

**19A THE COURTYARD, GORSEY LANE, COLESHILL, B46 1JA
1,072 SQ FT (100 SQ M)**



- Ground Floor Courtyard Style Office Premises
- High Speed Broadband Connectivity
- Allocated Car Parking
- Established Commercial Location
- Excellent Transport and Motorway Links
- Close Proximity to Birmingham Airport and NEC

LOCATION



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

TENURE

The premises are available by way of a sub-lease or assignment for a term expiring on October 2020. Alternatively, the landlord may give consideration to a new lease for a minimum term of 3 years.

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VIEWINGS

James Darby

Darby Key Property

01675 467 321 07951 147 417

james.darby@darbykey.co.uk

DESCRIPTION

The property is a ground floor, detached, courtyard style office unit of brick construction with a dual pitched tiled roof. The accommodation includes large double glazed picture windows, suspended ceilings and infill lighting. Within the office unit there are individual offices with vellux windows. The premises benefit from air conditioning and gas central heating. The property also benefits from high speed broadband and the landlord is able to offer the incoming tenant a serviced telephony and communications solution, to suit.

ACCOMMODATION

NET INTERNAL FLOOR AREA APPROX

	SQ M	SQ FT
Ground Floor	100	1,072

RENT

£14,000 per annum exclusive

SERVICE CHARGE

£300 per annum exclusive

SECURITY CHARGE

£495.42 per annum exclusive

SERVICES

Central Heating, Electricity, Water

CAR PARKING

3 car parking spaces

LEGAL COSTS

Each side to bear their own legal costs

EPC

D (92)

MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.



**Darby
Key**

darbykey.co.uk

01675 467 321

Chris Keye

Darby Key Property

01675 467 321 07951 147 421

chris.keye@darbykey.co.uk