

**fisher  
german**

# 17 The Courtyard

Freehold  
Office Premises

Gorse Lane, Coleshill, Birmingham, B46 1JA

2,133 Sq Ft (198.14 Sq M)



**For sale** | £315,000 + VAT



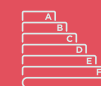
## Key information



**Price**  
£315,000 + VAT



**Parking**  
Circa 11 onsite parking spaces



**EPC**  
C 54

## Location

The subject property is situated within The Courtyard, which is to the north of Coleshill town centre in the well established business area off Station Road.

Access to the motorway network via the A446 leading directly to both Junction 9 of the M42 and Junction 4 of the M6.

Access to the M6 Toll is via Junction 9 of the M42. Coleshill Parkway Railway Station is within walking distance.

The NEC, Birmingham Airport and Birmingham International Railway Station are all within 10 minutes drive.

## Description

The subject property is a two storey detached courtyard style office building of brick construction, underneath a pitched tiled roof.

The accommodation has the following specification:

- Suspended ceiling.
- LED lighting.
- Comfort cooling.
- Wall mounted radiators.
- Circa 11 on site car parking spaces.

## Amenities



Suspended Ceiling



Comfort Cooling



Circa 11 Spaces



J9 M42 & J4 M6



Railway Station



Transport Links

## Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	1,153	107.7
First Floor	980	91.04
<b>Total</b>	<b>2,133</b>	<b>198.14</b>



### Locations

Coleshill: 1.4 miles

Birmingham: 13.4 miles

NEC: 4.4 miles

### Nearest station

Coleshill Parkway: 0.3 miles

### Nearest airport

Birmingham International: 6.3 miles

## Further information

### Price

£315,000 exclusive of VAT. Subject to Contract.

### Tenure

The property is available freehold with vacant possession on completion.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Services

We are advised that electricity, gas, mains water and drainage are connected to the property.

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.

### EPC

The property has an EPC Rating of C 54.

### Service Charge

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

### Legal Costs

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

### Fixtures & Fittings

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

### Anti Money Laundering

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

### VAT

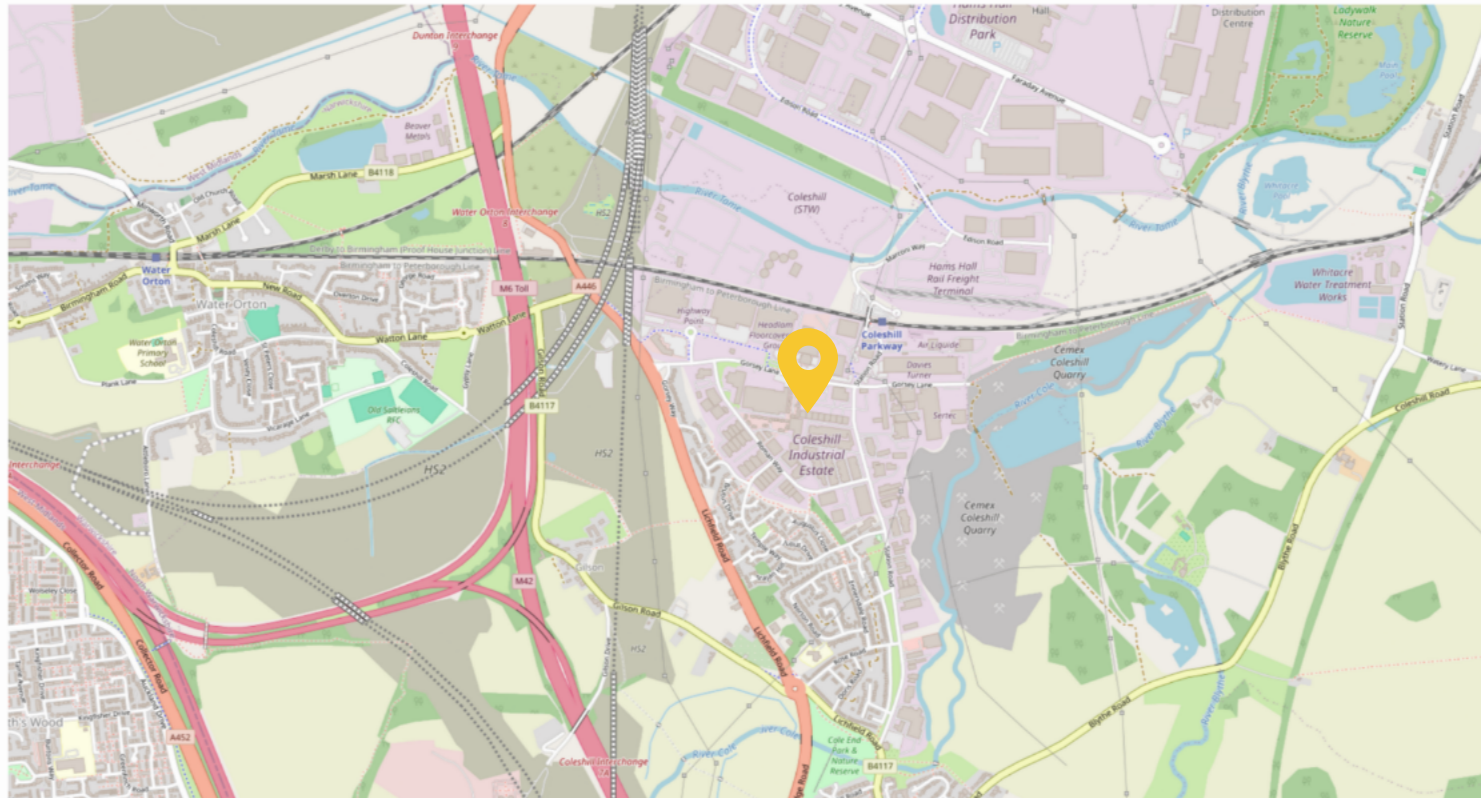
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

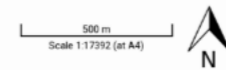
Strictly by prior arrangement with the sole agents.



## Location Plan



Produced on Land App, May 16, 2025  
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## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Charles Warrack**

0121 561 7885

[charles.warrack@fishergerman.co.uk](mailto:charles.warrack@fishergerman.co.uk)



**Arjun Delay**

0121 561 7884

[arjun.delay@fishergerman.co.uk](mailto:arjun.delay@fishergerman.co.uk)

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**Particulars dated May 2025. Photographs dated May 2025.**



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