

**ST PHILIPS COURTYARD, COLESHILL, B46 3AD**  
**FROM 543 -2,126 SQ FT (50.41 -197.51 SQ M)**



- Open Plan, Courtyard Style Office Accommodation
- Self-contained Suites with Meeting Rooms
- Dedicated Car Parking
- Town Centre Location
- Excellent Motorway Links
- Available Immediately

## LOCATION

St Philips Courtyard is prominently situated at the top of Church Hill, in the grounds of the St. Philip's Courtyard. The busy Coleshill Town Centre is within easy walking distance, with the usual range of shops, hotels, public houses and High Street banks. The main A446 dual carriageway is approximately 1 mile away and it is 3 miles from Junction 9 of the M42/Junction 1 of the M6 Toll and approximately 2 miles from Junction 4 of the M6. In addition the National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station are all within a few minutes' drive and the new Coleshill Parkway Railway Station is approximately 1 mile to the north.

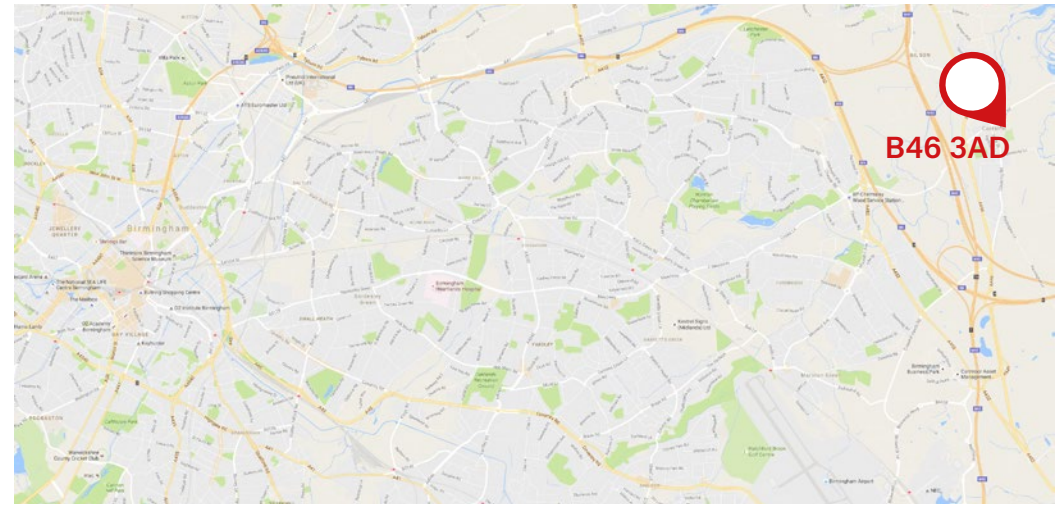
## DESCRIPTION

St. Philip's Courtyard is a prestigious redevelopment of The Old Grammar School complex and provides a well landscaped environment with reserved on-site car parking, all close to the Town Centre. The accommodation consists of self contained, open plan office space with meeting rooms. The specification includes carpet tiles, plaster/painted walls, a suspended ceiling with strip lighting, manually operated sash windows and gas central heating.

Externally, there is dedicated car parking, on site.

## SERVICE CHARGE

The service charge includes landscaping, car park repairs, gritting and signage, electricity to the common areas, communal area cleaning and electricity, gas, water, to the suite itself, external window clean, fire alarm & extinguisher maintenance, waste management, central heating maintenance, repairs (general), pest control and intruder alarm maintenance.



## PLANNING

B1 Offices

## TENURE

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

## RENT

Please see the schedule of availability on the next page.

## BUSINESS RATES

Please see the schedule of availability on the next page.

## VAT

The premises may be subject to Value Added Tax at the prevailing rate.

## LEGAL COSTS

Each side to bear their own

## EPC

TBC – In progress



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

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## ACCOMMODATION

	SQ M	SQ FT	RENTS (p.a.) Exclusive	RATES PAYABLE For 2018/19 (Approx.)	SERVICE CHARGE (p.a.) Exclusive (Approx.)	BUILDING UTILITIES (gas, elec, water) (p.a.) EXCLUSIVE (Approx.)	EPC	CAR PARKING
Suite 1A (Unit 1)	80.5	866	£10,825	£3,944	TBC	TBC	TBC	TBC
Lower Ground (Unit 3)	197.5	2,126	£26,000	£8,011	£8,240	£4,410	TBC	6
Second Floor (Unit 4)	113.1	1,217	£15,000	£3,944	TBC	TBC	TBC	TBC
Ground Floor Right (Unit 4 Blythe House)	50.4	543	£7,000	£2,859	£2,422	£1,800	TBC	2

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