

COLESHILL HOUSE

COLESHILL, BIRMINGHAM

B46 1HT



OFFICE SUITES TO LET

2706 sq ft & 400 sq ft: 3106 sq ft total



- self contained office suites
- town centre
- air conditioned
- excellent parking
 - onsite and adjacent site
- lease or 'all-in' flexible licence

LOXTON DEVELOPMENTS

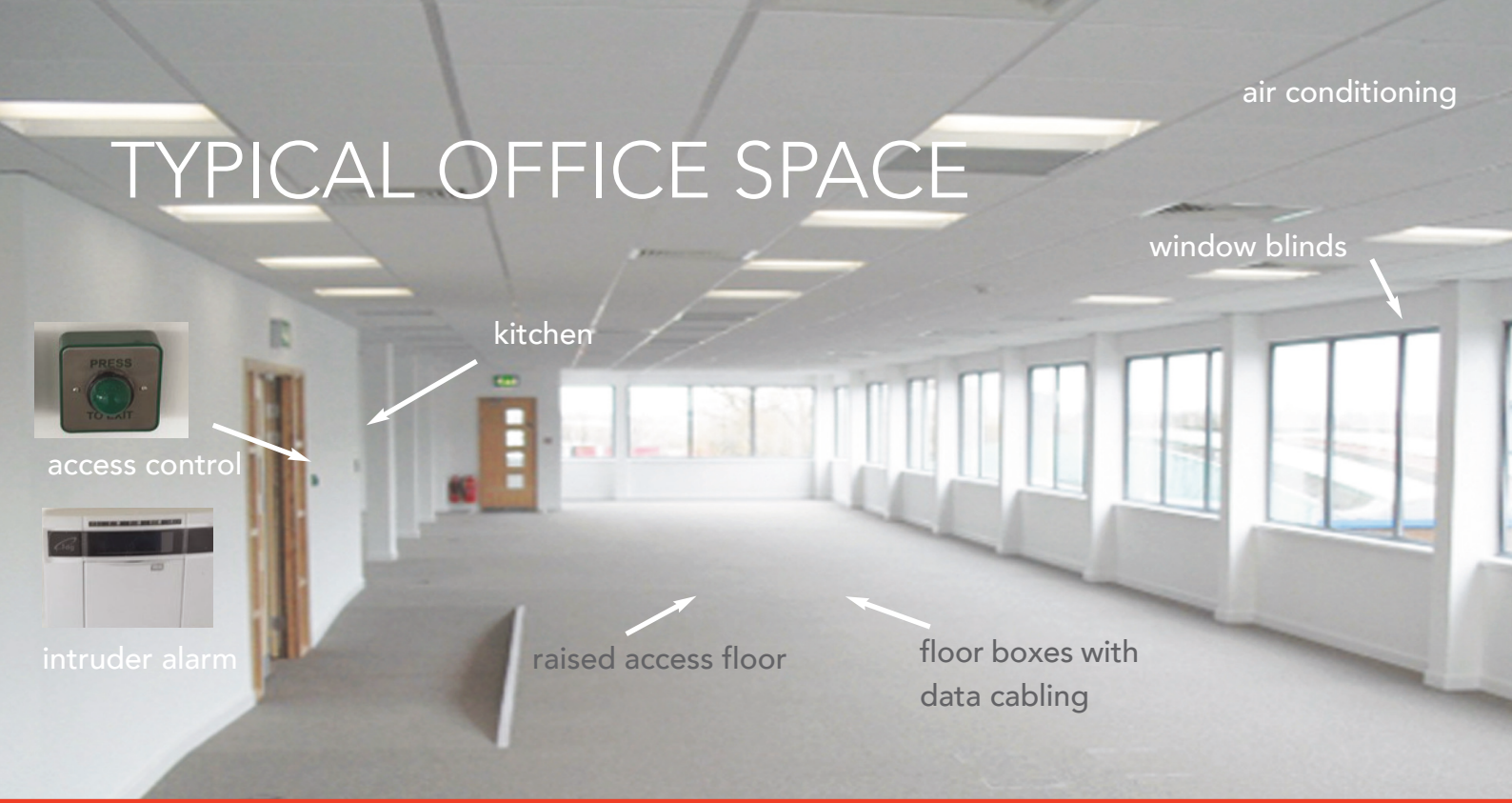
TYPICAL OFFICE SPACE



access control



intruder alarm



air conditioning

window blinds

kitchen

raised access floor

floor boxes with data cabling

EXCELLENT PARKING

As well as the parking in the Coleshill House car park there are up to 70 spaces in The Harvester right next door which can be rented for £1 per hour, £5 for 12 hours or £60 per month - so ideal if you need lots of parking for meetings or on an ongoing basis.

