

High quality refurbished offices in  
an attractive period property

# TO LET

150 - 3,159 SQ FT (14 - 293.5 SQ M)



**CHANTRY HOUSE**  
HIGH STREET • COLESHILL



Landmark building  
within landscaped grounds



Self-contained,  
open plan suites



Town centre location  
with local amenities



Easy access to  
M6, M6 Toll and M42

[www.chantryhouseoffices.uk](http://www.chantryhouseoffices.uk)



Car park constructed using environmentally friendly and sustainable methods and materials.

Chantry House is a three storey, character office building which has been refurbished to a high standard providing modern accommodation with period features.

#### **Town Centre Facilities**

Chantry House occupies a prominent position within Coleshill Town Centre which itself provides numerous retail, leisure and business facilities for occupiers and staff alike. A variety of coffee shops, restaurants, bars and retail outlets provide amenity whilst banking and postal services are provided by a post office and conference facilities for up to 125 people are provided by the Coleshill Hotel. Slightly further afield, The Belfry and Maxstoke Park provide golf and additional conferencing/hotel opportunities and Resorts World and the NEC provide leisure and

retail offers. Regular bus services and Coleshill Parkway train station connect the town centre to also the wider region.

#### **Strategic Location**

Many properties claim to be within a strategic location but Coleshill truly fits the criteria with easy access to Junction 4 of the M6, T1 and T2 of the M6 Toll and Junctions 8 and 6 of the M42. Birmingham Airport, Birmingham International Station and the National Exhibition Centre are all within a five minute drive.

Approached by a private driveway and set within attractive landscaped grounds Chantry House is set back from the High Street having a substantial gated and lit car parking area to the front.

#### Specification

- Perimeter trunking/ raised flooring
- Gas fired central heating
- Part air conditioning
- LED lighting
- Fully carpeted
- Accessible to modern telecommunications
- Reception area
- Secure door entry system
- CCTV
- Generous car parking allocation
- Ample overflow visitor parking
- Electric car charging points

#### Accommodation

A range of suites are available to match businesses looking to accommodate 1 - 50 staff. For further information on current availability and floor plans please refer to website and letting agents.

#### Lease terms

The suites are available on flexible, full repairing and insuring lease terms.

#### Rent

Further information available on request.

#### Service charge

An 'all inclusive' service charge will be levied towards the cost of electricity, gas, water, refuse disposal, internal office cleaning and general maintenance of the internal and external common areas of the property.

#### Business rates

Tenant's responsibility.

#### EPC

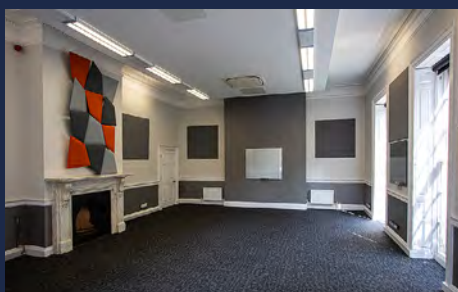
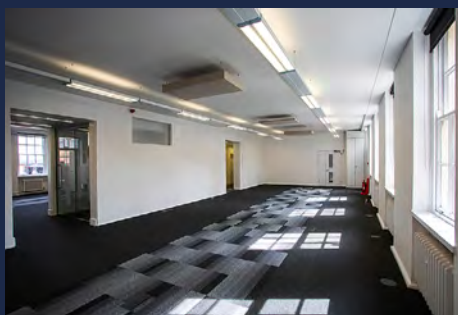
Energy Performance Certificates available on request.

#### VAT

VAT is payable.

#### Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.





Only a short walk from numerous facilities:



Banks, retail, leisure, restaurants and a post office.



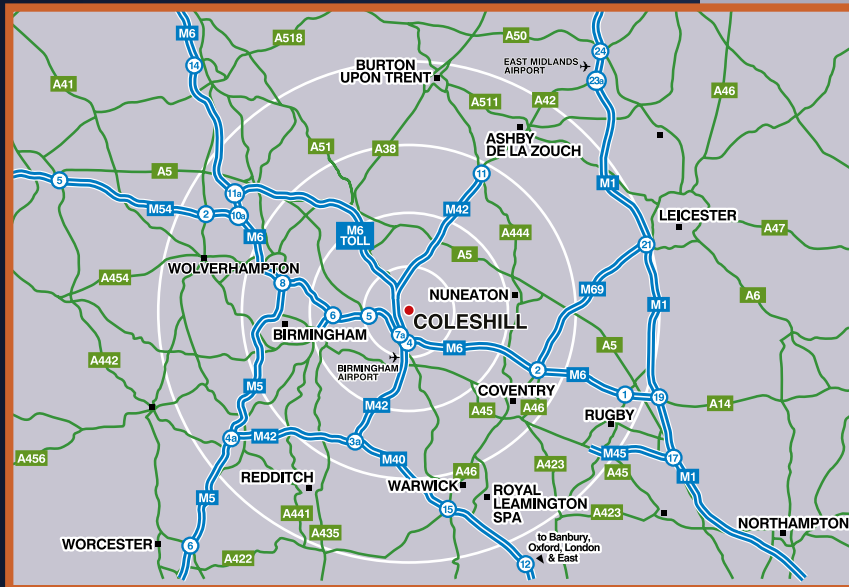
The Coleshill Hotel provides conference facilities.

**Viewing**

For further information or to view contact:

**savills.co.uk** **savills**  
**0121 634 8400**

**0121 233 2330**  
**KWB**  
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