

22 THE COURTYARD, GORSEY LANE, COLESHILL, B46 1JA  
2,044 SQ FT (189.89 SQ M) SELF CONTAINED OFFICE BUILDING

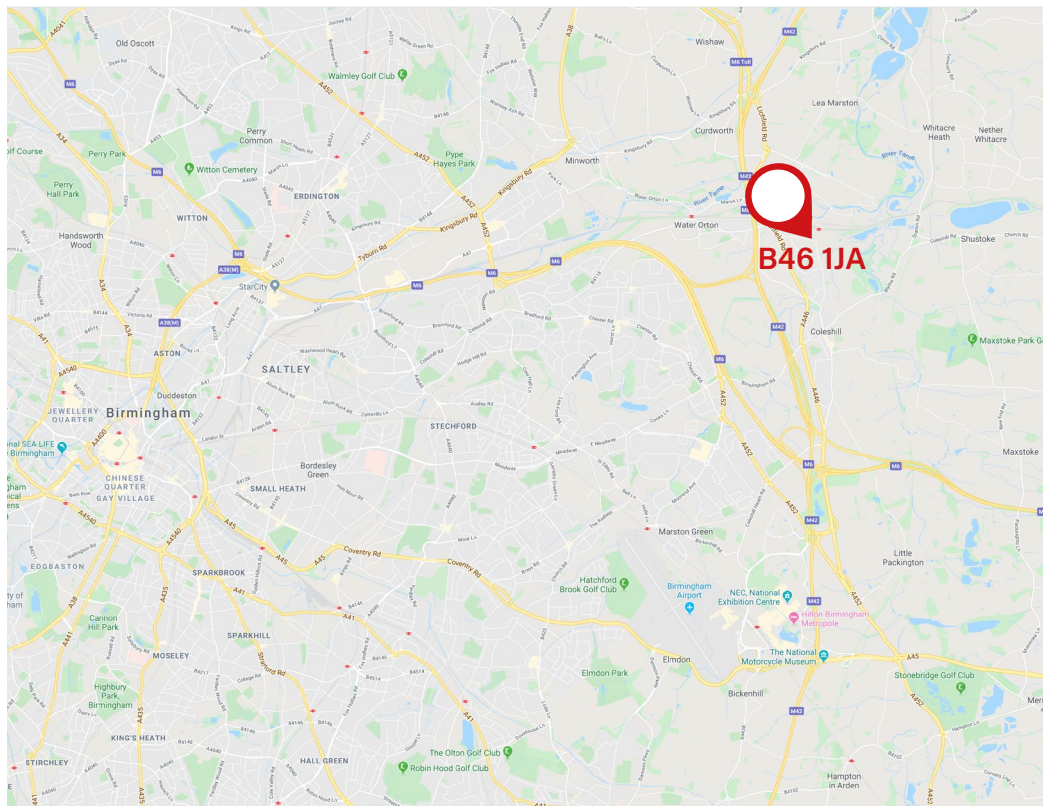


- Courtyard Style Office Premises
- Detached With Own Front Door
- Refurbished Ready For Occupation
- Dedicated Car Parking
- Excellent Motorway Links



## LOCATION

The property is well located within the main commercial district of Coleshill, one mile North of the town centre and within easy reach of the motorway network (Junction 4 of the M6, 2 miles – Junction 9 of the M42 and the M6 Toll Road, 2 miles). Birmingham International Airport and Railway Station, together with the National Exhibition Centre, are 4½ miles distant and Coleshill Parkway Railway Station only half a mile away.



## DESCRIPTION

The property comprises a two storey, detached, courtyard style office unit of brick construction with a dual pitched tiled roof. The ground floor accommodation includes large double glazed picture windows, suspended ceilings and infill lighting. At first floor there are individual offices with vellux windows. The premises benefit from air conditioning and gas central heating.

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	96.51	1,007
First Floor	93.37	1,037
Total	189.88	2,044

## CAR PARKING

Approximately 7 car parking spaces.

## TENURE

The property is available to purchase on a freehold basis. The property is also available on a new Full Repairing & Insuring lease for a minimum term of 3 years

## PRICE/RENT

£295,000 exclusive of VAT / £26,000 per annum exclusive

## SERVICE CHARGE

£600 per annum excluding VAT

## SECURITY CHARGE

£990.84 per annum excluding VAT

## SERVICES

Central Heating, Electricity, Water

## LEGAL COSTS

Each side to bear their own legal costs

## EPC

C – 63

## MONEY LAUNDERING

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



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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