### TO BE REFURBISHED

# coleshillmanor office campus • M42 | M6

Quality Office Accommodation in a Magnificent Setting

This self-contained two-storey office building within this courtyard complex provides high quality office accommodation.

## courtyard4

Coleshill Manor | Coleshill | Birmingham | B46 1DL

# For Sale or To Let 1,312 sq ft (121.9 sq m)



#### **Coleshill Manor Office Campus**

A long sweeping private driveway takes you to this supurb, landscaped parkland setting office campus... Providing a unique mixture of character period and modern, state of the art, office buildings... less than 5 miles from M42, M6 and M6 Toll Junctions.

#### **ACCOMMODATION**

This self-contained office building amounting to 1,312 sq ft (121.90 sq m) benefits from the following:

- Mostly open plan office accommodation with meeting room/private office and excellent natural light
- · Gas fired central heating
- Carpeting throughout
- Lighting
- Trunking
- Kitchenette
- Ladies/Disabled and Gents toilets
- 5 allocated car parking spaces with additional visitor parking

#### TENURE

The accommodation is available to purchase or on a new lease on terms to be agreed.







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A4097

A446

M42

M6 TOLL



COVENTRY

ROYAL LEAMINGTON SPA A423

WARWICK

RUGBY

SAT NAV: B46 1DL

#### VIEWING

REDDITCH

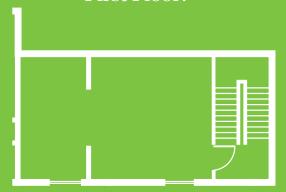
For further information or to arrange a viewing contact:





## Floor Plans:

First Floor:



### Ground Floor:

