

**fisher
german**

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



Amenities



24/7 Access



Open Plan



Meeting
Room



Kitchen



Parking



Onsite
Security

The Lodge

3,295 Sq Ft (306.11 Sq M)

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
- The building is Grade II Listed

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.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,237	114.92
First Floor	992	92.16
Second Floor	1,066	99.00
Total	3,295	306.11

Locations

Coleshill town centre: 1.5 miles

Birmingham: 12 miles

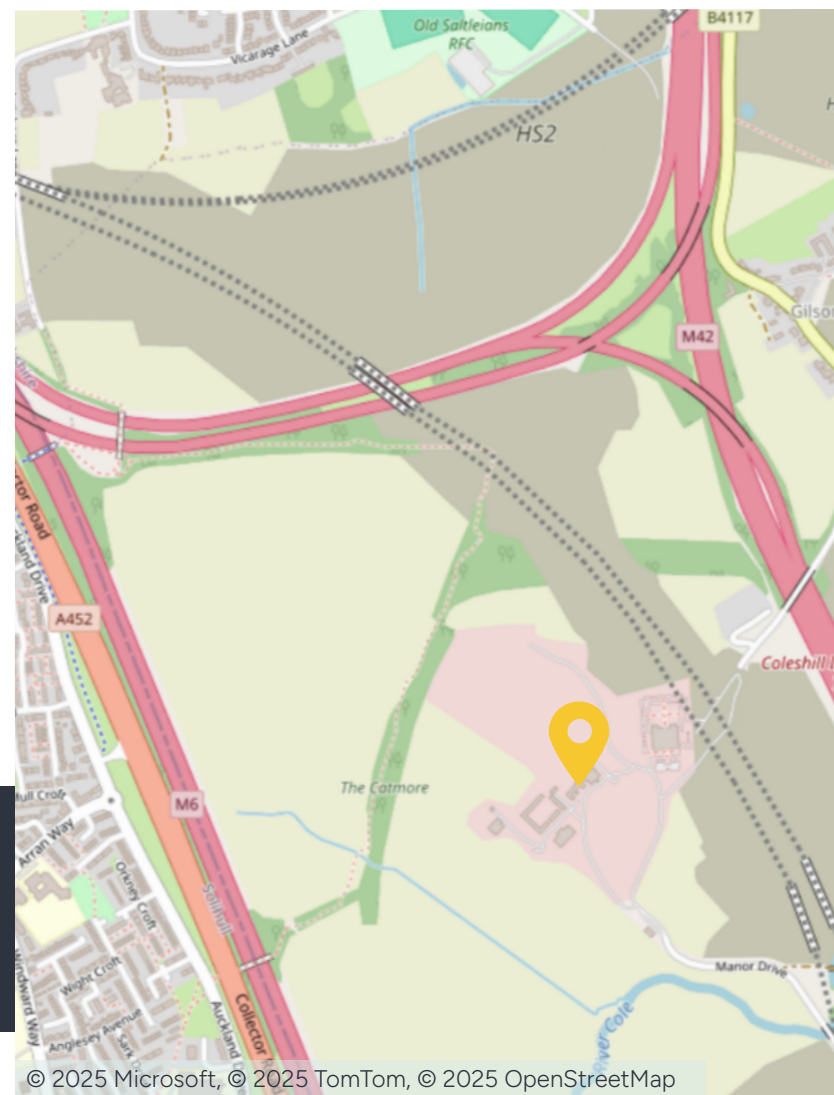
Coventry: 13.5 miles

Nearest station

Coleshill Parkway: 2.9 miles

Nearest airport

Birmingham International: 5.5 miles



Further information

Tenure

The accommodation is available to purchase on a long leasehold basis, 999 years, 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 contract.

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.

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 letting.

Anti Money Laundering

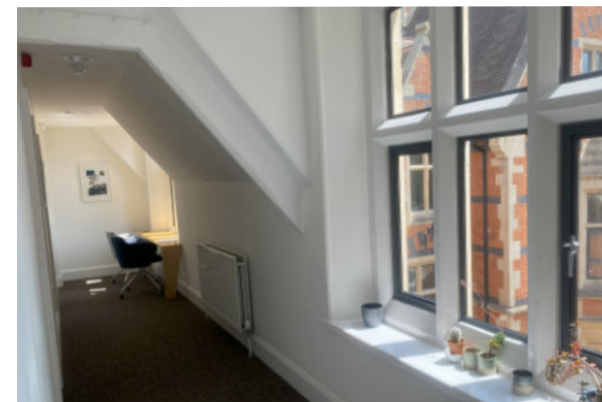
The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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

Viewings

Strictly by prior arrangement with the sole agents.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

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Ellie Fletcher

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Particulars dated October 2025. Photographs dated June 2024.



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