

# The Pavilion

Coleshill Manor Office Campus, Birmingham, B46 1DL

SHEPHERD  
COMMERCIAL



## FOR SALE

6,973 SQ FT  
(647.81 SQ M)

£1,775,000

A 7,000sqft Grade A specification office investment in the heart of the West Midlands.

- Coleshill Manor Campus
- Security Outpost
- Picturesque Grounds
- 7,000sqft
- Strong Covenant
- Annual Rent Reviews
- RPI Linked

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## Summary

|                |                                |
|----------------|--------------------------------|
| Available Size | 6,973 sq ft / 647.81 sq m      |
| Price          | £1,775,000                     |
| Service Charge | An Estate Charge is applicable |
| Estate Charge  | N/A                            |
| EPC            | B                              |

## Description

The Pavilion at Coleshill Manor Campus is a 6,973sqft Grade A specification office investment nestled into picturesque grounds adjacent to Coleshill Manor. With a gated security outpost and private driveway leading up to the Manor, The Pavilion is equipped with leading M&E fit-out throughout, including server rooms and air conditioning, together with 30 allocated car parking spaces. The property is built of single storey brick elevations surmounted above by standing seam metal corrugated pitched sheeting.

## Location

Located within the private Coleshill Manor grounds of 100+ acres, The Pavilion is strategically located close to major motorway networks such as the M6, M42 and arterial city routes such as the A45 (Coventry Road) leading into both Birmingham City Centre and Coventry City Centre from the West and East. 3 miles south lies J6 of the M42, connecting the network to Birmingham Airport and the NEC, both of which are circa 4 minutes drive from the site. Junction 4 of the M6 is also 2 miles to the south-east.

## Viewings

Strictly by appointment with Shepherd Commercial

## Terms

The property is to be sold the virtual freehold of the premises, which was purchased as a 999 year lease in the late 2000's. It is to be sold with sitting tenants Nordomatic.

## Lease

Nordomatic Ltd currently occupy the premises on a 10 year lease dating from 17th November 2020. The lease incorporates annual rent reviews each November and the rent for 2026 is £169,372.50 per annum. The lease is based on a Full Repairing and Insuring basis.

## Covenant

Nordomatic are a Building Management System Integration provider delivering smart software solutions to assist in the upgrade of managing primarily commercial assets. The company are Scandinavian based originally, but through a series of acquisitions, they merged with the previous tenants Demma Group. Revenues exceeded £33 million for the UK arm of the Nordomatic Group. Further information on the covenant is available on request.

## Service Charge

There is currently an estate service charge in place. A full budget for the latest year can be provided upon request.

