



TO LET

6,664 sq ft (619.10 sq m)

Self-contained offices with storage

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

- Prominent high quality refurbished offices
- Storage unit with roller shutter access
- On site car parking
- Town centre location close to local amenities

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.

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

Accommodation

The property comprises 6,664 sq ft overall.

Offices	4,817 sq ft (226 sq ft basement)
Storage	1,847 sq ft (including mezzanine)

Rent

£60,000 per annum exclusive.

EPC

The property has an EPC of A25.

Car parking

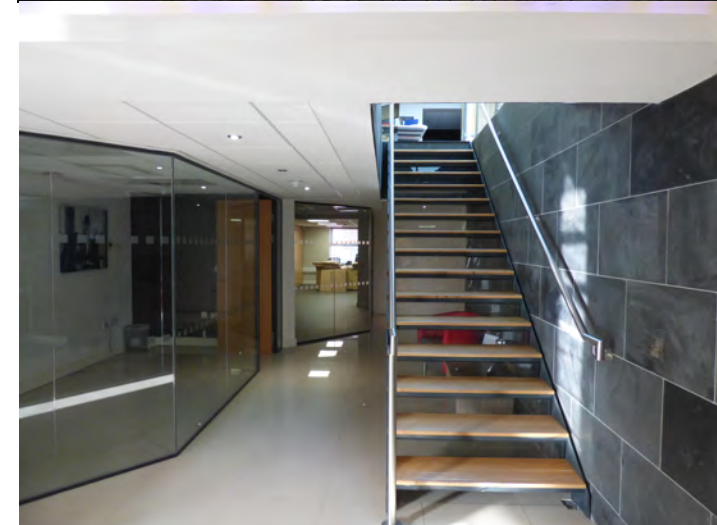
The property has its own car park which can accommodate circa 18 cars and is accessed via gates directly from Coventry Road.

Business rates

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

Legal costs

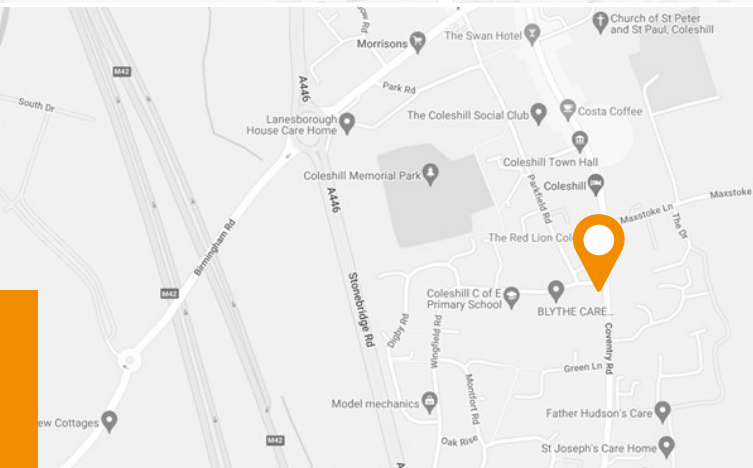
Each to bear their own.





Location details

**Stewart Court,
21 Coventry Road,
Coleshill,
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**

Business Protection Regs. Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract. ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property. iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. v. Subject to contract.