



1 The Courtyard, Coleshill Manor Office Campus

South Drive, Coleshill, B46 1DL

Leasehold | Ground & First Floor Offices | 1,485 Sq Ft (137.95 Sq M)



TO LET



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.



Description

Coleshill Manor Office Campus comprises a range of office accommodation in a magnificent parkland setting.

- Forming part of an attractive courtyard development within the Coleshill Manor Office Campus.
- Wall mounted radiators - central heating system.
- Carpeted floors.
- Ceiling mounted lights.
- Modern open plan office accommodation.
- Kitchen.
- 5 car parking spaces.
- WC accommodation.
- Peaceful and efficient work space.
- The building is Grade II listed.



Accommodation

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

Floor	Sq Ft	Sq M
Ground	1,137	105.62
First	348	32.32
Total	1,485	137.95



Amenities



24/7



Parking



Kitchen



Meeting Room



Open Plan



Onsite Security





Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Rent

£24,000 per annum exclusive of VAT, Subject to Contract.

Tenure

Leasehold.

Business Rates

The occupier will be responsible for the payment of business rates.

Rateable Value: £17,000

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.

Service Charge

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

EPC

Energy Performance Rating TBC.

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

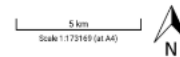
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



1 The Courtyard, Coleshill



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Approximate Travel Distances



Locations

- Coleshill town centre - 1.5 miles
- Birmingham town centre - 12 miles
- Coventry - 13.5 miles



Nearest Station

- Coleshill Parkway - 2.9 miles



Nearest Airport

- Birmingham International - 5.5 miles



Viewings



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Particulars dated October 2023. Photographs dated October 2023.

