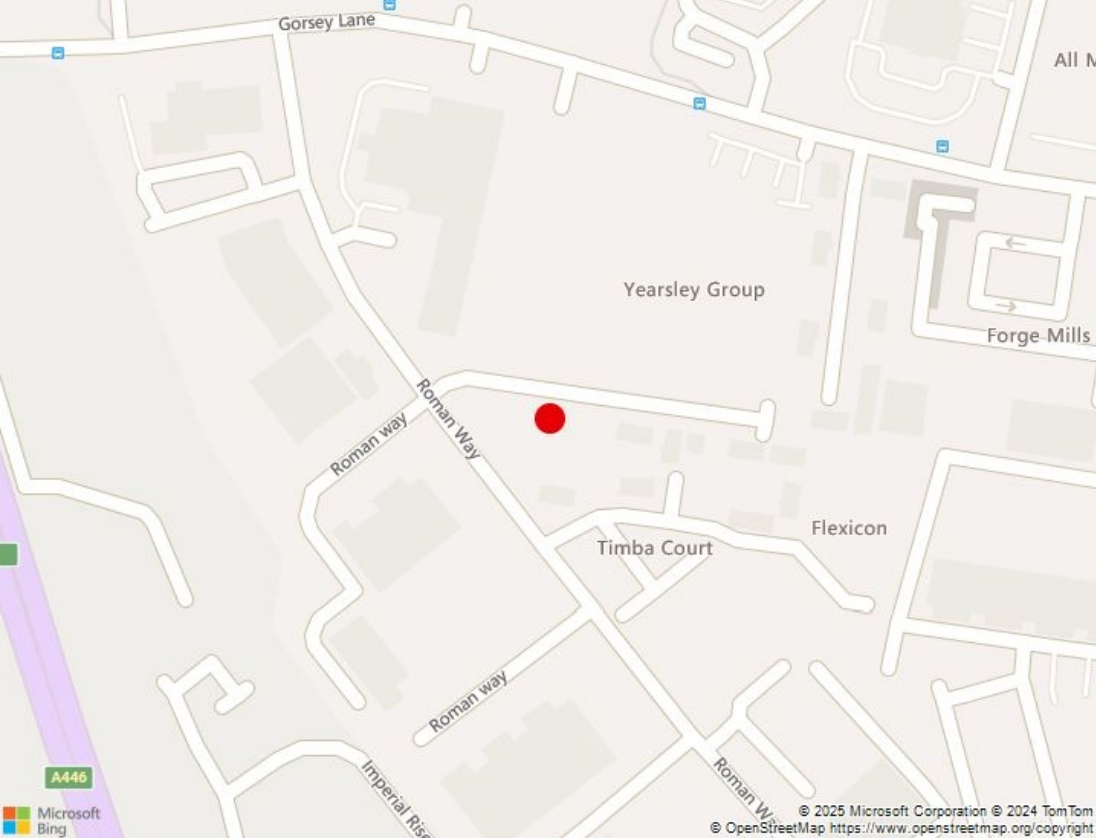


MODERN DETACHED COURTYARD OFFICE TO LET/ FOR SALE

Unit 12, The Courtyard, Roman Way, Coleshill, Birmingham, Warwickshire, B46 1HQ

2,112 SqFt (196.2 SqM) | Offers in the region of £325,000





KEY FEATURES

- Excellent location within an established courtyard office development
- Excellent motorway links including M6, M6 Toll and M42
- Close proximity to Coleshill Town Centre
- Courtyard style office
- Dedicated on-site car parking
- To Let / For Sale with vacant possession

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

Unit 12 The Courtyard is a two storey detached courtyard style office unit of brick construction with a dual pitched tiled roof. Internally the offices to the ground floor are predominantly open plan with large, pitched windows, suspended ceilings and recessed lighting together with carpet floor coverings. To the first floor the offices are cellular in layout and benefit from velux windows, stripped lighting and a kitchen and single WC are present on the landing. The general specification includes carpet floor coverings, plaster painted walls, a combination of recessed and stripped lighting together with surface power and gas central heated serving radiators.



Area	SqFt	SqM
Ground Floor	1,082	100.52
First Floor	1,040	96.62
Total Floor Area	2,112	196.2

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ASKING PRICE

Offers in the region of £325,000.

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 Asset Rating D-80.

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value: £22,250

All interested parties should satisfy their own enquiries with the local authority in relation to any rates relief.

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.

LEGAL COSTS

Each party is to bear their own costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT which we believe is to be payable.

VIEWING

Strictly by prior appointment, please contact:



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