



Ten individual office suites | High specification | Period property | Prestigious address | Stylish décor





No.1 | High St | Coleshill | Warwickshire

The Property

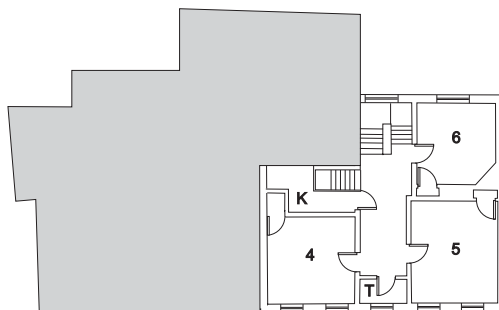
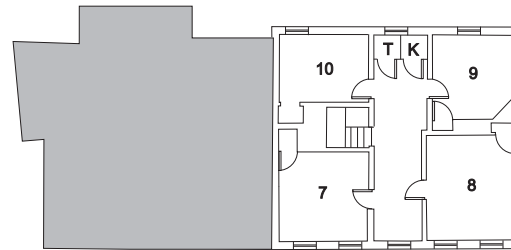
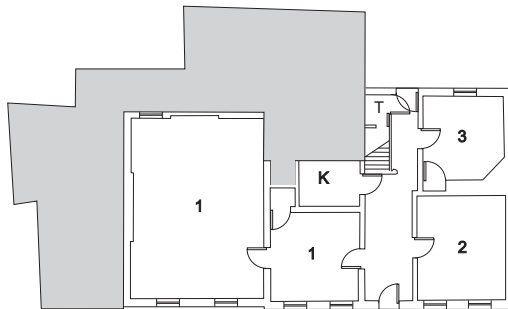
No.1 is a striking grade II listed three-storey, landmark Georgian building, fronting the High Street, in the popular North Warwickshire market town of Coleshill. The building has been extensively renovated to blend stylish décor with the building's many original period features that date back to the early 18th century. This prestigious address with its bold and imposing façade, houses ten office suites that radiate off an impressive entrance hall, creating a fantastic working environment for the image conscious business.

Elegant sash windows, some with window seats and shutters, steep the main panelled staircase and many offices, with an abundance of natural light. The building retains many fine elements including a former ballroom reflecting the property's varied past from fine Georgian country house to Catholic girls' home. There are modern kitchen and washroom facilities on each floor. The alternative gated entrance provides a landscaped block-paved courtyard with car parking, with additional parking adjoining the property.

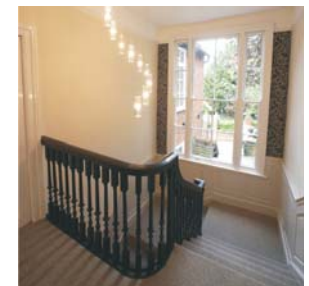
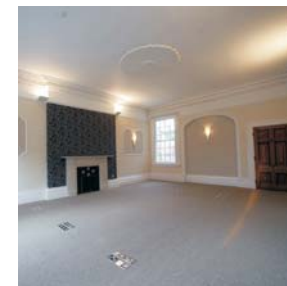


Ground floor and First floor

Second floor



Gross internal floor area 3350 sq ft
Ten individual suites 140 – 700 sq ft





Specification

24-hour alarmed access
Allocated car parking
Broadband and telephone connections
Category 2 lighting
Central heating
CCTV
Fire alarm
Fully furnished option
Individual branding
Landscaped gated courtyard
Luxury washrooms
Telephone door entry

Suite information

Suite	Floor	Area (sq ft/m*)	Rooms	Workstations	
1	G	700	65	2	14/15
2	G	210	20	1	3/4
3	G	155	15	1	2/3
4	1	180	17	1	3/4
5	1	220	21	1	3/4
6	1	165	15	1	2/3
7	2	180	17	1	3
8	2	220	21	1	3/4
9	2	165	15	1	2/3
10	2	140	14	1	2

*approximate

The Town

Coleshill began life in the Iron Age, although much of the medieval town developed around the Church of St Peter and St Paul at the top of Market Square. Its 170ft steeple, one of the finest in Warwickshire, overlooks the stocks and pillory post offering a glimpse of law and order in days gone by, when bakers were punished for selling underweight loaves and highwaymen were a threat to horse drawn travellers through the town.

The Coleshill to Lichfield turnpike dates back to 1743 when the coaching trade made Coleshill with its fine inns, an important staging post on the London to Hollyhead, Chester and Liverpool routes. The towns location continues to attract big names to the country's arterial hub with TNT nearby. Hams Hall Industrial Park offers warehousing and distribution for DHL, Sainsburys and is home to the Channel Tunnel rail freight terminal and the BMW engine plant.

In recent years North Warwickshire has become regarded as a centre of golfing excellence. The world renowned Belfry has hosted many Ryder Cup tournaments and the Forest of Arden has staged the English Open with many other golf courses nearby. For those who prefer surf to turf there are the Kingsbury Water Park and Shustoke Reservoir nearby offering a host of activities including fishing, sailing and nature trails.

Coleshill's award winning Parkway railway station is a short walk to the North, contrasting the town's historic inns and Georgian architecture that radiate southerly up the High Street from No.1. The highly regarded former coaching town offers local and national retailers, banks, a Post Office, and is brimming with shops, trendy and traditional pubs and restaurants, offering a vibrant atmosphere day and night. There is ample on and off street parking.



Stocks



St Peter and St Pauls Church



Coleshill Hotel



Belfry Golf Course and Hotel



Getting there

Coleshill's proximity to the Motorway network has made the area popular with logistics providers. Easy access to the M1, M5, M6, M40, M42, M54 and M69 means the town is well placed for travel throughout the UK. The 27 mile M6 Toll, is minutes away, avoiding the busiest section of the M6, from Junction 4, to Junction 11a.

Coleshill Parkway railway station offers a direct service to the UK's cosmopolitan second city Birmingham, in less than 15 minutes and there are regular services to Derby, Reading, Cambridge and Stanstead Airport. Birmingham International Airport is nearby and its station offers regular trains to the capital in around an hour. There are bus services to many outlying towns and villages.

Postal Address

No.1 High Street, Coleshill
Warwickshire B46 1AY

Distance and Time from Coleshill

	Miles	Minutes
M6	2	4
M42	3	6
M6 Toll	4	5
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Birmingham City Centre	14	21
Birmingham International Airport	6	14
Birmingham International Station	5	12
Birmingham NEC	5	12
Hams Hall Industrial Park	4	10
Leicester	34	45
Solihull Town Centre	10	15

Web Site

www.No1HighStreet.com

