



FOR SALE

8,848 sq ft (822 sq m)

Vacant self-contained offices with storage and let office building

**Stewart Court,
21 Coventry Road,
Coleshill,
B46 3BB**

- Prominent high quality refurbished offices
- Storage unit with roller shutter access
- On site car parking
- Additional let self-contained office building

www.kwboffice.com
0121 233 2330

Property details – Stewart Court

Description

The property comprises of a two storey office building (with basement) with a storage unit to the side which has an internal mezzanine floor and is accessed via a separate roller shutter door, via a shared driveway to the side of the premises. There is a further self-contained two storey office building attached to the building which has been let out (see below).

The offices have been refurbished to a high standard and comprise a mixture of open plan with additional meeting rooms and private offices over the 2 floors.

The premises benefit from the following specification:

Offices

- Mixture of suspended ceiling and feature raft ceiling with LED lighting
- Under floor heating with additional AC units
- Mixture of high quality tiled and carpet floor finishes
- 2 feature stair cases of glass, steel and wood construction
- High quality refurbished WC facilities
- Fully fitted kitchen facilities
- Decorated to a good standard
- Double glazed windows and feature roof lanterns at first floor level
- Dry basement suitable for storage

Storage

- Accessed via electric roller shutter off shared driveway
- Mezzanine floor to create extra storage
- Pedestrian access from office space at both levels

Building B

The offices have been let on a fully repairing lease at a rental of £20,000 per annum until 28th September 2026. Further details available from the agent.

Accommodation

The property comprises 6,664 sq ft overall.

Vacant offices	4,817 sq ft (226 sq ft basement)
Storage	1,847 sq ft (including mezzanine)
Building B offices	2,184 sq ft

Tenure

The property is available on a freehold basis with vacant possession on the vacant offices and storage. Building B will be included in the sale with the benefit of the existing lease in place.

Price

£975,000.

EPC

The property has an EPC of A25.

Car parking

The property has its own car park which can accommodate circa 23 cars and is accessed via gates directly from Coventry Road. 5 of these car spaces are let with Building B.

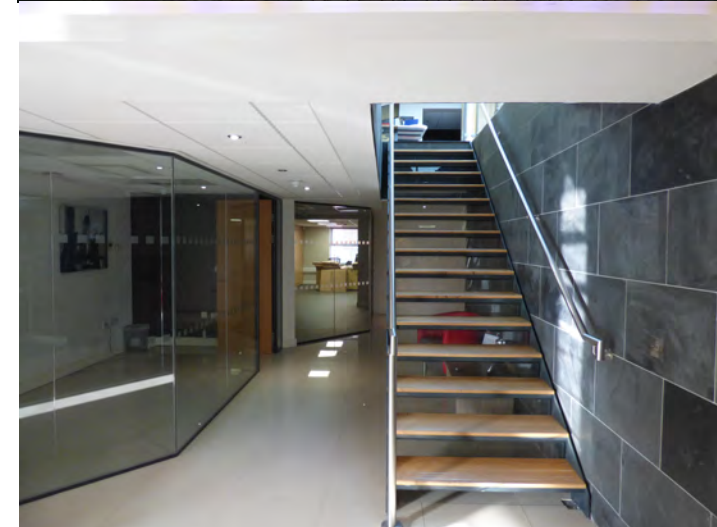
Business rates

The property as a rateable value of £56,000 per annum and rates payable of £28,672 per annum (2023/24).

Building B has a rateable value of £17,750 per annum with rates payable of £8,857.25 per annum (2023/24). The rates are paid by the existing occupier.

Legal costs

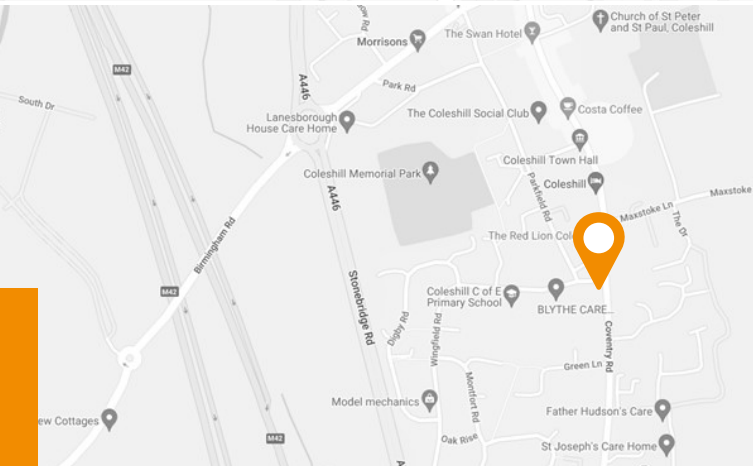
Each to bear their own.





Location details

**Stewart Court,
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B46 3BB**



Stewart Court is located on the Coventry Road to the South of Coleshill Town, within walking distance to the High Street. The property is easily accessed from the main A446 dual carriageway which leads to the motorway network of both Junctions 6 and 9 of the M42 and Junction 4 of the M6.

Coleshill Parkway Railway, The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.



**For further information
and to arrange a viewing,
please contact:**

Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com

**KWB Office Agency Ltd, Lancaster House,
67 Newhall Street, Birmingham B3 1NQ**

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