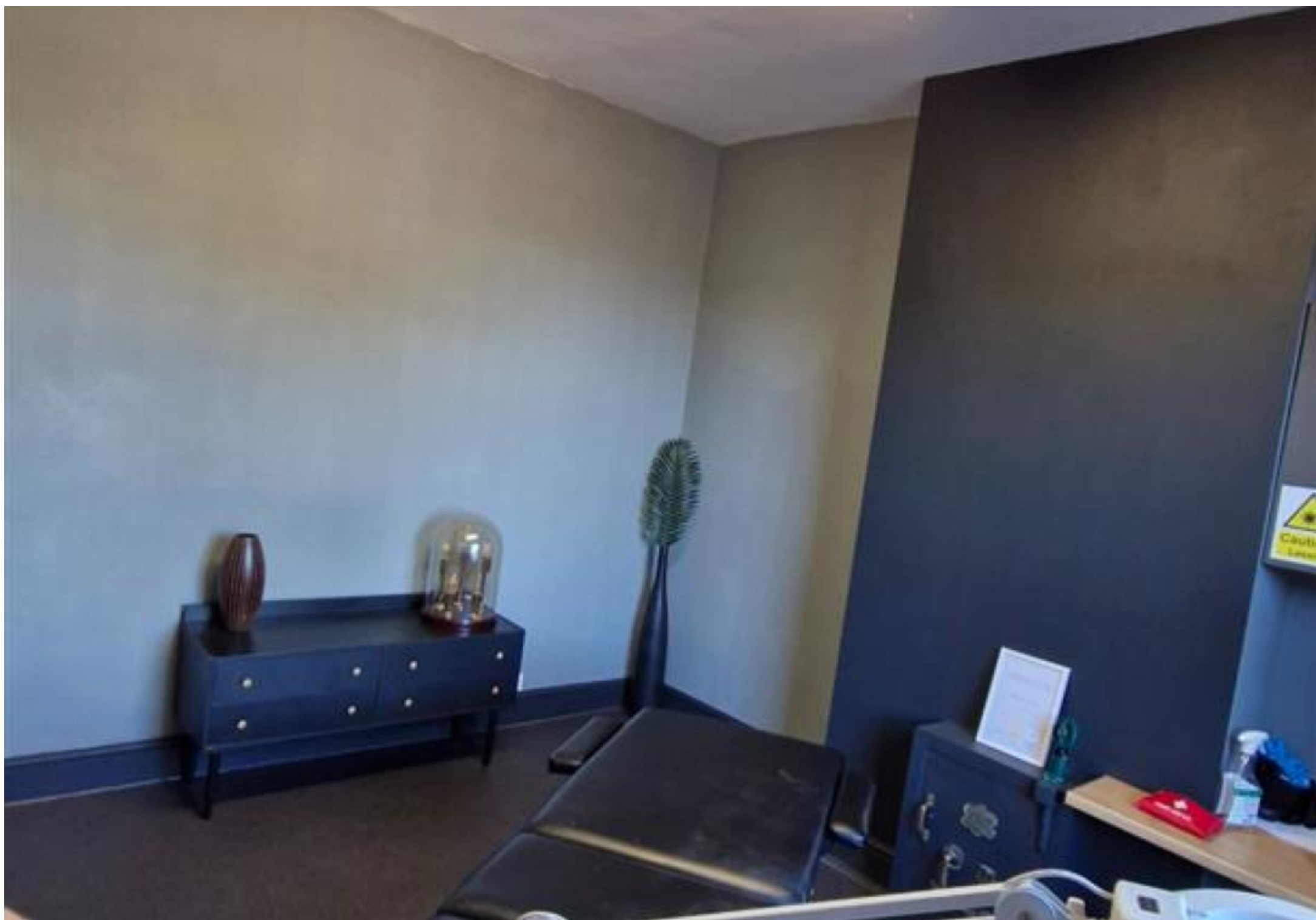
Long Street, Tamworth

Commercial Property

01922 322988



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# Step Inside

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## Key Features

- FIRST FLOOR OFFICE
- ALL BILLS & BROADBAND INCLUDED
- COMMUNAL TOILETS & KITCHEN
- £400 PER MONTH - NO EXTRA COSTS
- FLEXIBLE USE: OFFICE OR CLINIC SPACE
- LEASE: 1 YEAR WITH 6-MONTH BREAK CLAUSE
- MODERN DECOR THROUGHOUT
- NON-COMPETE CLAUSES FOR BUSINESS TYPES
- TAMWORTH LOCATION WITH GOOD ACCESS

## Property Description

### FIRST FLOOR OFFICE SPACE - BILLS & BROADBAND INCLUDED - PRIME TAMWORTH LOCATION

Modern and versatile first-floor office space available to rent in a multi-business commercial building in Tamworth. Previously used as a sports massage room and tattoo removal studio, this self-contained room offers a clean, professional setting ideal for solo workers or a two-person team. Perfect for office use or select clinical setups.

All bills and broadband are included in the rent, with access to communal kitchen and toilet facilities. Located within a well-maintained former social club building, now home to a range of small businesses.

### IMPORTANT INFORMATION - USAGE RESTRICTIONS

Due to existing non-compete agreements with other tenants in the building, this office space is not permitted to be used for the following business types:

Hairdressing

Beauty Therapy / Aesthetics (unless nails only)

Counselling or Talking Therapies

This ensures a diverse, non-overlapping business mix within the premises.

## Main Particulars

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**Office Space** - 3.8m x 3.4m (12'5" x 11'1") - A well-proportioned and modern room with neutral grey decor and contemporary finishes. Features a large window bringing

in natural light, dark flooring, and enough space for treatment equipment, desks, or consulting furniture. Currently staged with a treatment bench and lamp - ideal for health, wellness, or general office use.

