



 **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.



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, 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 contact.

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

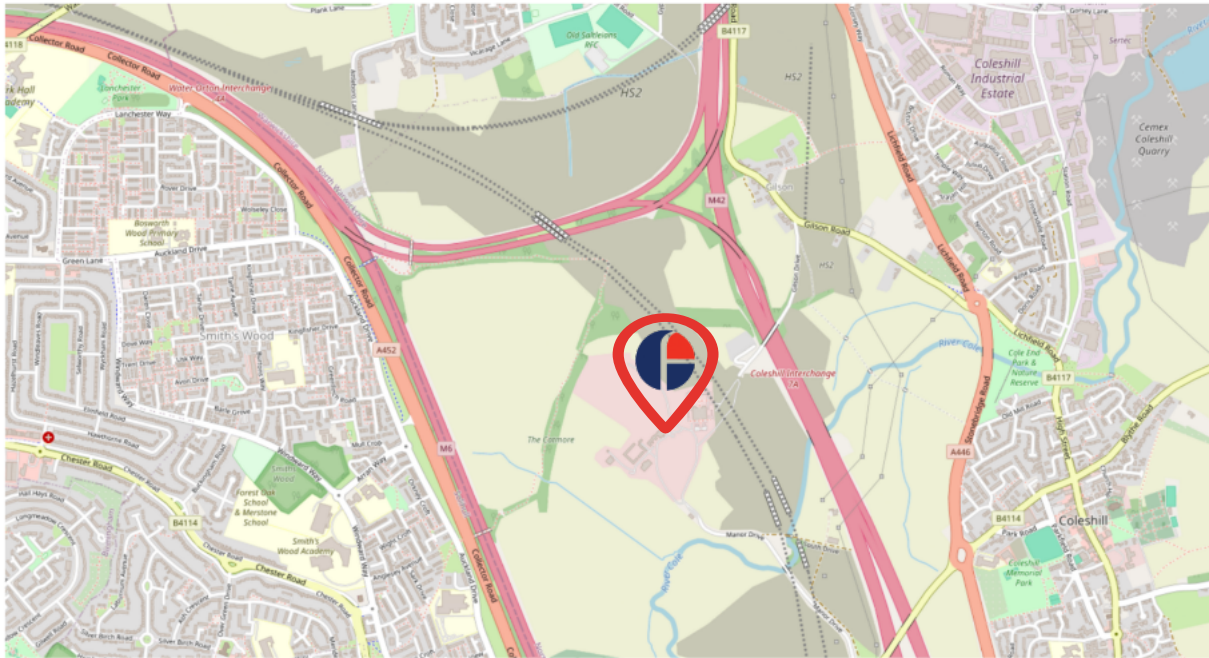
The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

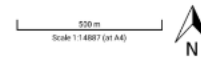
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser/tenant should satisfy themselves independently as to VAT in respect of this transaction.



The Lodge, Coleshill



Produced on Jun 10, 2024.
© Crown copyright and database right 2024 (licence number 100055532)



	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
	0121 561 7885
	07977 512 965
	charles.warrack@fishergerman.co.uk
	Ellie Fletcher
	0121 2561 7888
	07974 431 243
	ellie.fletcher@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2024 Photographs dated June 2024.

