

OFFICE | TO LET / FOR SALE

[VIEW ONLINE](#)



THE COURTYARD, BODYMOOR GREEN FARM, KINGSBURY, B78 2DZ

3,318 SQ FT (308.25 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Detached Single-Storey Office Building with  
Attractive Courtyard, Set in a Rural Location

---

- NIA 3,318 ft<sup>2</sup>
  - Attractive Barn Style Office Building
  - Parking for Multiple Vehicles
  - Open Plan and Cellular Office Space
  - Being Lightly Refurbished and Ready for Occupation in Q4 2025
- 



The Courtyard  
Bodymoor Green Farm  
Coventry Road  
Kingsbury  
North Warwickshire  
B78 2DZ

## DESCRIPTION

The property comprises a distinctive horseshoe-shaped converted barn, sympathetically adapted to create attractive office accommodation. Constructed of traditional masonry beneath a pitched tiled roof, the building retains its original character whilst offering modern functionality.

The accommodation is predominantly arranged at ground floor level and provides two largely open-plan office areas, together with a welcoming reception, kitchen, w.c. facilities and ancillary space. The first floor offers additional offices/storage together with the benefit of shower facilities.

The premises are currently being refurbished to include redecoration, newly painted woodwork, and replacement floor coverings, ensuring a high-quality finish and a flexible blank canvas for occupiers to tailor to their own requirements.

Externally, the property enjoys excellent parking provision, with spaces within the attractive central courtyard as well as a further substantial car park to the south of the site. The barn-style design and rural surroundings create an appealing working environment that combines character, practicality, and convenience.

