



 **The Lodge, Coleshill Manor Office Campus**
South Drive, Coleshill, B46 1DL

Leasehold/Long Leasehold | Office Accommodation | 3,295 Sq Ft (306.11 Sq M)

**TO LET/
FOR SALE**



Location

The property is situated in the superb setting of Coleshill Manor Office Campus which is 1.5 miles to the west of Coleshill town centre. Birmingham city centre is a distance of approximately 12 miles to the west. The M42 Motorway is a short drive away.



Description

Coleshill Manor Office Campus comprises a range of office accommodation in a magnificent parkland setting.

This self-contained office building amounting to 3,295 sq ft (306.11 sq m) benefits from the following:

- Largely open plan office accommodation.
- Gas fired central heating.
- Carpeting throughout.
- Cat 3 Lighting.
- Trunking.
- Male, female & disabled toilet.
- 12 allocated car parking spaces with additional visitor parking.
- Available to let as a whole or on a floor by floor basis.
- The office campus is secured with 24 hour remote CCTV monitoring.
- The building is Grade II Listed.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	1,237	114.92
First	992	92.16
Second	1,066	99.00
Total	3,295	306.11



Amenities



24/7



Parking



Kitchen



Meeting Room



Open Plan



Onsite Security



Further information

Tenure

The accommodation is available to purchase on a long leasehold basis, 999 years, or a new lease on rental terms to be agreed.

Price/Rent

£550,000 plus VAT for the long leasehold interest.

Rent £17.00 per sq ft per annum exclusive.

All subject to contract.

Business Rates

The occupier will be responsible for the payment of business rates.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Estate Charge

An estate charge is payable in respect of the upkeep of the common parts.

EPC

The property has an EPC rating of D 90.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

Anti Money Laundering

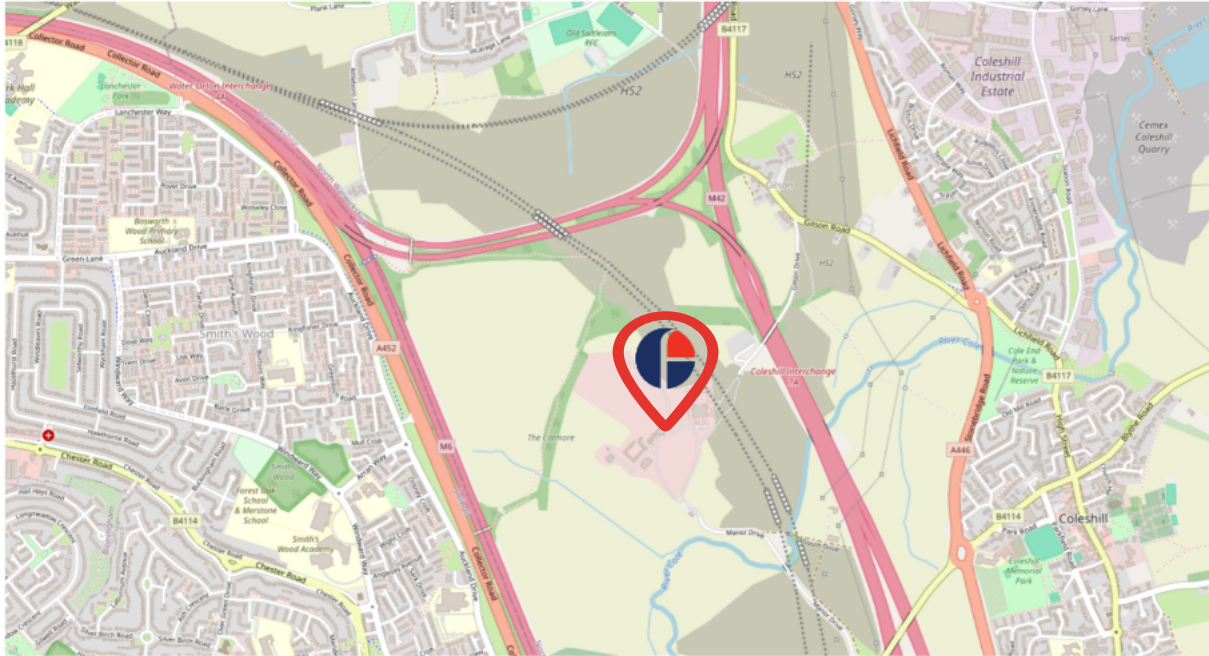
The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

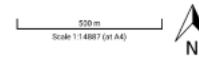
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser/tenant should satisfy themselves independently as to VAT in respect of this transaction.



The Lodge, Coleshill



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Coleshill town centre - 1.5 miles• Birmingham town centre - 12 miles• Coventry - 13.5 miles
	Nearest Station <ul style="list-style-type: none">• Coleshill Parkway - 2.9 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 5.5 miles

	Viewings
	Charles Warrack <ul style="list-style-type: none"> 0121 561 7885 07977 512 965 charles.warrack@fishergerman.co.uk
	Ellie Fletcher <ul style="list-style-type: none"> 0121 2561 7888 07974 431 243 ellie.fletcher@fishergerman.co.uk

fishergerman.co.uk

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Particulars dated June 2024 Photographs dated June 2024.

