

OFFICE | TO LET

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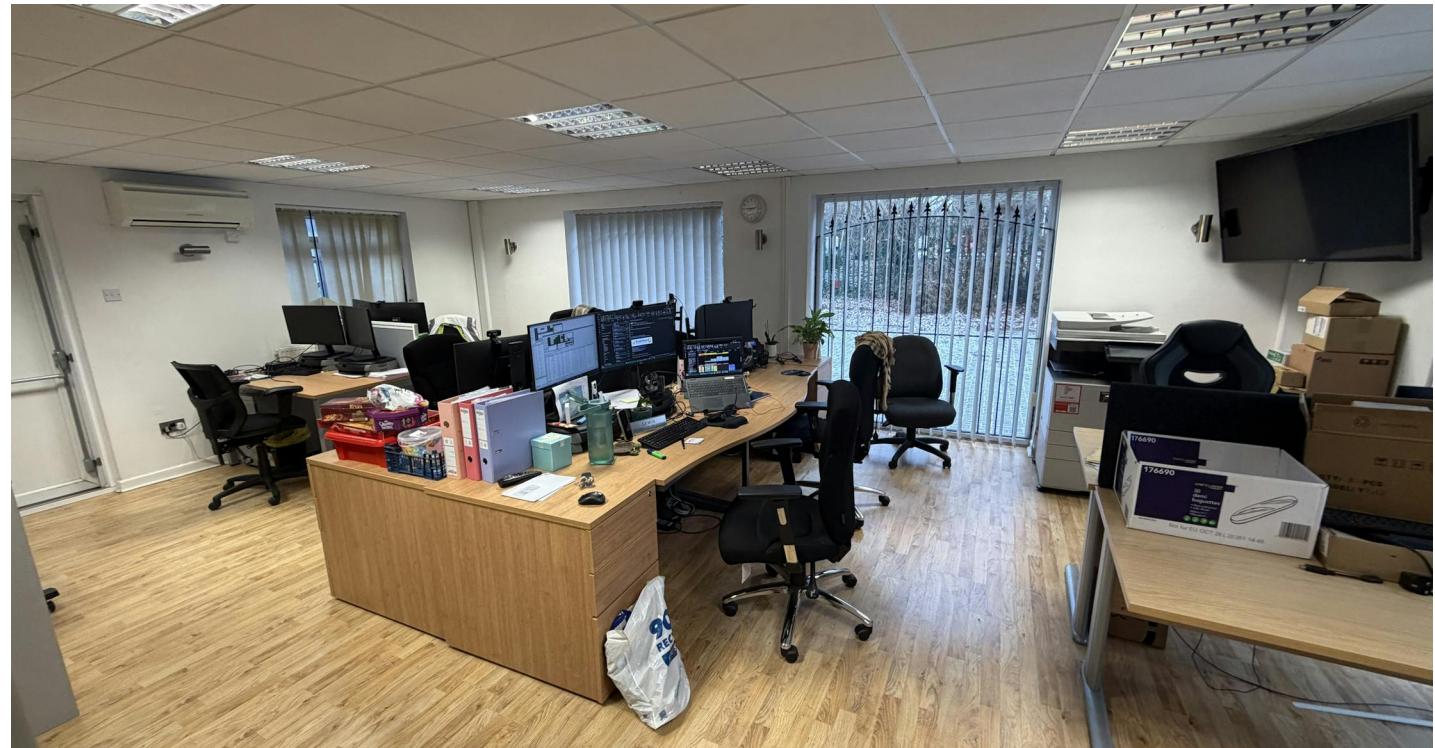


GROUND FLOOR OF CUBE HOUSE, THE COURTYARD, COLESHILL, B46 1JA
953 SQ FT (88.54 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

**Self-Contained Ground Floor Office Premises
with Forecourt Parking**

- NIA 953 ft²
- Quoting Rental £14,500 Per Annum
- Self-Contained Office
- Open Plan Office with Two additional Cellular Offices / Meeting Rooms
- Forecourt Car Parking
- Easy Access to National Motorway Network
- Car Parking Available



