

 **HYDRAJAWS**

**FOR SALE /
TO LET**

- › Available as a Whole or on a Floor by Floor Basis
- › Detached Courtyard Style Office Premises
- › Secure Environment with Car Parking
- › Excellent Motorway Links

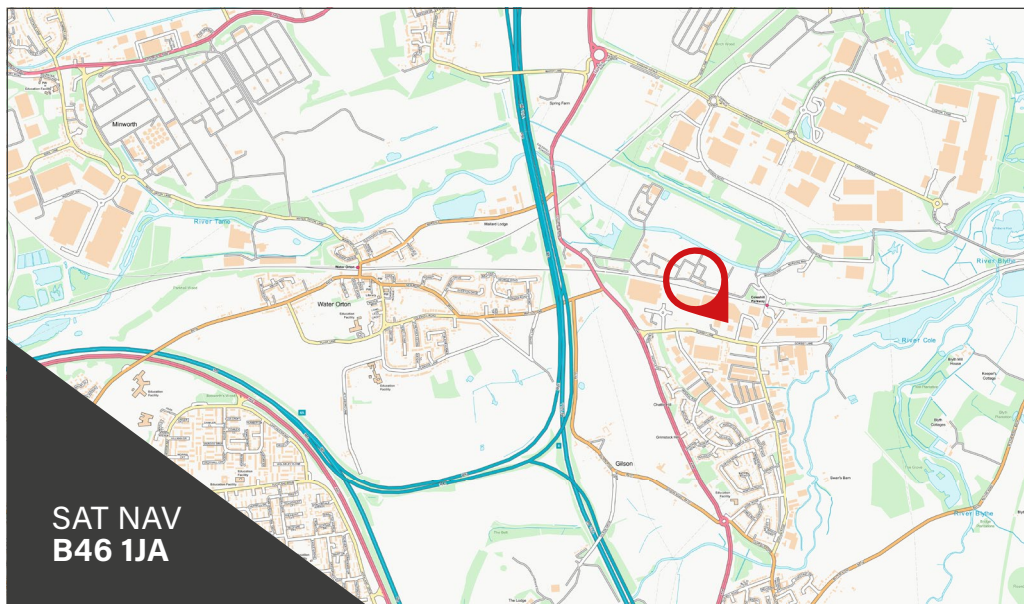
RARE OPPORTUNITY TO PURCHASE A FREEHOLD

**20-21
THE COURTYARD**

GORSEY LANE, COLESHILL, B46 1JA

5,155 SQ FT (478.92 SQ M)

SELF-CONTAINED OFFICE WITH
GROUND FLOOR WORKSHOP / STORE



LOCATION

The Courtyard 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 Airport and Birmingham International Railway Station are all within 10 minutes' drive.

BUSINESS RATES

Rateable Value – approximately £41,500
Rates Payable 2021/22 – approximately £21,248

PLANNING

B1

TENURE

The property is available to purchase Freehold or via a Full Repairing and Insuring lease for a term of years to be agreed

DESCRIPTION

The premises comprise a two storey, detached courtyard style office building, of brick construction with a dual pitched tiled roof. The ground floor accommodation has large picture windows with suspended ceilings and includes three usable offices and industrial workshop space. At first floor, there are seven individual offices as well as one larger open plan area.

The specifications is as follows:

- > New entrance waiting room/entrance hallway and staircase with S/S handrail
- > LED Lighting throughout
- > Plastered and painted walls throughout
- > Air Conditioning
- > Recently fitted Kitchen
- > Recently refurbished toilets
- > Carpet tiles to the office space
- > Screed floor to the workshop
- > Roller shutter access to workshop

ACCOMMODATION

	SQ FT	SQ M	RENT (PAX)
Ground Floor	2,577.5	239.46	
First Floor	2,577.5	239.46	
Total	5,155	478.92	£65,000

RENT

£65,000 per annum excluding VAT.

SERVICE CHARGE

For the current year, approximately £1,200 per annum exclusive.

SECURITY CHARGE

For the current year, approximately £990.84 per annum exclusive.

PRICE

£700,000 excluding VAT.

