

COLESHILL HOUSE

COLESHILL, BIRMINGHAM B46 1HT



OFFICES TO LET - 3710 sq ft



SIMILAR SPACE

- 2508 sq ft
 - 1202 sq ft
 - self contained office suites
 - town centre
 - air conditioned
 - excellent onsite parking
 - low cost electricity
- fixed at 17p/unit until Sept 2024

LOXTON DEVELOPMENTS

TYPICAL OFFICE SPACE

air conditioning
separately controlled
for each suite

window blinds

kitchen



access control

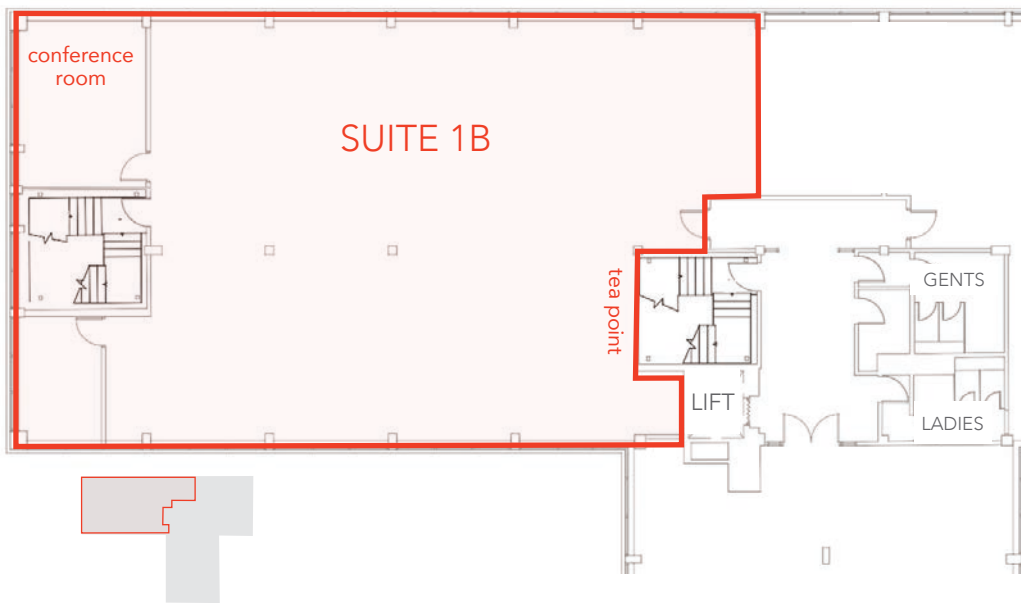


intruder alarm

raised access floor

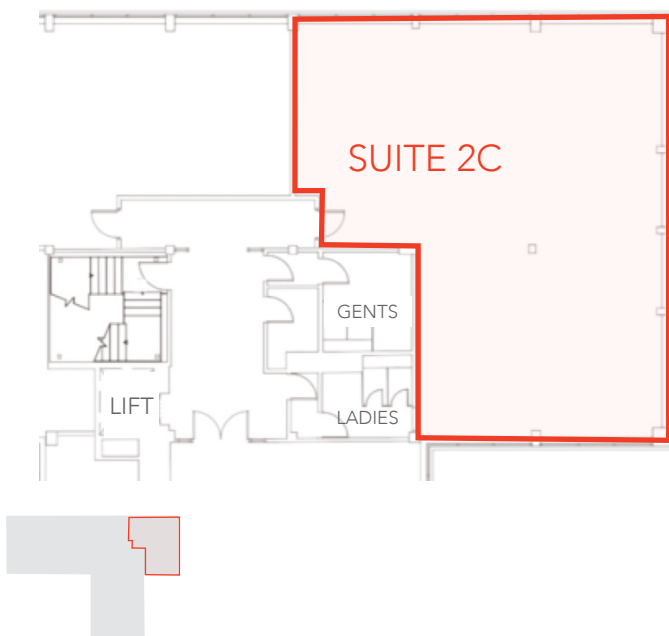
floor boxes with
data cabling

2022 SPACE AVAILABLE: SUITE 1B & 2C



- FIRST FLOOR

- Suite 1B 2508 sq ft
- flexible, modern space
- excellent natural light
- own kitchen
- onsite parking



- SECOND FLOOR

- Suite 2C 1202 sq ft
- flexible, modern space
- excellent natural light
- onsite parking

