

# 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 | £24,000 pa**



## 1 The Courtyard

1,485 Sq Ft (137.95 Sq M)

### 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

### Amenities



24/7 Access



Open Plan



Meeting Room



Kitchen



Parking



Onsite Security

## Location

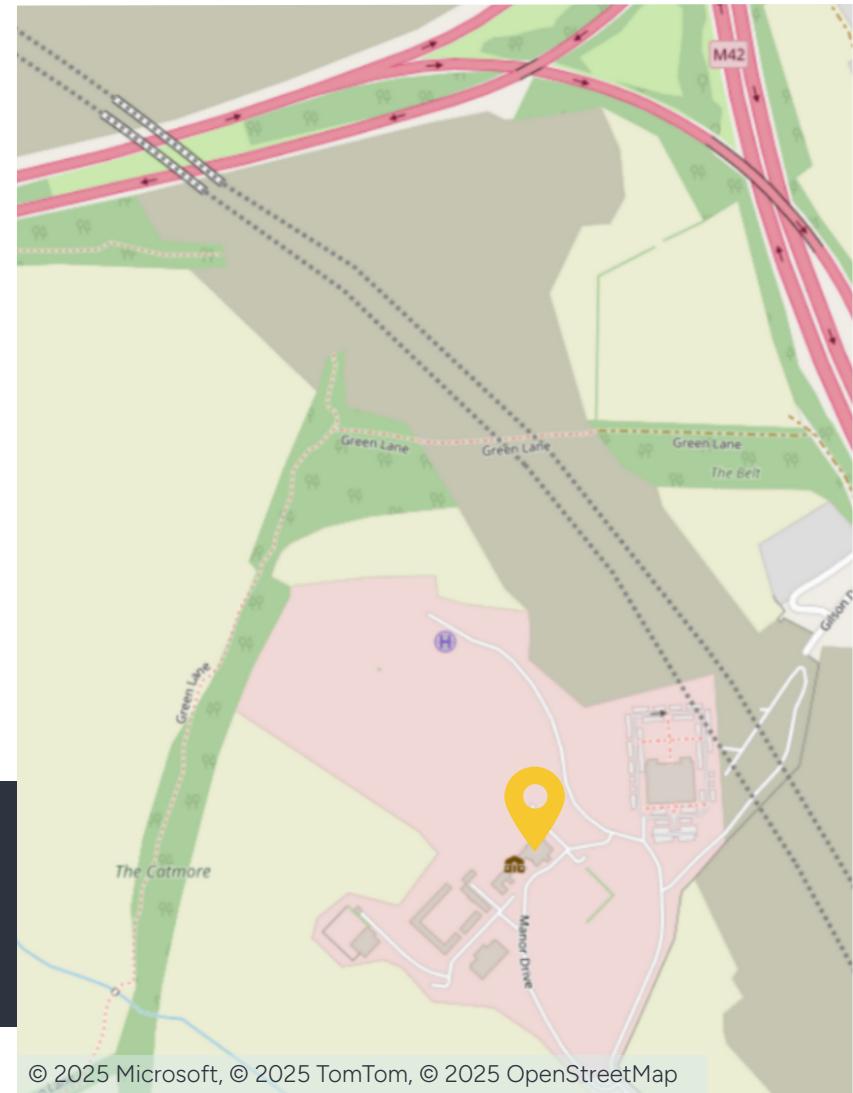
The property is situated in the superb setting of Coleshill Manor Office Campus which is 1.5 miles to the west of Coleshill town centre. Birmingham city centre is a distance of approximately 12 miles to the west. The M42 Motorway is a short drive away.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,137	105.62
First Floor	348	32.32
<b>Total</b>	<b>1,485</b>	<b>137.95</b>

**Locations**  
Coleshill: 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

### 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.

### 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.

### Viewings

Strictly by prior arrangement with the sole agents.





# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2023.