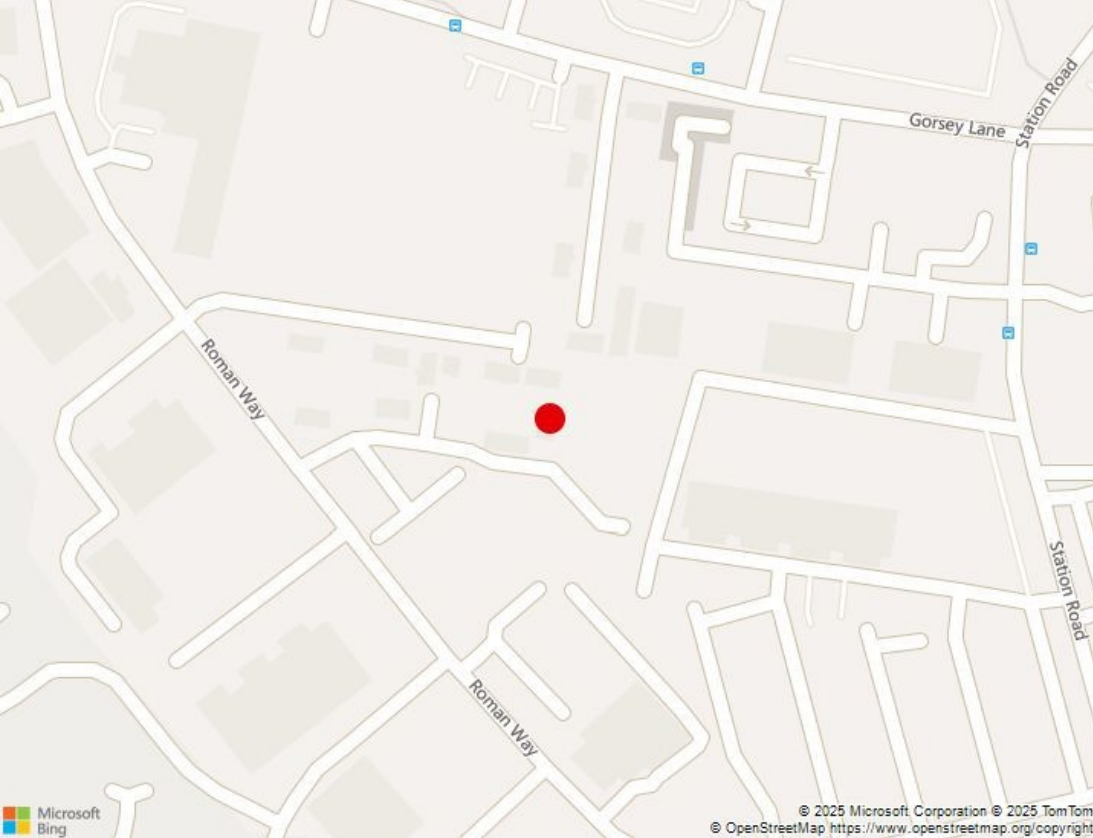


MODERN DETACHED COURTYARD OFFICE TO LET

Unit 12, The Courtyard, Roman Way, Coleshill, Birmingham, Warwickshire, B46 1HQ

2,112 SqFt (196.2 SqM) | £29,700 per annum exclusive





KEY FEATURES

- New Lease
- Close proximity to Coleshill Town Centre
- Location within an established courtyard office development
- Excellent motorway links including M6, M6 Toll and M42
- 7 allocated car parking spaces

LOCATION

The Courtyard is situated on Roman Way to the north of Coleshill town centre and is therefore excellently placed for access to the A446 which in turn provides access to the wider Midland Motorway Network. Junction 9 of the M42 and Junction 4 of the M6 are located within easy driving distance. In addition, Coleshill Parkway Railway Station is within walking distance and the National Exhibition centre, Birmingham International Airport and International Railway Station are all within 10 minutes' drive.

DESCRIPTION

The property is a two storey detached courtyard style office unit of brick construction with a dual pitched tiled roof. Internally the offices to the ground floor are predominantly open plan with large, pitched windows, suspended ceilings and recessed lighting together with carpet floor coverings. To the first floor the offices are cellular in layout and benefit from velux windows, stripped lighting and a kitchen and single WC are present on the landing. The general specification includes carpet floor coverings, plaster painted walls, a combination of recessed and stripped lighting together with surface power and gas central heated serving radiators.



Area	SqFt	SqM
Ground Floor	1,082	100.52
First Floor	1,040	96.62
Total Floor Area	2,112	196.2

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TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£29,700 per annum exclusive

SERVICE CHARGE

An estate service charge will be payable towards the cost of maintaining the communal areas of the Courtyard. Further details are available upon request.

EPC

Energy Performance Asset Rating B-35

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value: £22,250

All interested parties should satisfy their own enquiries with the local authority in relation to any rates relief.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we believe is to be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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