MODERN REFURBISHED SPACE

- Prominent location
- Adjacent to town centre
- close to all amenities
- Good parking
- Bus stop outside, train station at end of road - 10 mins walk
- Light airy space with windows all round
- Fully refurbished
- BREEAM Good
- Full access raised floors with floor boxes
- Data cabling
- New carpets
- Flexible, zoned VRV air conditioning
- Fan assisted, ducted fresh air system
- LG7 lighting with occupancy sensors and dimming
- 24/7 access with fob operated access control
- Intercom to each suite
- Monitored 9 camera CCTV with public address system
- Intruder alarm
- Automatic entrance doors
- Prestigious reception
- Electricity separately metered for each suite
- Spacious common areas
- Ladies and Gents on every floor
- Kitchen areas
- Shower
- Cycle racks
- Accessible for the disabled
- Lift
- Compliant with all current health and safety/fire regulations
- FIXED service charge - accurate planning and no risk



WELCOMING RECEPTION
WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

Acorn Recruitment	Direct Source Healthcare	Note Machine
Alfa Lavell	EE	Open Range Data Services
Alstom	Exactech	Optima Health
Arcus Solutions	Fairway Training	Orange
ASC Connections	Footprint	Pearson TME
Aspiration Training	Folk Bistro	Post Office
Atos	Geospatial	Rachel Maclean MP
Baqus	Goodrich Technologies	Salus
Bickerton Brothers	H3G	Secretary of State for Housing
Broadstone Pensions	Hi-Light Café	Seetec Pluss
Carbrey Group	ICS Cool Energy	Sigma Financial
Cavell Nurses Trust	ICE Creates	Slimstock
CBRE	Inspired Care Services	Southern Football League
Citibank	Learndirect	Version 1 Solutions
City Sightseeing	Loop Scorpio	Victim Support
Cleansing Service Group	Mott Macdonald	Vodafone
coactivation	Newcross Healthcare	White Cross Dental
Colston Media	Network Rail	We Buy Any Car
Controlo Cargo	Nick Ferguson Consulting	Wowcher
Cruise.co.uk	NHS Let's Talk	
Datatech	NHS Property Services	

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Welcome to COLESHILL HOUSE	
SECOND FLOOR	
Baqus Fletcher McNeill	
ICS Cool Energy	
Geospatial Insight	
	
FIRST FLOOR	
Alfa Laval	
TME	
	
GROUND FLOOR	
CBRE	

WHAT OUR TENANTS SAY

"It was an absolute pleasure being at Coleshill and thank you for being such a gracious landlord. We really felt at Home"

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."

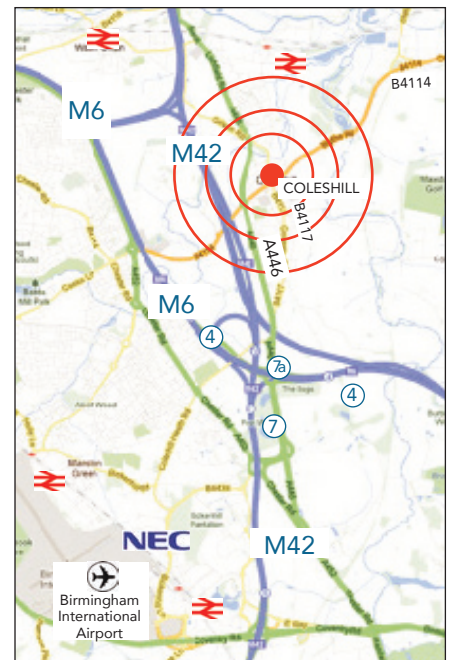


LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • WOLVERHAMPTON





COLESHILL HOUSE, 1 STATION ROAD, COLESHILL B46 1HT

TENURE The offices are available by way of new leases on terms to be agreed.

RENTAL Dependent on terms required but based on £16.50 per sq ft.

SERVICE CHARGE There is a FIXED service charge (subject to annual RPI increases) so you can budget accurately and have no risk. This includes all repairs and maintenance, cleaning of common areas, heating and electricity to common areas, health and safety, security, water rates, lift and fire alarm. Full details on request.

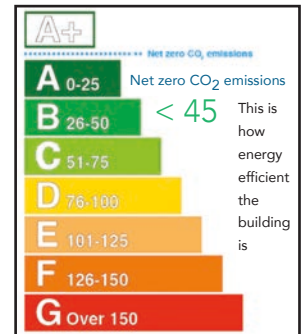
BUSINESS RATES These are payable by the tenant.

VAT is applicable to all rent and service charges.

VIEWING By appointment with Loxton or the letting agents.

SUBJECT TO CONTRACT

ENERGY PERFORMANCE ASSET RATING



MARK ROBERTS
07740 771621

mark.roberts@loxtondevelopments.co.uk

Loxton Developments Ltd, PO Box 2891, Kineton CV35 0YN
01926 640606 • www.loxtondevelopments.co.uk



0121 233 2330



MALCOLM JONES
07825 848425
mjones@kwboffice.com



01675 467321



JAMES DARBY
07951 147417
james.darby@darbykeye.co.uk



CHRIS KEYE
07951 147421
chris.keye@darbykeye.co.uk