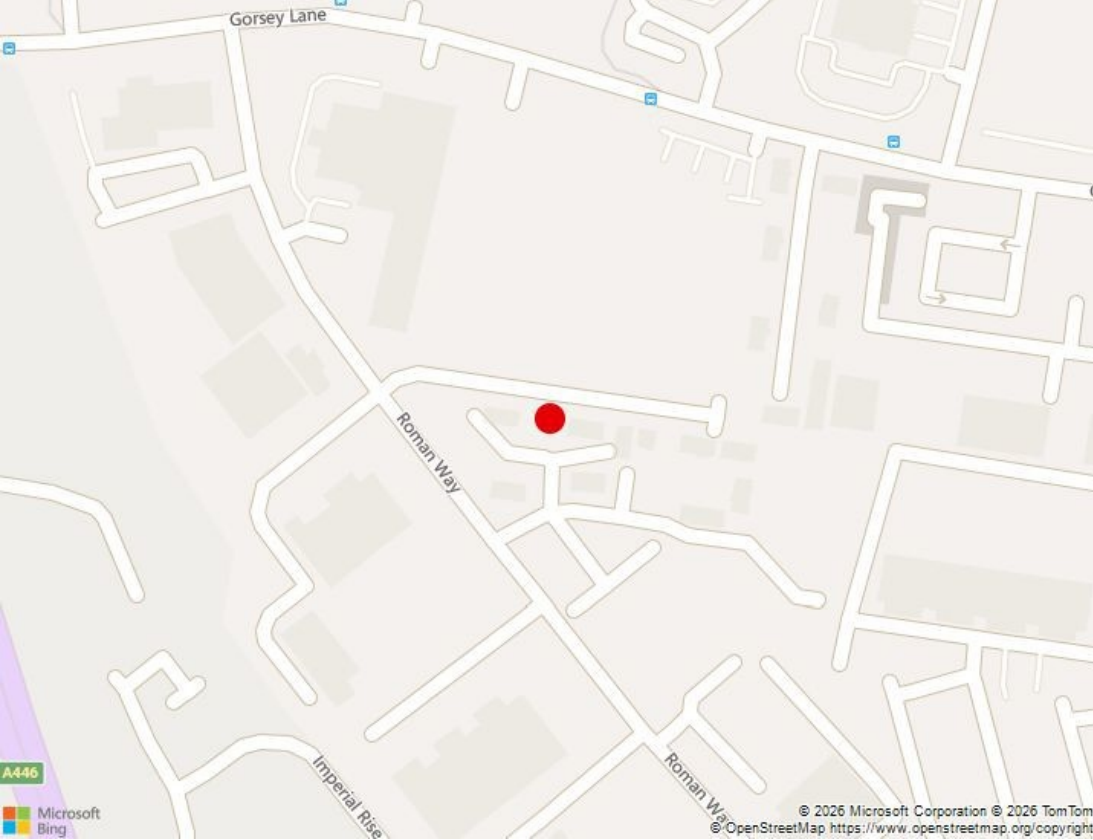


FIRST FLOOR OFFICE TO LET

Unit 5, The Courtyard, Roman Way, Coleshill, Birmingham, Warwickshire, B46 1HQ

1,039 SqFt (96.52 SqM) | £14.00 per sq ft pax





KEY FEATURES

- Excellent location within an established courtyard office development
- Dedicated on-site car parking
- Private Kitchen and WC
- Close proximity to Coleshill Town Centre
- Excellent motorway links including M6, M6 Toll and M42
- Allocated car parking spaces

LOCATION

The Courtyard is situated on Roman Way to the north of Coleshill town centre and is therefore excellently placed for access to the A446 which in turn provides access to the wider Midland Motorway Network. Junction 9 of the M42 and Junction 4 of the M6 are located within easy driving distance. In addition, Coleshill Parkway Railway Station is within walking distance and the National Exhibition centre, Birmingham International Airport and International Railway Station are all within 10 minutes' drive.

