

Unit 1, The Courtyard

Coleshill, Birmingham, B46 1HQ

SHEPHERD
COMMERCIAL



FOR SALE

2,540 SQ FT
(235.97 SQ M)

£425,000

Freehold investment opportunity producing £34,713 per annum with on-site parking and strong motorway access.

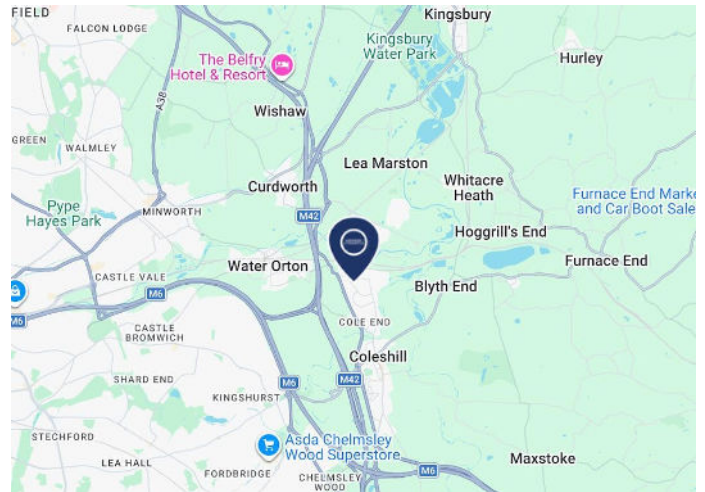
- Freehold commercial investment opportunity
- Producing £34,713 per annum exclusive
- Self-contained office accommodation
- Excellent access to M6, M42 & Birmingham Airport
- Established commercial location within Coleshill

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Summary

Available Size	2,540 sq ft / 235.97 sq m
Price	£425,000
EPC	C (59)

Description

A rare opportunity to acquire a freehold commercial investment property situated within an established business location in Coleshill. The property comprises a self-contained two-storey office building extending to approximately 2,540 sq ft (NIA) together with on-site parking.

The property is currently let to Total Integrated Solutions Ltd (TIS Group Limited) producing a passing rent of £34,713 per annum exclusive, providing an attractive income-producing investment opportunity.

Internally, the accommodation provides a mix of open plan office space, meeting rooms, storage areas, kitchen facilities and ancillary accommodation. The property further benefits from suspended ceilings incorporating LED lighting, perimeter trunking, air conditioning, CCTV and modern fitted office accommodation throughout.

Location

The property is situated within The Courtyard development on Roman Way, Coleshill, an established commercial location positioned adjacent to the M42 motorway corridor.

Coleshill is strategically located approximately 11 miles east of Birmingham City Centre and provides excellent access to Junction 9 of the M42 together with the M6, M6 Toll and A446.

The property further benefits from close proximity to Birmingham Airport, the NEC, Birmingham Business Park and the wider regional motorway network, making the location popular with a range of office, trade counter and distribution occupiers.

Specification

- * Freehold investment opportunity
- * Let until 2031
- * Approx. 2,540 sq ft (NIA)
- * Producing £34,713 per annum exclusive
- * Let to Total Integrated Solutions Ltd
- * Self-contained office accommodation
- * Modern fitted office specification
- * Air conditioning and CCTV installed
- * On-site parking provision
- * Excellent motorway connectivity
- * EPC Rating: C (59)

Terms

Guide Price: £425,000.

The property is available freehold subject to the existing lease to Total Integrated Solutions Ltd

We understand the property is not elected for VAT, although interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment only with Shepherd Commercial.



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