



St Philip's Courtyard, Church Hill, Coleshill, B46 3AD

TO LET



Location

St Philip's Courtyard is prominently situated at the top of Church Hill, in the grounds of St Philip's Courtyard. The busy Coleshill town centre is within easy walking distance.

The main A446 dual carriageway is approximately 1 mile away and it is 3 miles from Junction 9 of the M42/Junction 1 of the M6 Toll and approximately 2 miles from Junction 4 of the M6.

In addition, the National Exhibition Centre, Birmingham Airport and Birmingham International railway station are all within a short drive and the new Coleshill Parkway railway station is approximately 1 mile to the north.



Description

St Philip's Courtyard is a prestigious redevelopment of The Old Grammar School complex and provides a well landscaped environment close to the town centre.

The Old Grammar School building (Unit 1) is Grade II Listed.

The available accommodation comprises a range of attractive modern office suites.



Accommodation

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

Suite/Unit	Sq Ft	Sq M	Parking Spaces
Unit 1, Suite 1A	866	80.45	4
Unit 1, Suite 1E	1,070	99.40	5
Unit 3, First Floor	2,644	245.63	12
Unit 3, Ground Floor Right	1,300	120.77	2
Unit 4, Ground Floor	750	69.67	2



\rightarrow

Amenities



Air Con

)-



Parking

Rail







Transport Links





Further information

Rent

Rent on application.

Tenure

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

Business Rates

Available on request.

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

Service Charge

A service charge will be levied to cover the cost of repair and maintenance of the common areas and exterior parts of the building. Futher details will be provided upon request.

EPC

On application.

Fixtures & Fittings

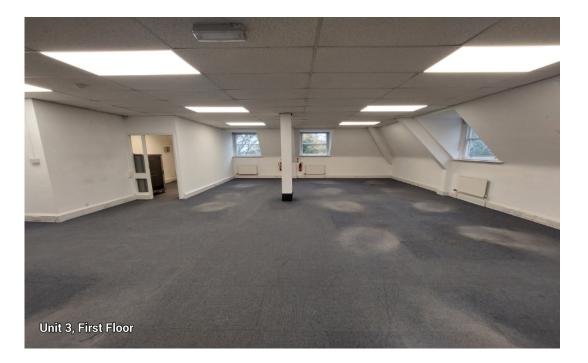
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

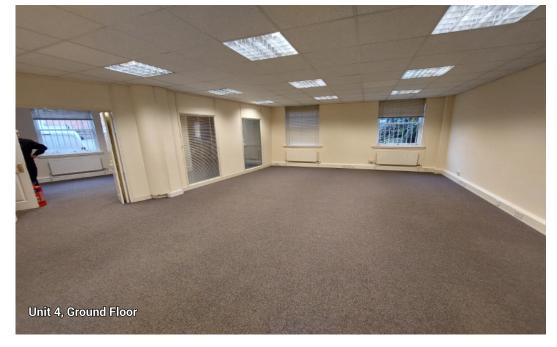
Anti Money Laundering

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.





St Philip's Courtyard, Warwickshire





Approximate Travel Distances



Locations

- Birmingham 9 miles
- Junction 4 M6 2 miles
- Coventry 12.8 miles



Nearest Station

• Coleshill Parkway - 1.3 miles



Nearest Airport

• Birmingham International - 4.2 miles



Viewings





 0121 561 7885 / 07977 512 965

charles.warrack@fishergerman.co.uk



Arjun Delay

0121 561 7884 / 07966 469 240

arjun.delay@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.