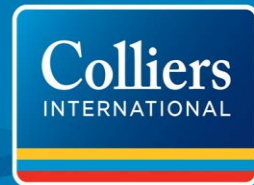


# MOERN OFFICES TO LET (MAY SELL)



12 The Courtyard  
Roman Way  
Coleshill  
Birmingham  
B46 1HQ

- Courtyard style office premises
- Detached with own front door
- Newly refurbished and ready for occupation
- Excellent motorway links
- 24/7 access
- Dedicated car parking

2,122 sq ft

## CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

Douglas Bonham  
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+44 121 265 7616  
[Douglas.bonham@colliers.com](mailto:Douglas.bonham@colliers.com)

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[www.colliers.com/uk/offices](http://www.colliers.com/uk/offices)

# 12 The Courtyard, Roman Way, Coleshill, Birmingham, B46 1HQ

## 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 International Airport and Birmingham International Railway Station are all within 10 minutes' drive

## DESCRIPTION

The property is a two storey, detached courtyard style building benefiting from comfort cooling and perimeter trunking. The ground floor accommodation has large picture windows, suspended ceilings and LED lighting. At first floor, the offices have velux windows and LED lighting. The main ground floor entrance is secured via an electric roller shutter door.

## FLOOR AREAS

The property has the following approximate floor areas:

Accommodation	Size (sq ft)	Size (sq m)
Ground Floor	1,082	100.49
First Floor	1,040	96.65
Total	2,122	197.14

## LEASE TERMS

The property is available on a new Full Repairing & Insuring lease for a minimum term of 3 years. Alternatively, the property may be available to purchase on a freehold basis.

## CAR PARKING

7 dedicated car parking spaces

## PLANNING

E

## EPC

EPC rating of D-80

## RENT

£29,750 per annum exclusive of VAT.

## SERVICES

Central Heating, Electricity, Water

## SERVICE CHARGE

£300 per quarter

## BUSINESS RATES

Rateable Value - £20,500

Rates Payable 2019/20 - £10,229.50

## VAT

VAT is payable in addition to all figures quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

By prior appointment with Colliers International



Contact: Douglas Bonham

Tel: 0121 265 7616

Email: [douglas.bonham@colliers.com](mailto:douglas.bonham@colliers.com)

### Misrepresentation Act

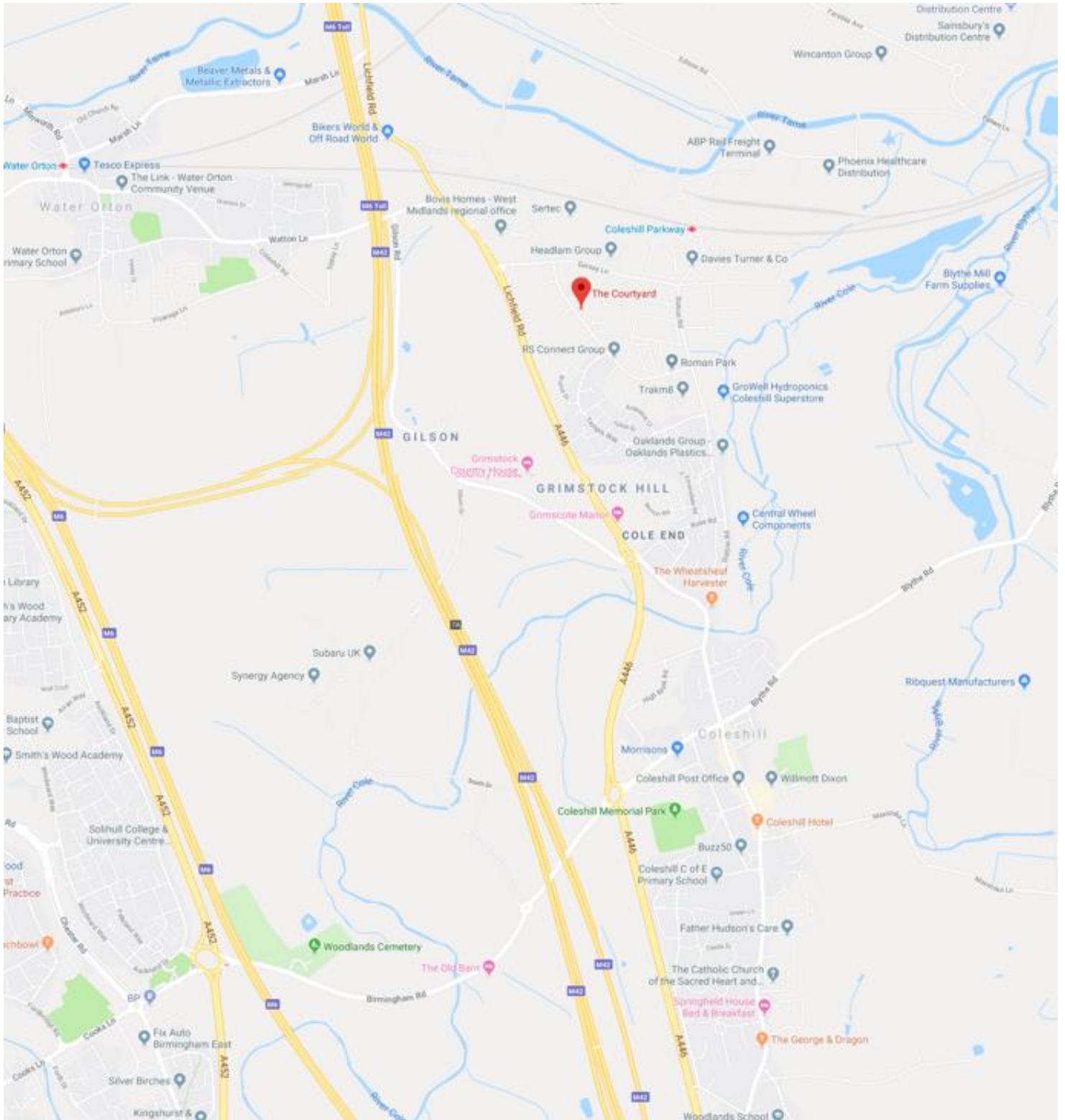
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25/04/2017

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