

**UNIT C, 37 PARKFIELD ROAD, COLESHILL, B46 3LD 2,005 SQFT (186.27 SQM)
MODERN SELF CONTAINED OFFICE PREMISES WITH OWN FRONT DOOR**



- Modern Self Contained Office Accommodation
- Flexible Terms Available
- On site Car Parking
- Close to Town Centre
- Excellent Motorway Links
- Available Immediately

LOCATION

The offices form part of a redevelopment adjoining the Town Hall complex, with good on-site and roadside car parking, situated close to the Town Centre. 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

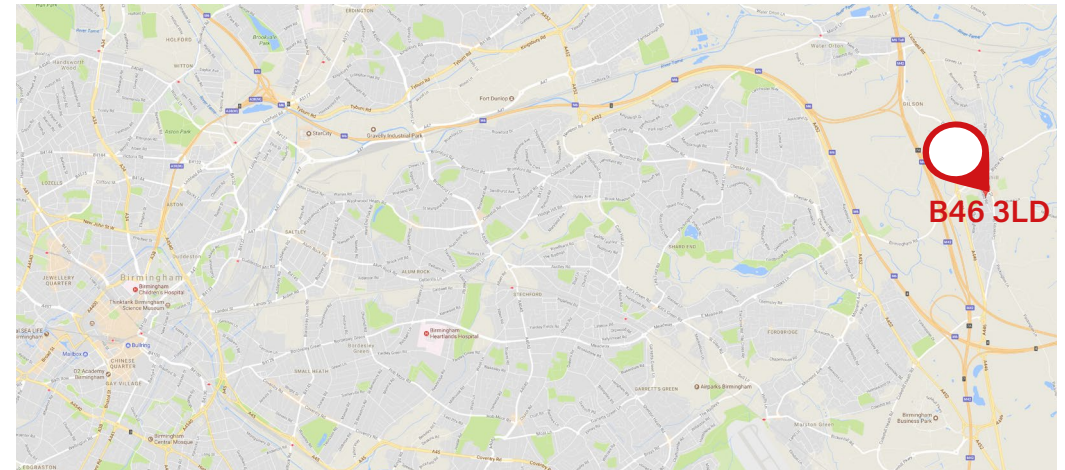
The ground and first floor office accommodation is self-contained and includes modern wood flooring, LED lighting, gas central heating and manually operated windows. A private kitchen is also included.

ACCOMMODATION

	SQ M	SQ FT	RENT (P.A.) EXCLUSIVE	RATEABLE VALUE	SERVICE CHARGE (P.A.) EXCLUSIVE
Unit C, 37 Parkfield Road	186.27	2,005	£22,500	£19,750	£3,160

TENURE

The property is available on a new Full Repairing & Insuring lease for a term to be agreed. Flexible lease terms available.



BUSINESS RATES

The tenant is to be responsible for the direct payment of all local authority rates.

PLANNING

B1

ACCESS

24/7

CAR PARKING

8 reserved car parking spaces.

LEGAL COSTS

Each side to bear their own

SERVICE CHARGE

A service charge is levied to cover the cost of all landlords services provided to the estate.

VAT

The rent and service charge figures quoted are exclusive of VAT at the prevailing rate.

EPC

Available upon request.

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