SERVICES

Central Heating, Electricity, Water

LEGAL COSTS

Each side to bear their own

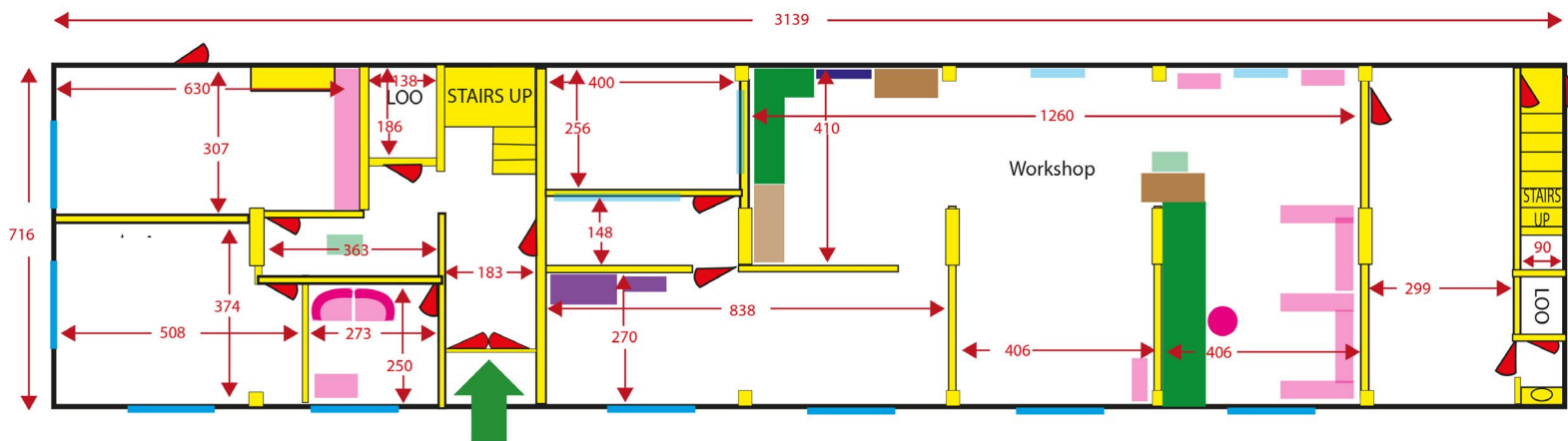
EPC RATING

TBC

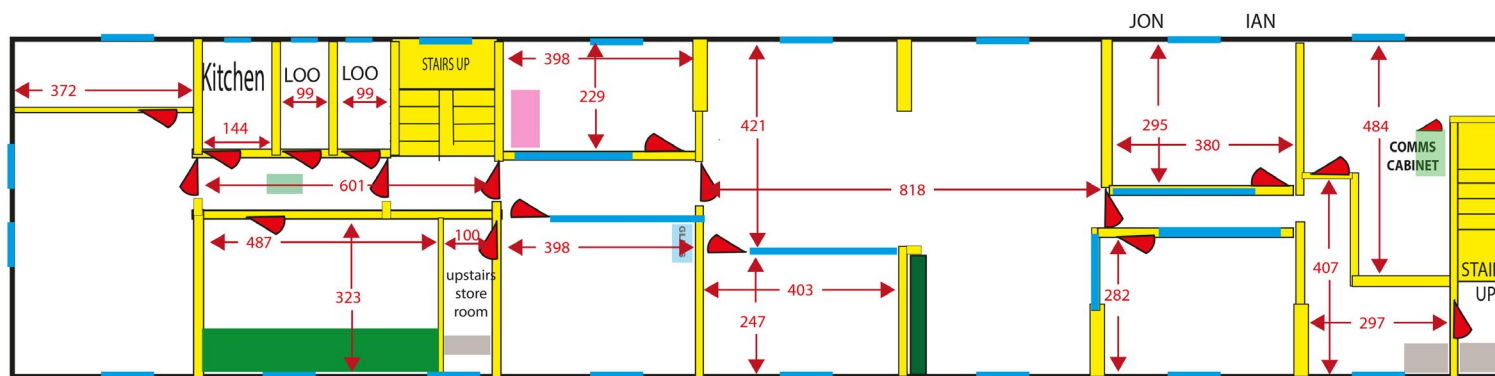
PARKING

16 Spaces.

LOCATED IN A WELL-ESTABLISHED BUSINESS AREA



FRONT DOOR



FIRST FLOOR

FOR VIEWINGS
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