COLESHILL HOUSE CAR PARK →

HARVESTER CAR PARK →



LOCATION: The Wheatsheaf Coleshill (684134)	
1 hour	£1.00
2 hours	£2.00
3 hours	£3.00
4 hours	£4.00
12 hours	£5.00
1 month	£60.00

MODERN REFURBISHED SPACE

- super accessible
- prominent location
- adjacent to town centre
 - close to all amenities
- excellent parking
- bus stop outside, train station at end of road - 10 mins walk
- light airy space with windows all round
- fully refurbished
- super energy efficient - EPC B
- full access raised floors with floor boxes
- new carpets
- air conditioning
- fresh air system
- energy efficient LED lighting
- 24/7 access with fob operated access control
- EV charging points
- monitored 9 camera CCTV with public address system
- automatic entrance doors
- spacious reception
- electricity separately metered for each suite
- generous 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

ABL Health	EE	Pacific Solutions
Active Body Centre	Eleven Views	Pearson
Agiito	Exactech	Post Office
Alfa Lavell	Fairway Training	Power On Connections
AHV UK	Footprint	Relating Dots
Arcus Solutions	Geospatial Insight	Renew Conselling
Ardes Resourcing	Greenslade Taylor Hunt	Rossano Ferretti
ASC Connections	Goodrich Technologies	Riaz Law
Aspiration Training	H3G	RPS
Atos	Hi-Light Café	Salus
BHM Energy	ICS Cool Energy	Savino Del Bene
Bickerton Brothers	ICE Creates	Seetec Pluss
Broadstone Pensions	Inspired Care Services	Sigma Financial
Carbrey Group	JBA Associates	Slimstock
Caretech Community Services	Julian House	SpaMedica
Cavell Nurses Trust	Loop Scorpio	SRD Technology UK
CBRE	Mott Macdonald	Teens in Crisis
City Sightseeing	Newcross Healthcare	TME
Cleansing Service Group	Network Rail	Version 1 Solutions
Coactivation	NHS Let's Talk	Victim Support
Colston Media	NHS Property Services	VeloxServ
Connect Health	Nimbus	Vodafone
Contingency Network	Note Machine	White Cross Dental
Coventry Building Society	Optima Health	We Buy Any Car
Cruise.co.uk	Orange	Wowcher
Direct Source Healthcare		

WHAT OUR TENANTS SAY

'Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.'

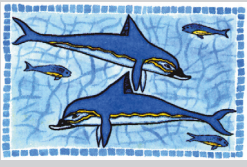
Julian Capewell,
Bruton Knowles

"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."

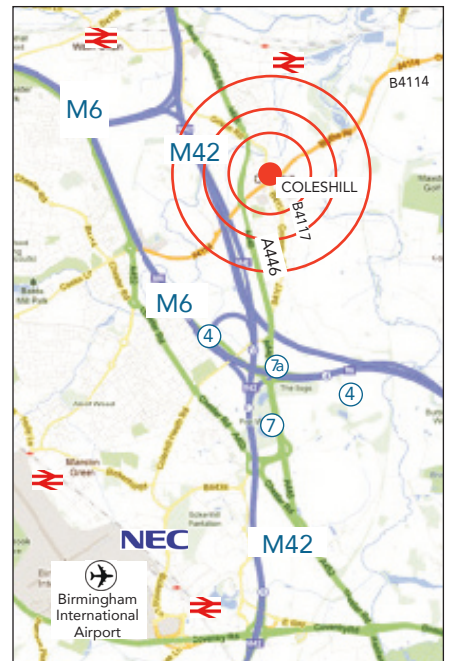


LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





COLESHILL HOUSE, 1 STATION ROAD, COLESHILL B46 1HT

TENURE The office is available by way of a new lease on terms to be agreed.

RENTAL Dependent on terms required but based on £16.95 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,

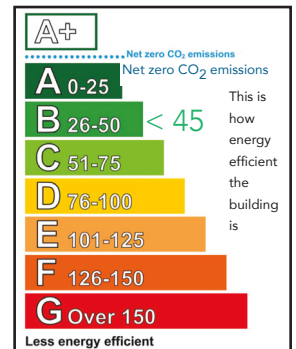
heating and electricity to common areas, health and safety, security, water rates, lift and fire alarm. Full details on request.

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 agent.

SUBJECT TO CONTRACT

ENERGY PERFORMANCE ASSET RATING



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LOXTON



DEVELOPMENTS



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