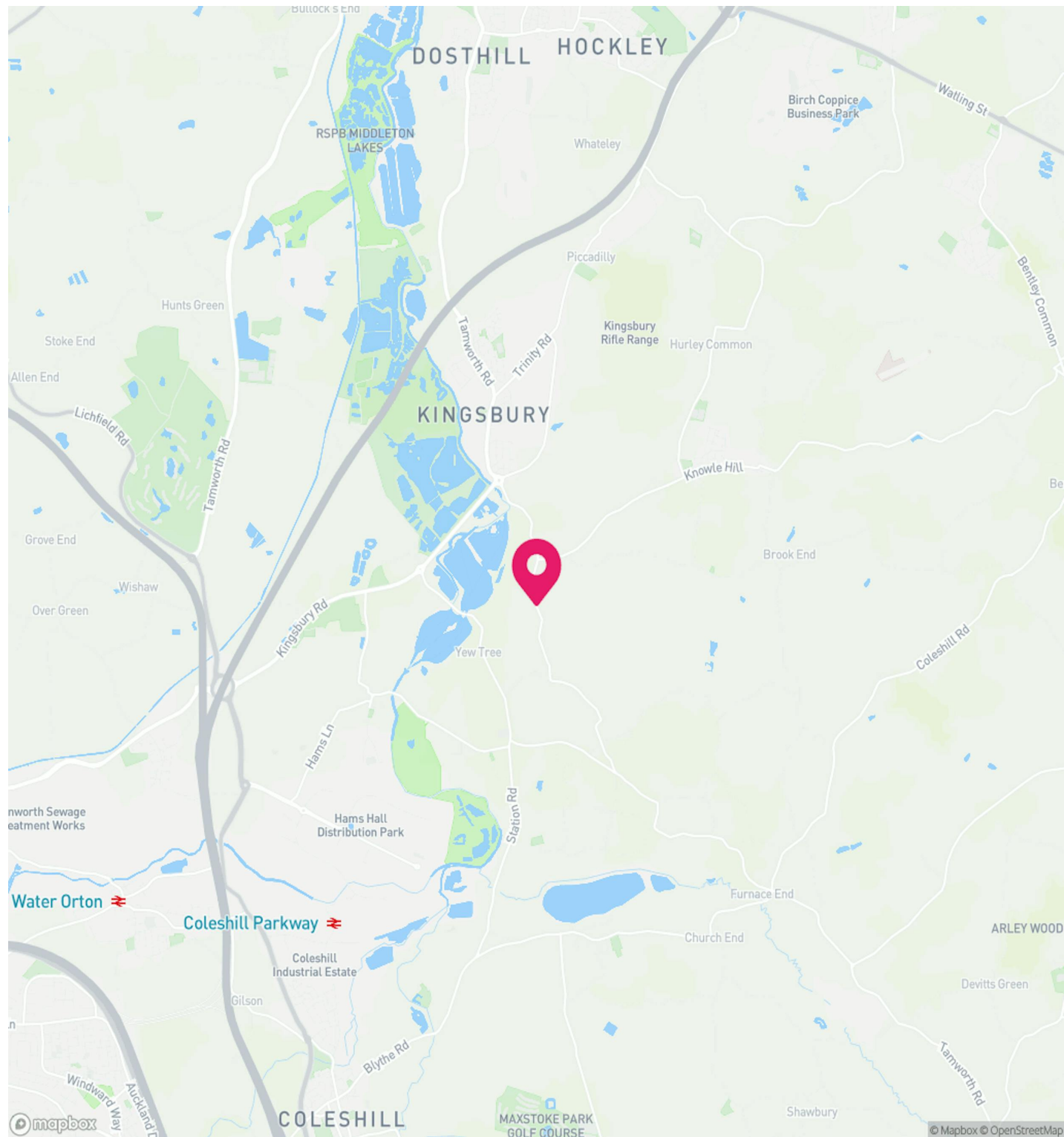
## LOCATION

### /// BOLT.CONNECTS.WORDPLAY

The property is located just off Coventry Road (B4098), approximately 2 miles south of Kingsbury village centre. The location provides excellent transport connectivity, with the nearby A4097 offering direct access to Junction 9 of the M42 motorway and the M6 Toll Road. These routes, in turn, link to the wider Midland motorway network, facilitating convenient travel across the region and beyond. Birmingham International Airport, Birmingham International Railway Station, and the National Exhibition Centre (NEC) are all within easy reach, providing strong regional, national, and international connections.

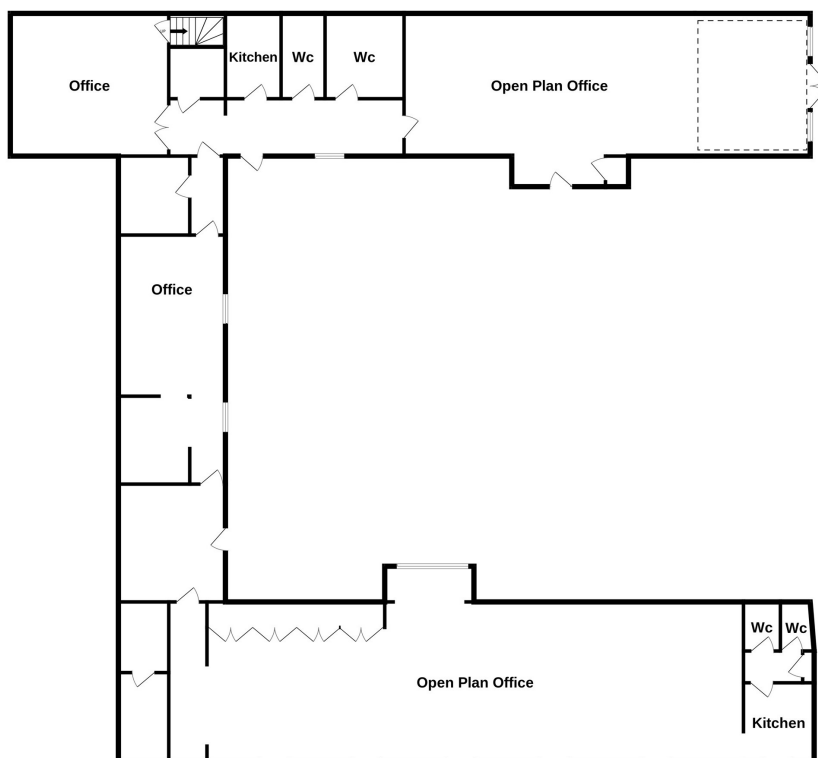
Birmingham city centre is located some 13 miles west, with a drive time of approximately 20 minutes.

The immediate surroundings comprise a mix of uses. To the north, the property adjoins commercial premises, while to the south and west there are residential dwellings. The wider locality is predominantly rural and agricultural in character, contributing to a pleasant setting whilst retaining proximity to key transport routes.

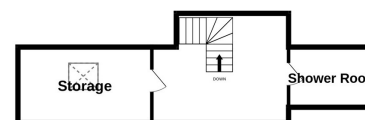


## THE COURTYARD FLOOR PLAN

Ground Floor



1st Floor



## SERVICES

We understand that the building benefits from mains electricity and water.

The property is served by an on-site Calor gas tank which provides the fuel supply for heating and hot water. The tank is located within the curtilage of the site and is subject to regular servicing and refilling by the supplier.

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

## RATEABLE VALUE

£27,500

## VAT

To be confirmed

## 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

£40,000 per annum

## PRICE

Offers in the region of £595,000

## POSSESSION

Available Q4 2025

## EPC

D

## 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



**Ryan Lynch**  
0121 638 0800  
ryan@siddalljones.com



**Sophie Froggatt**  
0121 638 0500  
sophie@siddalljones.com



**Scott Rawlings**  
0121 638 0500  
scott@siddalljones.com

# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



SIDDALLJONES.COM