



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

Leasehold | Office Accommodation | 750 - 6,630 Sq Ft (69.67 - 615.92 Sq M)



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



Unit 1, Suite 1A



Amenities



Air Con



Parking



Rail



24/7 Access



Town Centre



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. Further 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.



Unit 3, First Floor



Unit 4, Ground Floor

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



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Particulars dated July 2023. Photographs dated July 2023.

