

**THE BEECHES, PARKFIELD ROAD, COLESHILL, B46 3LD
122.72 SQ M (1,321 SQ FT)**



- Modern Office Accommodation
- Flexible Terms Available
- On site Car Parking
- Close to Town Centre
- Excellent Motorway Links
- Available Immediately



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LOCATION

The offices form part of a redevelopment adjoining the Town Hall complex, with good on-site and roadside car parking, situated close to the Town Centre. Access to the motorway network is gained via the A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6. Access to the M6 Toll can also be gained off Junction 9 of the M42. In addition, Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.

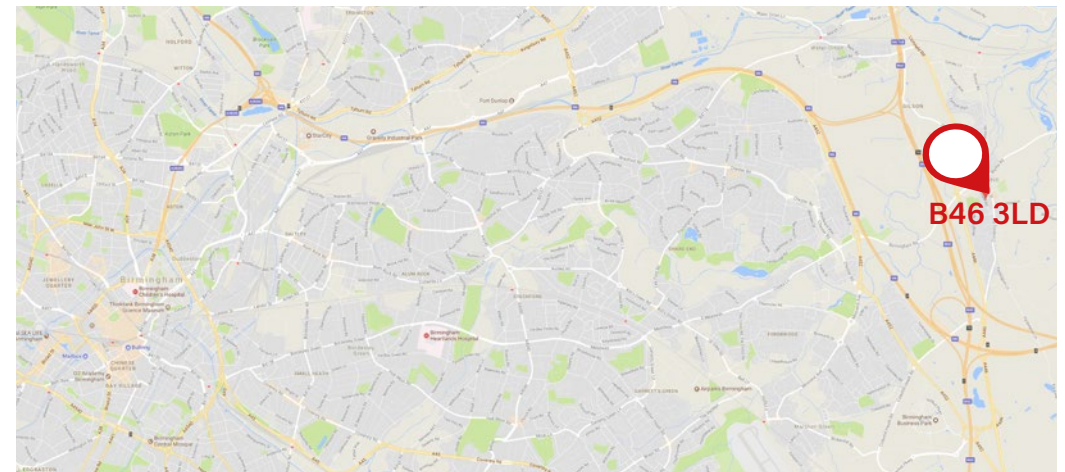
DESCRIPTION

This available office accommodation includes carpet tiles, infill ceiling lighting, gas central heating and manually operated windows. A private kitchen and storage area is also provided. Unit B The Beeches is completely self contained.

ACCOMMODATION

	SQ M	SQ FT	RENTS (P.A.) EXCLUSIVE	RATES PAYABLE 17/18	SERVICES CHARGE
Unit B The Beeches	122.7	1321	£16,500	£13,750	£1,838 *

*Estate charge only - Self contained unit



TENURE

The property is available on a new Full Repairing & Insuring lease for a term to be agreed. Flexible lease terms available.

BUSINESS RATES

The tenant is to be responsible for the direct payment of all local authority rates.

PLANNING

B1

ACCESS

24/7

CAR PARKING

Reserved allocated spaces and good roadside car parking.

SERVICE CHARGE

A service charge is levied to cover the cost of all landlords services provided to the estate.

LEGAL COSTS

Each side to bear their own

EPC

Available upon request.

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.

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