

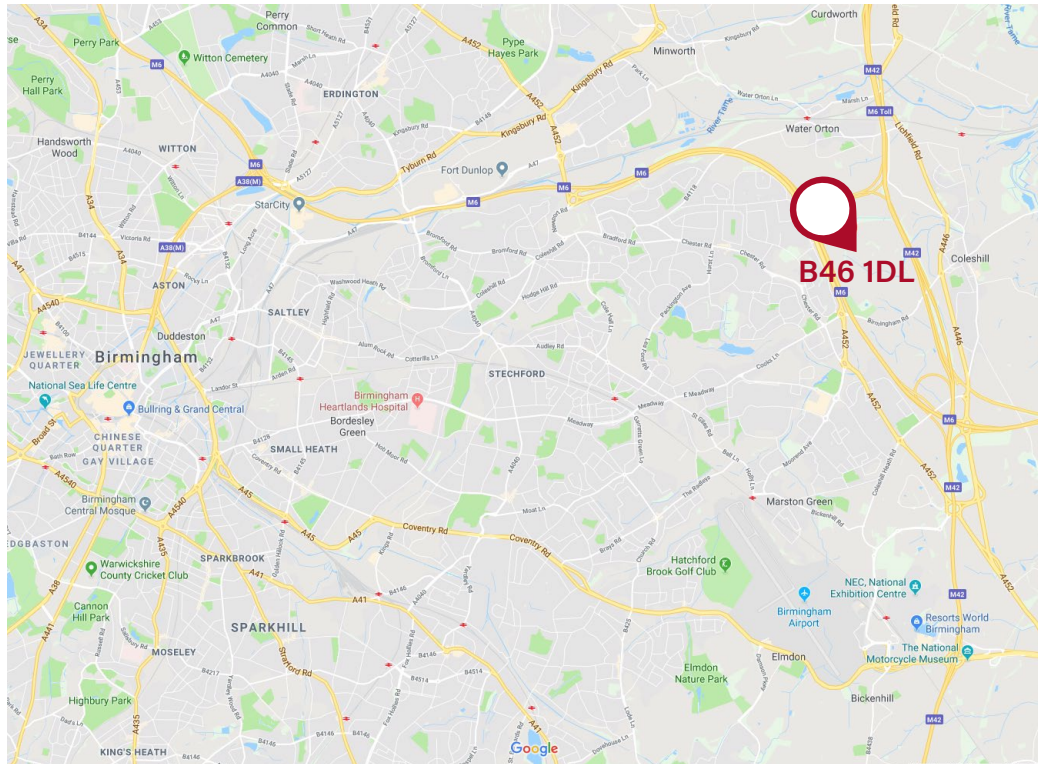
**SELF CONTAINED OFFICE PREMISES - COURTYARD 2, COLESHILL MANOR,
COLESHILL, B46 1DL 667.37 SQ FT (62.00 SQ M)**



- Self-contained Modern Period Style Courtyard Office
- Own "front door"
- Dedicated Staff and Visitor Parking
- High Quality and Secure Landscaped Parkland Setting
- Excellent Motorway Links

LOCATION

Courtyard 2 forms part of the 400 acre landscaped Coleshill Manor office campus. The scheme provides a unique mix of character properties with period facades reflecting the idyllic ambience of the surroundings. Located primarily for direct motorway access, Coleshill Manor is situated just off the B4114 in a triangle of land formed by the M6, M42 and the M6 toll road. Easy access to central Birmingham, mainline rail services, Birmingham International Airport and the NEC.



SPECIFICATION

- Period Façade with own "front door"
- Ground floor office accommodation
- Modern specification which includes carpet tiles, gas central heating and a suspended ceiling with recess lighting
- Private, external landscaped parkland office setting
- Three private car parking spaces included

TENURE

The property is available via a new Full Repairing & Insuring lease

RENT

£15,000 excluding VAT

SERVICE CHARGE

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

BUSINESS RATES

Rateable Value - £5,600

USE

B1 Business - Offices

LEGAL COSTS

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

EPC RATING

The property has an Energy Performance Rating of D

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