

**FOR
SALE**

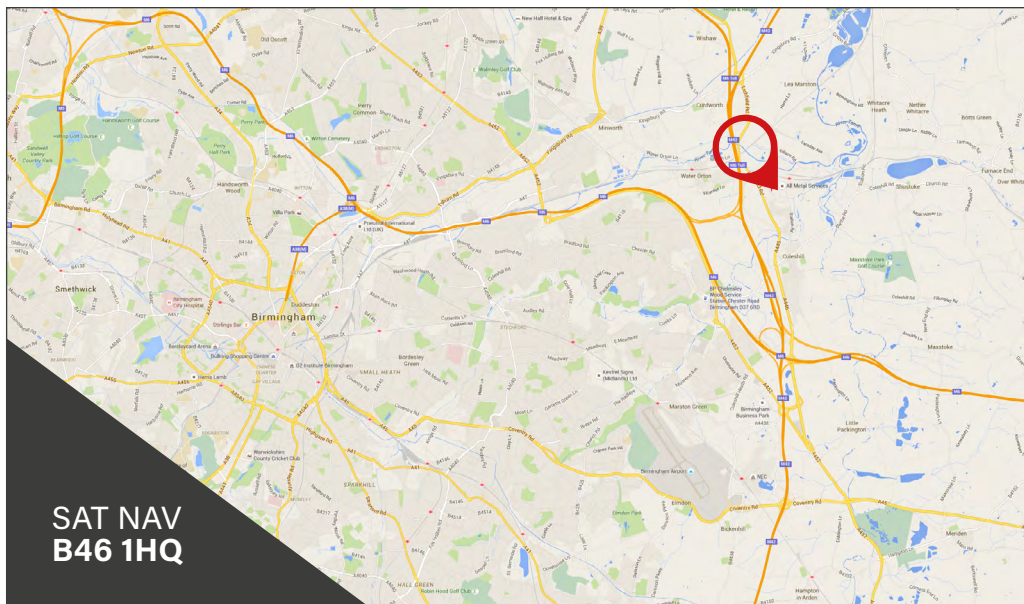
- › Courtyard Style Office
- › Detached, Self Contained Premises
- › On Site Car Parking
- › Excellent Motorway Links

5 THE COURTYARD

ROMAN WAY, COLESHILL, B46 1HQ

2,019 SQ FT (187.61 SQ M)
SELF CONTAINED OFFICE PREMISES

5 THE COURTYARD ROMAN WAY, COLESHILL, B46 1HQ



LOCATION

The Courtyard on Roman Way 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.

BUSINESS RATES

Rateable Value - £21,250
Rates Payable (2022/23) - £10,880

DESCRIPTION

5 The Courtyard 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 recessed lighting. At first floor, the offices have velux windows, strip lighting and a kitchen is included. The accommodation includes male and female toilets.

TENURE

The premises are available to purchase on a freehold basis.

PRICE

On application.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	980	91.06
First Floor	1,039	96.55
Total	2,019	187.61

SERVICE CHARGE

£320 per annum.

BUILDING SERVICES

We understand that the building has the benefit of mains gas, electricity and water. However, the agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. Any interested party is advised to obtain verification from their solicitor or surveyor.

LEGAL AND SURVEYING COSTS

Each party to bear their own legal and surveyors costs.

VAT

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

CAR PARKING

The property includes 7 allocated car parking spaces.

EPC

C - 60

MONEY LAUNDERING

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

FOR VIEWINGS

**CONTACT
THE AGENTS**



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