

2 THE COURTYARD, ROMAN WAY, COLESHILL, B46 1HQ - 2,089 SQ FT (194.07 SQ M)
UP TO 6 MONTHS RENT FREE FOR A 3 YEAR LEASE TERM (subject to terms to be agreed)



RENT FROM
£22,500
PER ANNUM!



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- Courtyard Style Office
- Detached, Self Contained Premises
- On Site Car Parking
- No VAT
- Excellent Motorway Links

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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 2 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 recess lighting. At first floor, the offices have velux windows and strip lighting

BUSINESS RATES

Rateable Value - £22,000

Rates Payable 2019/20 - £11,022

TENURE

The premises are available on a freehold basis or on a new Full Repairing & Insuring lease for a term of years to be agreed

PRICE/ RENT

Price on application. The property is also available on a leasehold basis from £22,500 per annum exclusive

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	98	1,055
First Floor	96	1,034
Total	194	2,089

SERVICE CHARGE

£320 per annum

BUILDING SERVICES

Central Heating, Electricity, Water

LEGAL COSTS

Each side to bear their own

VAT

We are advised that the property is not registered for VAT

CAR PARKING

The property includes 7 allocated car parking spaces

EPC

E (107)



Misrepresentation: Darby Key Property give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Darby Key Property, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS

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