DESCRIPTION

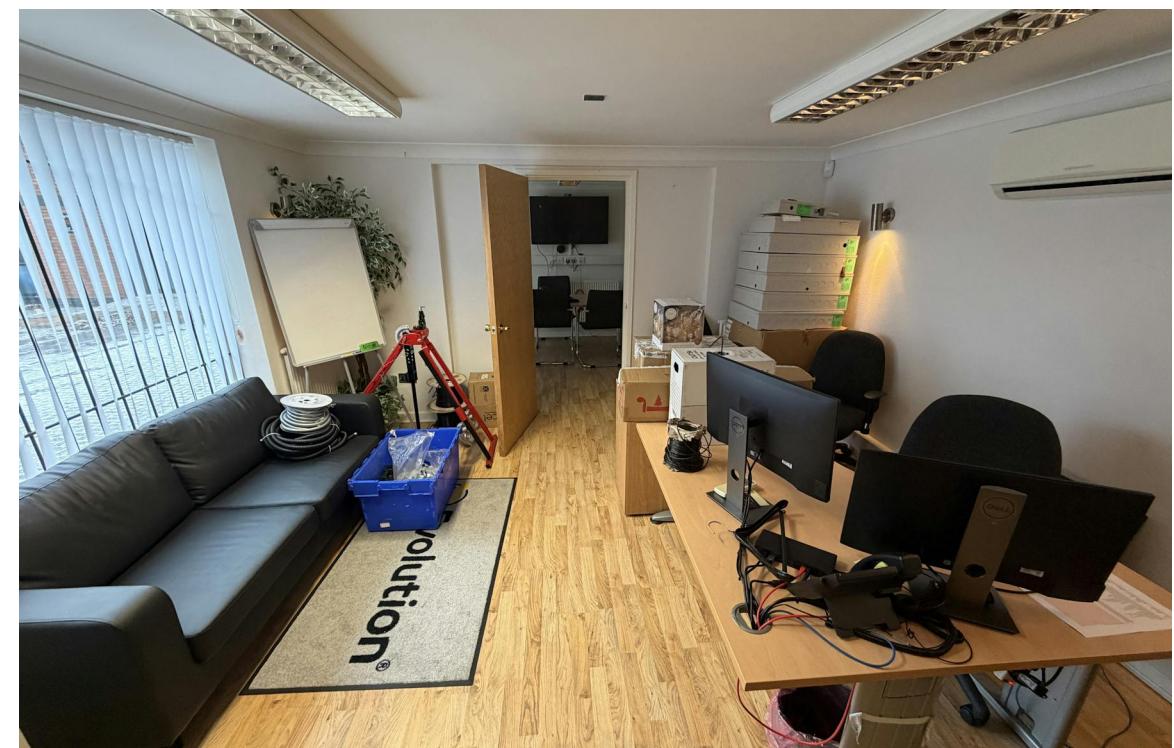
The property comprises a self-contained ground-floor office suite situated within an established and well-occupied office development.

The accommodation is accessed via a pedestrian entrance to the front, leading into a predominantly open-plan office area benefitting from dual-aspect windows, a suspended ceiling with inset lighting and laminate floor coverings. This area connects to a kitchen facility and an adjoining cellular office.

An internal hallway provides access to WC facilities and an additional meeting room or cellular office.

The offices offer practical and well-proportioned accommodation, with security grills fitted to the windows and doors.

Forecourt parking is available to the front of the unit, with additional on-street parking available in the surrounding area.

