

## QUALTEC HOUSE, 8 THE COURTYARD, COLESHILL, B46 1HQ 2,504 SQ FT (232.58 SQ M)



- Rare Opportunity to Acquire a Freehold
- Courtyard Style Office Premises
- Excellent Motorway Links
- Available Immediately

### CONTACT DETAILS:

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Viewings – Strictly by prior appointment

## LOCATION

The property is well positioned within the main commercial district of Coleshill, one mile North of the town centre and within easy reach of the motorway network (Junction 4 of the M6, 2 miles – Junction 9 of the M42 and the M6 Toll Road, 2 miles). Birmingham International Airport and Railway Station, together with the National Exhibition Centre, are 4½ miles distant and Coleshill Parkway Railway Station only half a mile away

## DESCRIPTION

The property comprises a two storey, detached office unit, constructed in cavity brick and surmounted by a dual pitched tiled roof. Located off the main Roman Way in a courtyard setting of similar properties, the premises have been sub-divided to provide five individual offices on each floor, both floors being self-contained with male and female toilets and kitchen facilities

## BUSINESS RATES

### Ground Floor:

Rateable Value: £10,750  
Rates Payable (2016/17): £5,203

### First Floor:

Rateable Value: £10,250  
Rates Payable (2016/17): £4,961

## TENURE

The premises are available on a freehold basis

## PRICE

£325,000 excluding VAT

## SERVICES

Gas, electricity, water and mains drainage are all connected

## SERVICE CHARGE

£320 per annum

## CAR PARKING

The premises benefit from 7 allocated parking spaces

## VIEWINGS

Please contact the sole agents to arrange viewings

Chris Keye

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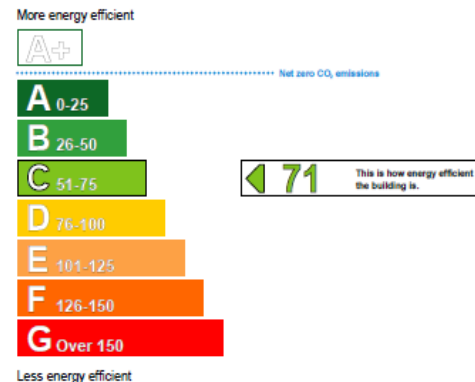
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