



## RENT

**£10,530**

(per annum exclusive of VAT)



## CAR PARKING

**3 Car Parking Spaces**



**Office A, First Floor, 37 Parkfield Road**  
**Coleshill, B46 3LD**

Leasehold | Office Premises | 826 Sq Ft (76.73 Sq M)



**TO LET**



## Location

The offices form part of a redevelopment adjoining the Town Hall complex, with good on-site and roadside car parking, situated close to the town centre. Access to the motorway network is gained via the A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6. Access to the M6 Toll can also be gained off Junction 9 of the M42. In addition, Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.



## Description

The suite provides first floor office accommodation including modern wood flooring, LED lighting and gas central heating. A private kitchen and meeting room is included.

The suite comes with 3 allocated car parking spaces.



## Accommodation

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

Floor	Sq Ft	Sq M
First Floor, Office A	826	76.73



## Amenities



Kitchen



Meeting Room



Parking



## Further information

### Rent

£10,530 per annum exclusive of VAT, subject to contract.

### Tenure

The property is available on a new full repairing and insuring lease for a negotiable term. Flexible lease terms are available, all subject to contract.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We are advised that electricity, gas and water 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.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

EPC Rating of C 53.

### Fixtures & Fittings

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

### Anti Money Laundering

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

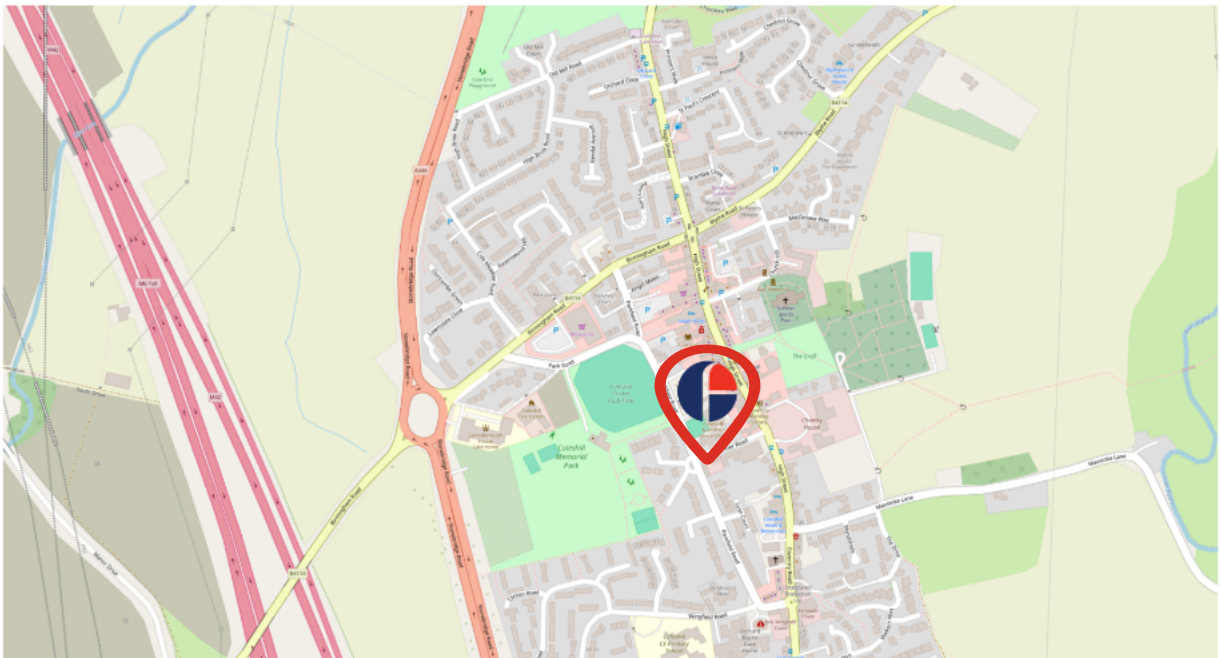
### VAT

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

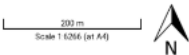
### Viewings

Strictly by prior arrangement with the sole agents.

# Office A, First Floor, 37 Parkfield Road, Coleshill



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## Approximate Travel Distances



### Locations

- Birmingham - 8.9 miles
- Junction 4 M6 - 1.4 miles



### Nearest Station

- Coleshill Parkway - 1.4 miles



### Nearest Airport

- Birmingham International - 4 miles



## Viewings



### Charles Warrack



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07977 512 965



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### Arjun Delay



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Particulars dated June 2025. Photographs dated June 2025.