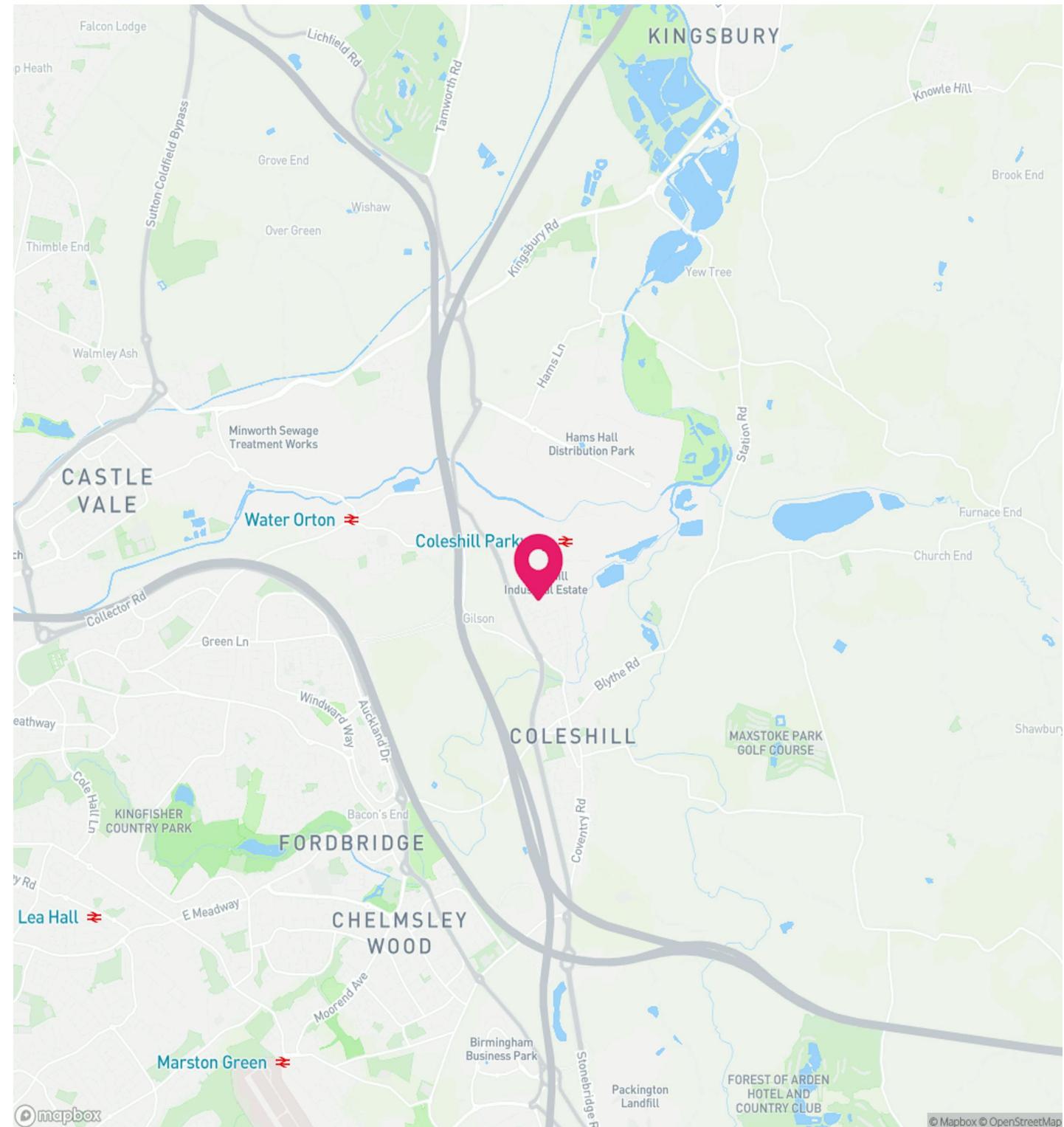


LOCATION

/// //NORMAL.HIRED.ACTORS

The Courtyard is situated to the north of Coleshill town centre within an established business location. The property benefits from convenient access to the regional motorway network via the A446, providing direct links to Junction 9 of the M42 and Junction 4 of the M6.

Coleshill Parkway railway station is within walking distance, while the NEC, Birmingham International Airport and Birmingham International railway station are all accessible within approximately a 10-minute drive.



SERVICES

We understand that the premises benefit from all mains services.

The agent has not tested the suitability of the connections and therefore recommends that all interested parties carry out their own investigations.

SERVICE CHARGE

A small service charge is levied in respect of the upkeep and maintenance of communal areas.

RATEABLE VALUE

£11,000. Small business rates exemption applies - subject to tenant qualification

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£14,500 per annum

POSSESSION

Available April 2026

EPC

D (92)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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