

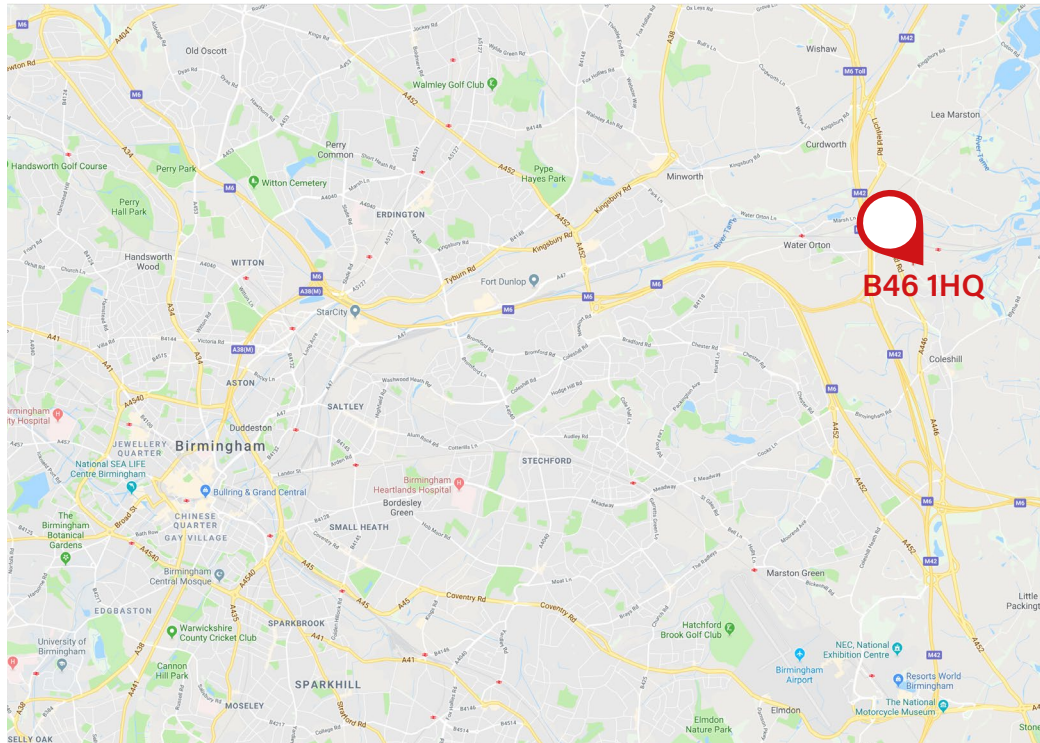
**UNIT 11 THE COURTYARD, ROMAN WAY, COLESHILL, B46 1HQ**  
**1,968 SQ FT (182.83 SQ M)**



- Courtyard Style Office Premises
- Detached With Own Front Door
- 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

Unit 11 is a two storey, detached courtyard style office unit, of brick construction with a dual pitched tiled roof. The ground floor accommodation has large picture windows, suspended ceilings and LG7 lighting. At first floor, the offices have velux windows and LG7 lighting. There are 5 units on the development and each unit has 7 allocated car parking spaces.

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	93.09	1,002
First Floor	89.74	966
Total	182.83	1,968

## TENURE

The property is available on a new Full Repairing & Insuring lease for a minimum term of 3 years.

## RENT

£27,500 per annum 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

## EPC

C - 61

## LEGAL COSTS

Each side to bear their own

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## VIEWINGS

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