



2 BROMWICH COURT

COLESHILL B46 1JU

REFURBISHED OFFICE ACCOMMODATION

First Floor Office TO LET

6,333 sq ft (588.36 sq m)



M6, M6 Toll and M42
motorways within 2 miles



First floor



25 car parking spaces

2 BROMWICH COURT COLESHILL

LOCATION

Bromwich Court is situated off Gorsey Lane close to its junction with the Lichfield Road. Access to the motorway network is gained via the A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6. Access to the M6 Toll can also be gained off Junction 9 of the M42.

In addition, Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station are all within 10 minutes' drive. Connectivity to the town will be improved further upon the arrival of HS2 and the Birmingham Interchange, which will be located by the Airport and NEC off Junction 6 of the M42.

DESCRIPTION

Bromwich Court comprises of 2 connected modern office buildings of brick construction surmounted by a pitched tile roof. The property sits on a self contained site with gated access, a private dedicated car park to the front and a well maintained garden to the rear.

The subject suite is located on the first floor of building 2 and has been refurbished to a high standard. The suite benefits from the following specification:

- Raised access floor with floor boxes (Cat 6 cabling in place)
- New carpets
- Painted plaster walls
- Double glazed PVC windows with blinds
- Suspended ceiling with inset flat LED panel lighting
- Air conditioning throughout
- Kitchen and breakout space already in place
- Open plan office in the mian with addition of private offices and meeting rooms
- Communal ladies and gents WC facilities on each floor

TENURE

The space is available on a new lease directly from the landlord.

SERVICE CHARGE

The landlord levies a variable service charge for the upkeep of the main structure of the building and communal areas. The current cost is circa £5.72 per sq ft per annum exclusive (2025 budget).

RATES

The first floor suite has a rateable value of £70,500 and rates payable of £33,840 (2026/27). Interested parties should check these figures with the local rating authority.

CAR PARKING

The suite comes with 25 dedicated on site car parking spaces (ratio of 1:261 sq ft) which are located in gated car park to the front of the property.

EPC

EPC Rating of B50.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ACCOMMODATION

	sq ft	sq m	EPC rating
First Floor	6,333	588	B50

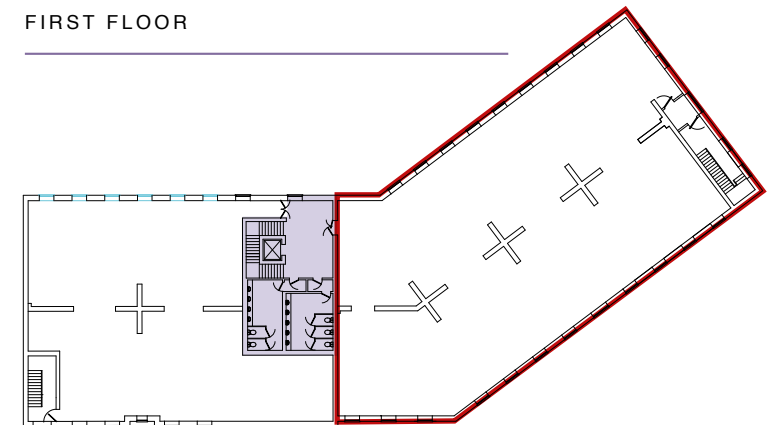
VAT

The property is registered for VAT.





FIRST FLOOR





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