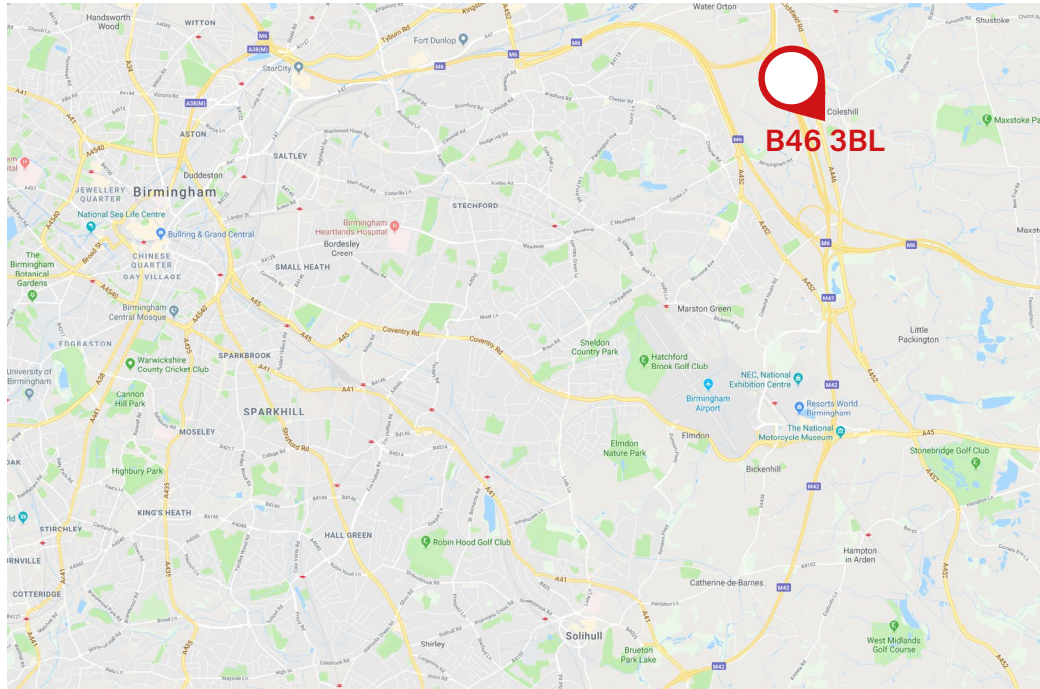


**HEREFORD HOUSE, 104 HIGH STREET, COLESHILL, B46 3BL
FROM 485 TO 2,860 SQ FT (FROM 45.06 TO 265.70 SQ M)**



- Self-contained Office Suites
- High Street Location
- On Site Parking
- Excellent Public Transport Links
- Available Immediately

LOCATION



The property is conveniently situated fronting the High Street in the main town centre. All the usual banking and shopping facilities are within easy walking distance, as well as public transport stops. The newly opened Coleshill Parkway railway station is approximately 1.5 miles 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, M6 Toll approximately 2.5 miles north.

Misrepresentation: Darby Key Property give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Darby Key Property, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS

James Darby

Darby Key Property

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BUSINESS RATES

1st Floor Rear.

RATEABLE VALUE

£8,500

RATES PAYABLE 18/19

£4,190.50

TENURE

The suites are available on flexible lease terms to be agreed.

RENT

On application.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the communal areas of the building.

LEGAL COSTS

Each side to bear their own legal and surveyors costs incurred in the transaction.

CAR PARKING

Allocated car parking will be available to the rear of the property.

FLOOR AREAS

	SQ M	SQ FT
1st Floor Rear	59.77	643.36
Total	59.77	643.36

EPC

More energy efficient



Net zero CO₂ emissions



76 This is how energy efficient the building is.

Less energy efficient



Darby Key

darbykey.co.uk

01675 467 321

Chris Keye

Darby Key Property

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