

SELF-CONTAINED OFFICE SPACE FROM 1,819 SQ FT (169 SQ M) – 4,114 SQ FT (382.14 SQ M)
27 ROMAN WAY, COLESHILL, WARWICKSHIRE, B46 1HQ

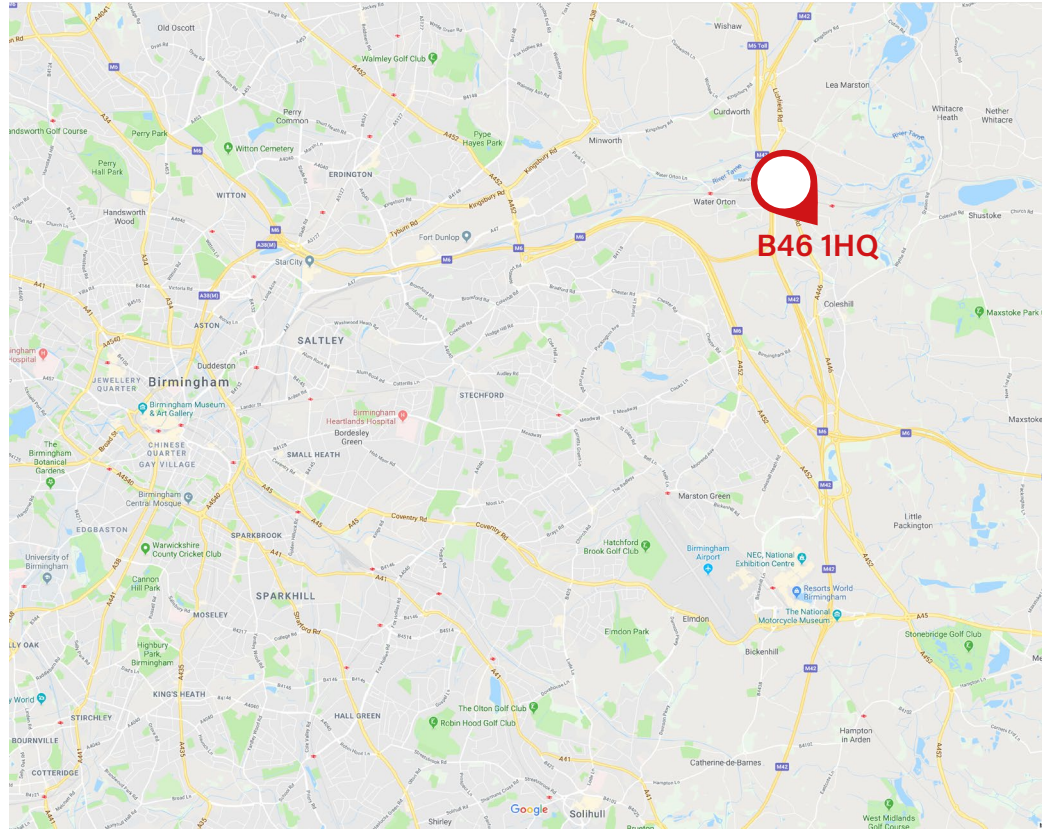


- Excellent location and profile
- 3 miles from M6 J4 & 2 miles from M42 J9
- Perimeter trunking
- 22 parking spaces (1:193 sq ft)
- New FRI lease terms
- Suspended ceiling

LOCATION

27 Roman Way is situated in a very convenient location in Coleshill, close to the A446.

The proximity of the M42 provides excellent communication links to the greater Birmingham conurbation together with regional and national road links via the M6, M6 Toll, M5 and M1.



SPECIFICATION

The building comprises a self-contained office property arranged over ground and first floors together with an excellent car parking allocation for 22 cars. The property benefits from:

- Suspended ceilings with inset lighting
- Perimeter trunking
- 22 dedicated car parking spaces (1:193 sq ft)

LEASE TERMS

The property is available to let as a whole or individual floors, on a full repairing and insuring basis.

ACCOMMODATION / RENT

	SQ FT	SQ M	RENT
Ground Floor	1,819	169	£31,000
First Floor	2,295	213.14	£39,000
Total	4,114	382.14	£70,000

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £5.04 per sq ft payable for 2020/21. We recommend that interested parties make their own enquiries to the local authority.

	RATES PAYABLE 2021/22 (ESTIMATED)
Ground Floor	£9,168
First Floor	£11,567
Total	£20,735

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of D (86).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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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