

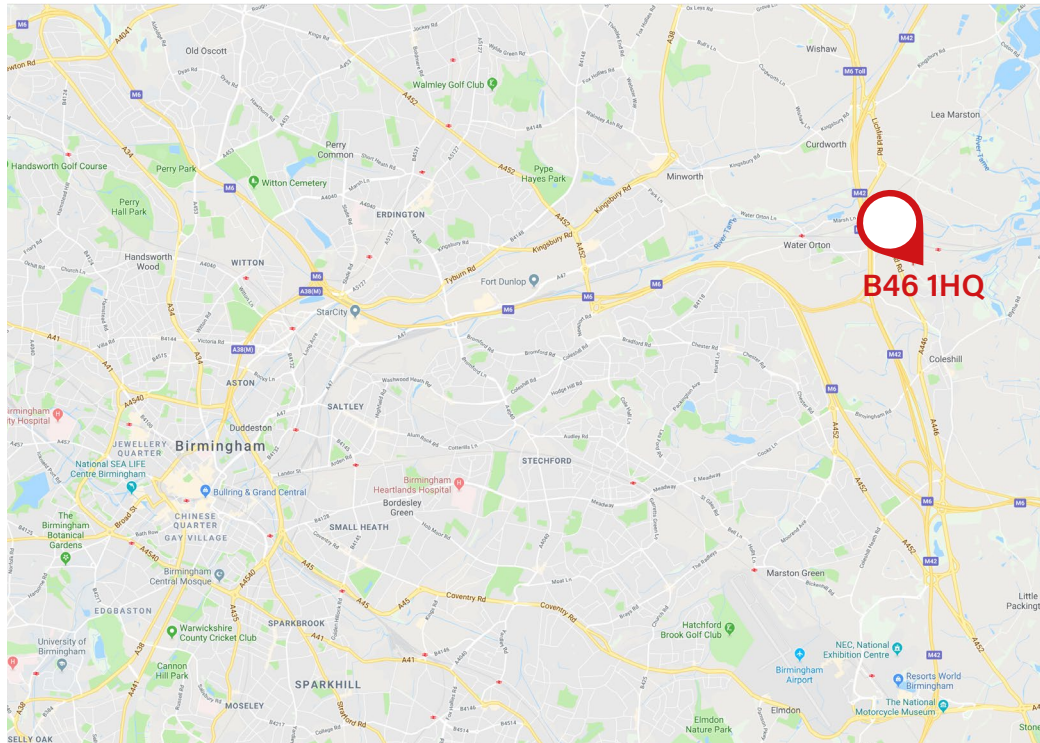
11 THE COURTYARD, ROMAN WAY, COLESHILL, B46 1HQ  
2,122 SQ FT (197.14 SQ M) – SELF CONTAINED OFFICE



- Courtyard Style Office Premises
- Detached With Own Front Door
- Refurbished Ready For Occupation
- Dedicated Car Parking
- Excellent Motorway Links

## LOCATION

The Courtyard is located to the North of Coleshill Town, in the well-established business area off Station Road. 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

The property is a two storey, detached courtyard style building. The ground floor accommodation has large picture windows, suspended ceilings and LED lighting. At first floor, the offices have velux windows and LED lighting. There are 5 units on the development and each unit has 7 allocated car parking spaces.

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	100.49	1,082
First Floor	96.65	1,040
Total	197.14	2,122

## TENURE

The property is available on a new Full Repairing & Insuring lease for a minimum term of 3 years. Alternatively, the property is available to purchase on a freehold basis.

## RENT

£27,500 per annum exclusive of VAT. Alternatively, the freehold is available to purchase for £310,000 exclusive of VAT.

## PLANNING

B1

## SERVICES

Central Heating, Electricity, Water

## BUSINESS RATES

Rateable Value - £21,750

Rates Payable 2018/19 - £10,723

## CAR PARKING

7 dedicated car parking spaces

## SERVICE CHARGE

£600 per annum

## ACCESS

24/7

## LEGAL COSTS

Each side to bear their own

## EPC

C - 61



## VIEWINGS

**James Darby**

Darby Key Property

01675 467 321 07951 147 417

james.darby@darbykey.co.uk

**Chris Key**

Darby Key Property

01675 467 321 07951 147 421

chris.key@darbykey.co.uk

**Colliers**

Douglas Bonham 0121 265 7616

douglas.bonham@colliers.com

Tom Arnold 0121 265 7611

tom.arnold@colliers.com

darbykey.co.uk

**Darby  
Key**

**01675 467 321**