

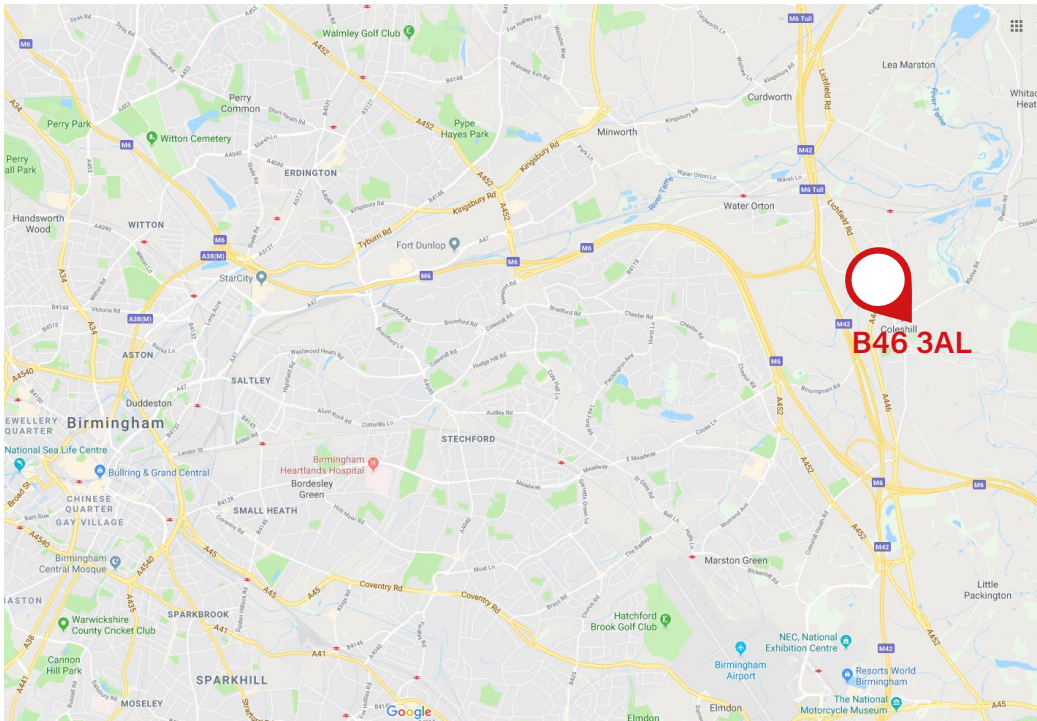
MODERN-SELF CONTAINED OFFICE SPACE WITH DEDICATED PARKING - 83 SQ FT - 339 SQ FT (7.72 SQ M - 31.52 SQ M)  
ST PETER'S HOUSE, CHURCH HILL, COLESHILL, B46 3AL



- Town Centre Location
- Excellent Access to the Midlands Motorway Network
- Self Contained Suites
- Dedicated Parking
- Available Immediately

## LOCATION

St Peter's House is prominently situated at the bottom of Church Hill, just off the B4114. 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, providing direct access to the Midlands motorway network (3 miles from J9, M42 and 2 miles from J4, M6). In addition, the National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station are all within a few minutes' drive and Coleshill Parkway Railway Station is approximately 1 mile to the north.



## ACCOMMODATION

	SQ M	SQ FT	RENT	CAR PARKING
			includes service charge*	
Suite 3	23.80	256	£5,120	1
Post Room	7.72	83	£1,660	1
<b>TOTAL</b>	<b>31.52</b>	<b>339</b>	<b>£6,780</b>	<b>2</b>

\*service charge includes all utility bills.

## DESCRIPTION

St. Peter's House is a modern red brick office building with reserved onsite car parking, offering the following specification;

- Strip lighting
- Double glazed steel frame windows
- Comfort cooling systems
- Carpet tiles
- Plaster/painted walls
- Suspended ceiling

## TERMS

The premises are available on flexible terms to be agreed.

## PLANNING

B1 Offices

## LEGAL COSTS

Each side to bear their own

## EPC

Available Upon Request

## PARKING

Any potential tenant is responsible for their own council tax which is paid directly to North Warwickshire Borough Council and covers the cost of the allocated parking space.



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## VIEWINGS

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