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To Let / For Sale



The Lodge

Coleshill Manor Office Campus, Birmingham, B46 1DL

Self-contained office buildings extending to 3,295 sq ft (306.11 sq m) with 12 allocated parking spaces

992 to 3,295 sq ft

(92.16 to 306.12 sq m)

- 3,295 sq ft (306.11 sq m)
- Largely open plan office accommodation
- Gas fired central heating
- Cat 3 lighting
- 12 allocated parking spaces with additional visitor parking
- Available to let as a whole or floor by floor basis
- Office campus is secured with 24 hour remote CCTV monitoring

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Summary

Available Size	992 to 3,295 sq ft
Rent	£17 per sq ft
Price	£550,000
Business Rates	N/A
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	D (90)







Description

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

This self-contained office building amounting to 3,295 sq ft (306.11 sq m) benefits from the following:

- Largely open plan office accommodation.
- Gas fired central heating.
- Carpeting throughout.
- Cat 3 Lighting.
- Trunking.
- Male, female & disabled toilet.
- 12 allocated car parking spaces with additional visitor parking.
- Available to let as a whole or on a floor by floor basis.
- The office campus is secured with 24 hour remote CCTV monitoring.

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground	1,237	114.92	Available
1st - First Floor	992	92.16	Available
2nd - Second Floor	1,066	99.03	Available
Total	**3,295**	**306.11**	

Viewing & Further Information



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