

PRIME M42/M6 CORRIDOR POSITION  
36 CAR PARKING SPACES (1 PER 176 SQ FT)

DE MONTFORT HOUSE  
COLESHILL | B46 3BP



PRESTIGIOUS OFFICES TO LET  
FROM 3,040 - 6,350 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION



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## ACCOMMODATION

Having been constructed in 1990, this imposing 3-storey building is of traditional design with attractive brick elevations and pitched tiled roof, incorporating dormer windows.

Set in well-maintained grounds, and having been recently refurbished, the property has the benefit of an impressive reception foyer with staircase/lifts and rear access to the reserved parking area.

## TENURE

A new lease directly from the landlord is available.

## RENT

£13.75 per sq ft per annum

## BUSINESS RATES

Rateable Value - £82,000

Rates Payable 2015/16 - £40,426

Combined figures for both floors, to be reassessed if individual floors taken.

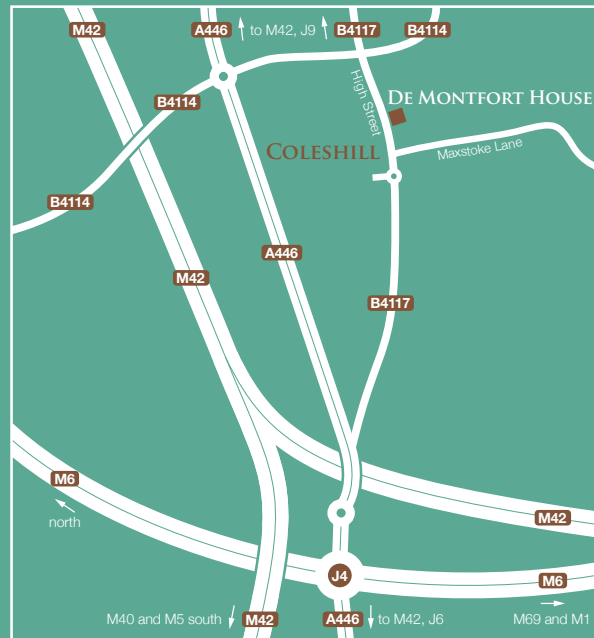
## SERVICE CHARGE

A service charge is levied for the maintenance of the common parts of the landlord's estate.

## LOCATION

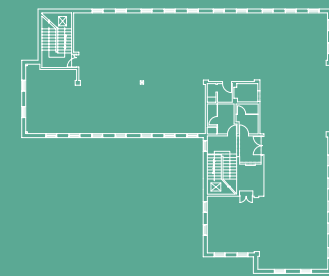
De Montfort House is conveniently situated within the 2-acre grounds of the well known Chantry House business centre fronting the High Street. Banking and shopping facilities are within easy walking distance, as are public transport stops.

Coleshill Parkway Railway Station is located approximately 1 mile to the north and Birmingham International Railway Station, Birmingham International Airport and NEC are all within a few minutes drive. Junction 4, M6 is 1.5 miles south, and Junction 9, M42 / Junction 1 and M6 Toll are approximately 2.5 miles north.

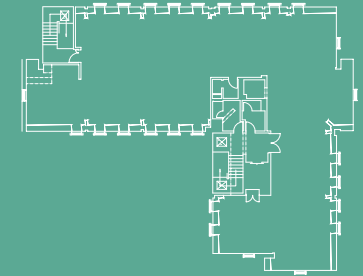


## FLOORPLANS

FIRST FLOOR



SECOND FLOOR



FLOOR	SQ FT	SQ M
Ground	LET TO	OPTIMUS
First	3,310	307.51
Second	3,040	282.43
<b>Total</b>	<b>6,350</b>	<b>589.94</b>

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