**Communal Areas** - Reception Zone: Clean and welcoming waiting area with seating, signage, and noticeboards.

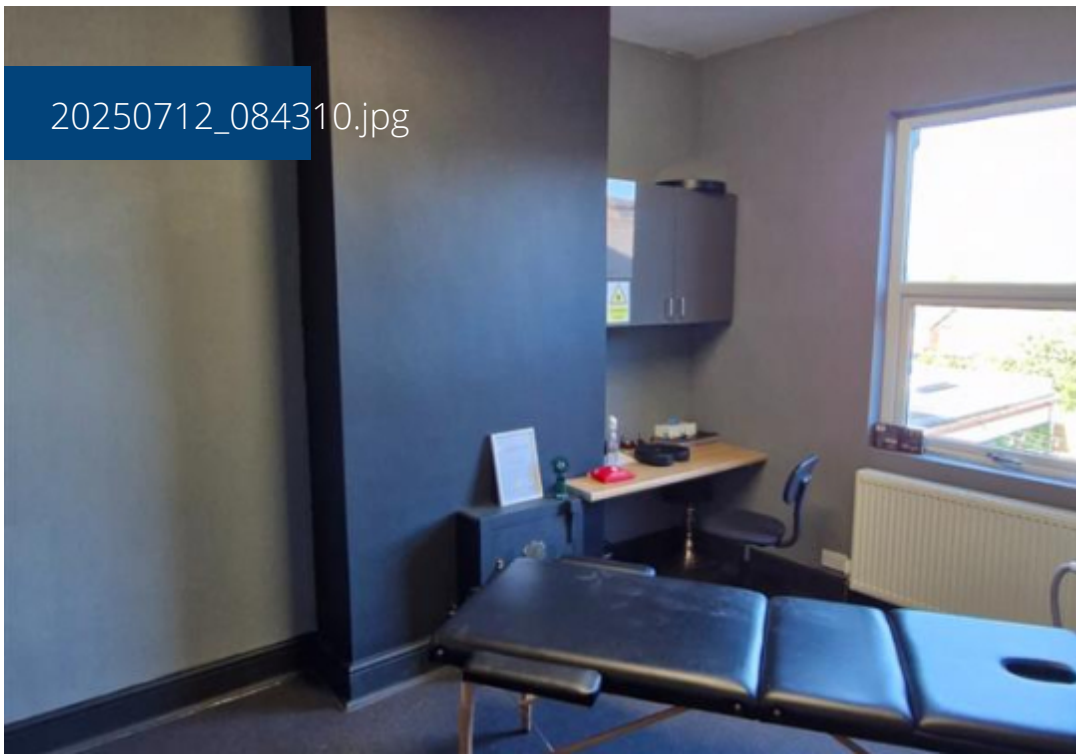
Toilet Facilities: Bright and well-maintained W/C with disability access and baby change station.

Kitchen Area: Shared kitchenette with microwave, kettle, storage units, sink, and counter space - ideal for daily refreshment breaks.

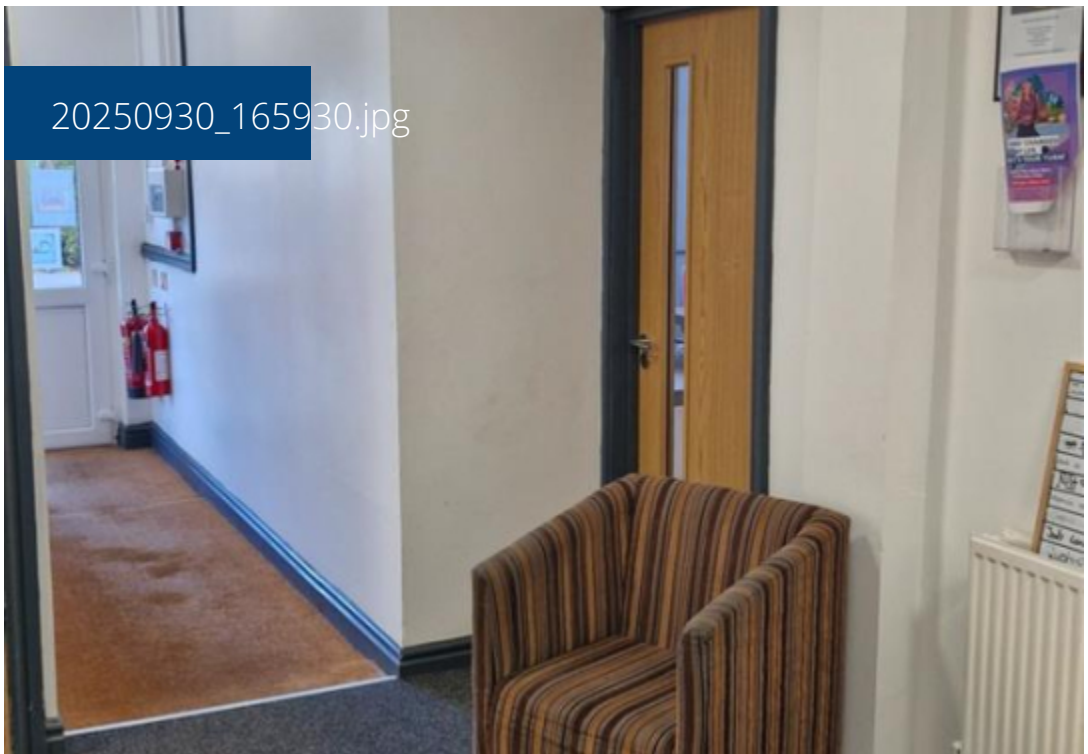
Call now to arrange a viewing or ask any questions about usage suitability.



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