

**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

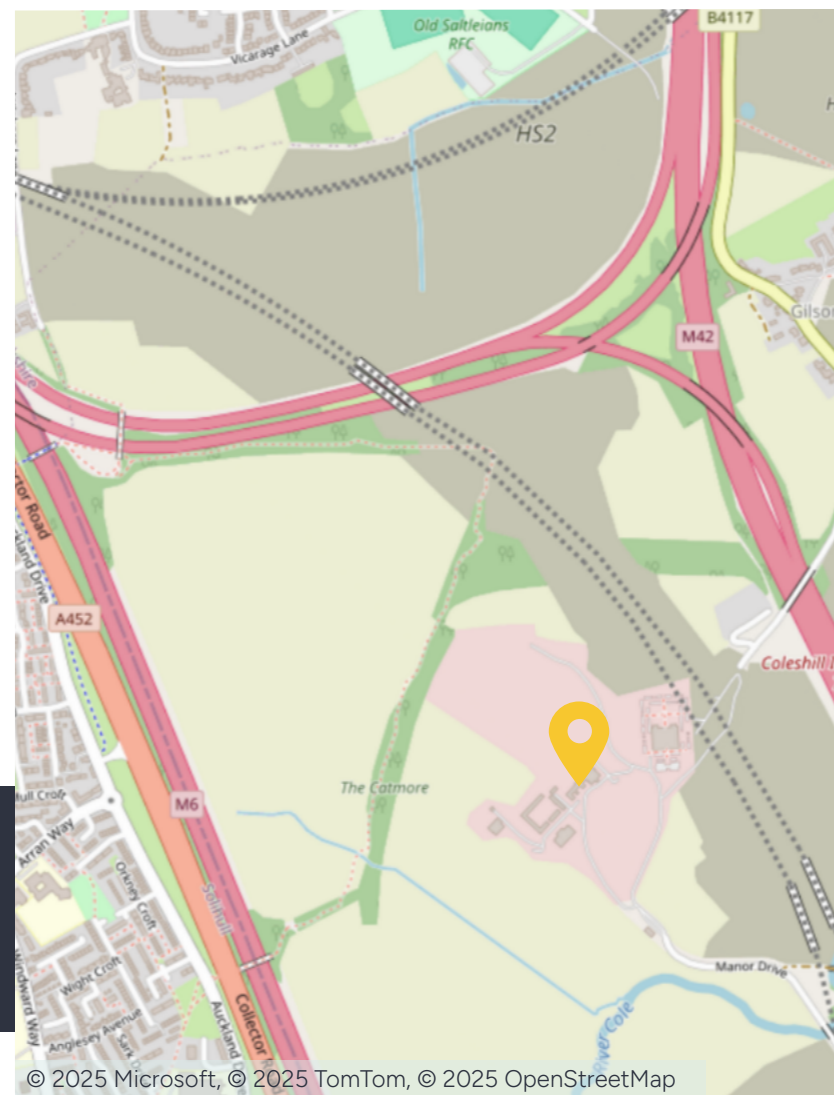
Coventry: 13.5 miles

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

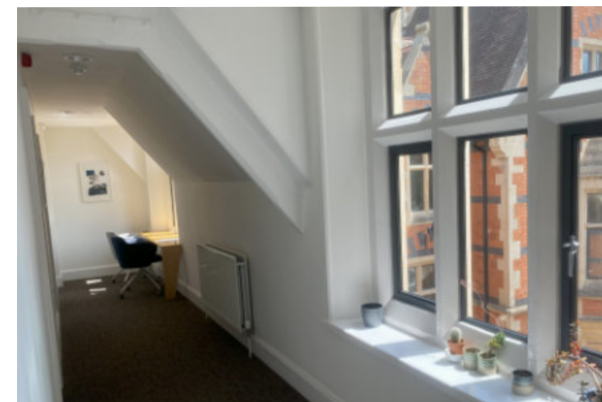
The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

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

charles.warrack@fishergerman.co.uk



James Allison

0121 827 6672

james.allison@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 October 2025. Photographs dated June 2024.



This brochure is fully recyclable