# coleshillmanor office campus • M42 | M6

Quality Office Accommodation in a Magnificent Setting

A modern self-contained single storey building having been sympathetically developed as part of a courtyard office development within the original walled garden of Coleshill Manor and set around a charming landscaped garden.

## **garden2** Coleshill Manor | Coleshill | Birmingham | B46 1DL

# For Sale or To Let 1,391 sq ft (129 sq m)



www.coleshillmanor-m42m6.co.uk

### **Coleshill Manor Office Campus**

A long sweeping private driveway takes you to this supurb, landscaped parkland setting office campus... Providing a unique mixture of character period and modern, state of the art, office buildings... less than 5 miles from M42, M6 and M6 Toll Junctions.

### ACCOMMODATION

This open plan ground floor office suite amounting to 1,391 sq ft (129.22 sq m) benefits from the following:

- Excellent natural light
- Gas fired central heating
- Carpeting throughout
- Cat 3 Lighting
- Ladies, Gents & Disabled toilet
- 6 allocated car parking spaces with additional visitor parking
- EPC rating of B42

terms to be agreed.

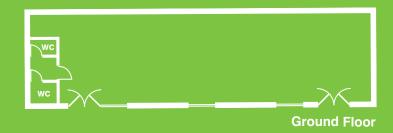






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For further information or to arrange a viewing contact:



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