DESCRIPTION

The property is a two storey detached courtyard style office unit of brick construction with a dual pitched tiled roof. Internally to the first floor, the offices are cellular in layout and benefit from velux windows, strip lighting and a kitchen and single WC are present on the landing. The general specification includes carpet floor coverings, plaster painted walls together with surface power and gas central heated serving radiators.



Area	SqFt	SqM
First Floor	1,039	96.52
Total Floor Area	1,039	96.52

Unit 5, The Courtyard, Roman Way, Coleshill, Birmingham, Warwickshire B46 1HQ



TERMS

A new internal repairing and insuring lease is available for a term of three years, or multiples thereof.

ASKING RENT

£14.00 per sq ft pax

SERVICE CHARGE

An estate service charge will be payable towards the cost of maintaining the communal areas of the Courtyard. Further details are available upon request.

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

To be re-assessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



Daniel Woods

DDI: 0121 362 1532

Mob: 07926 904587

E: daniel.woods@burleybrowne.co.uk

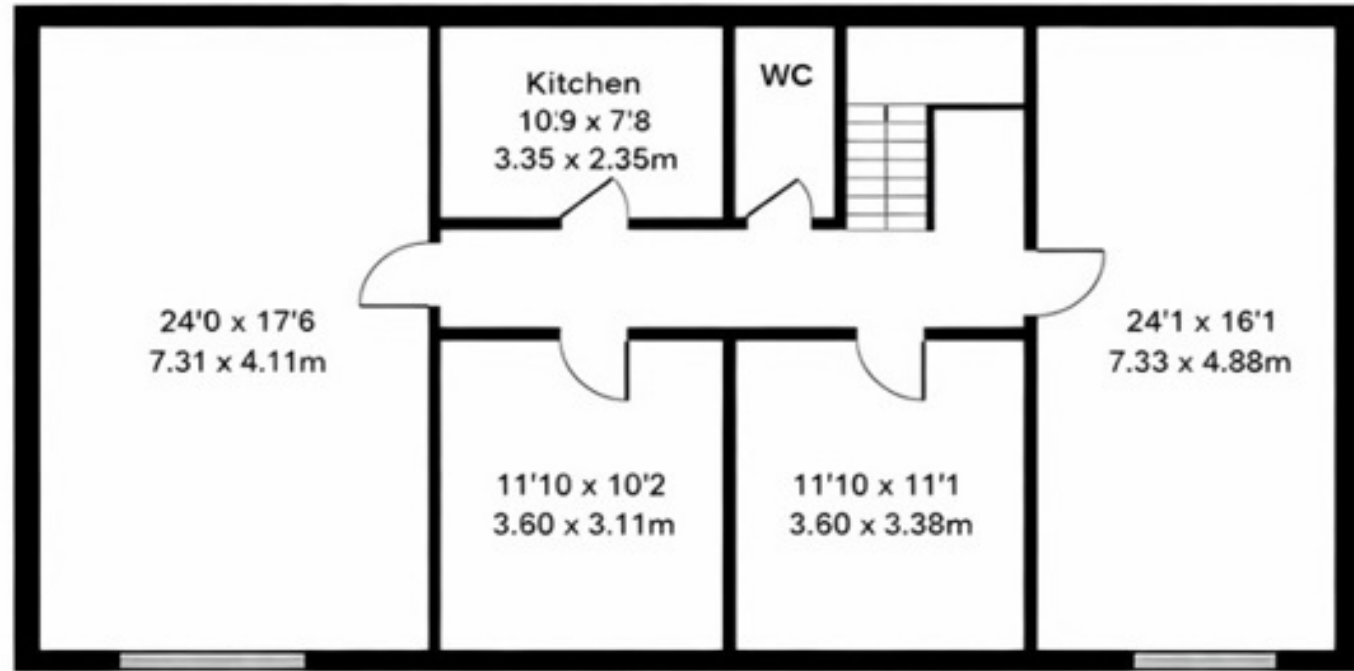


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



FIRST FLOOR

