



# BROMWICH COURT

COLESHILL

## REFURBISHED OFFICE ACCOMMODATION

### Second Floor Office TO LET

3,551 sq ft (330 sq m)



M6, M6 Toll and M42  
motorways within 2 miles



Second floor



14 car parking spaces

# BROMWICH COURT COLESHILL

## LOCATION

Bromwich Court is prominently located to the North of Coleshill Town, in the well established business area off Gorse Lane. 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 Airport and Birmingham International Railway Station are all within 10 minutes drive.

## DESCRIPTION

Bromwich Court is a three storey office building which has recently been refurbished to provide quality office accommodation.

## SPECIFICATION

The Second floor suite has been refurbished to a high specification as follows:

- Carpeted floors.
- Air conditioned.
- Suspended ceilings (in part) with LED lighting.
- 6 person passenger lift.
- Male and female toilets to each floor.
- CCTV.
- Alarm/Proximity Tag entry providing 24/7 access.
- 14 car parking spaces (1 per 254 sq ft).

## TENURE

The accommodation is available on a full repairing and insuring lease for a term to be agreed.

## QUOTING RENT

£8.50 per sq ft per annum.

## SERVICE CHARGE

The landlord levies a variable service charge for the upkeep of the main structure of the building and communal areas. The current cost is circa £5.72 per sq ft per annum exclusive (2025 budget).

## BUSINESS RATES

The rateable value for Suite B is £33,250.

The tenant is responsible to make their own enquiries with the relevant local authority.

## LEGAL COSTS

Each side to bear their own.

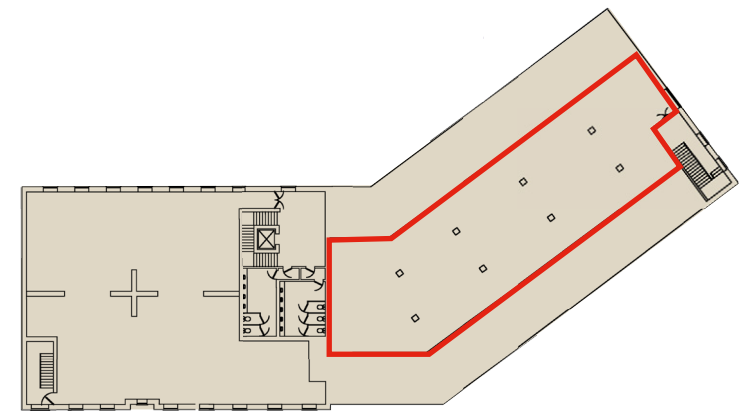
## VAT

All figures quoted are exclusive of VAT.

## ACCOMMODATION

	sq ft	sq m	EPC rating
Second Floor - Suite B	3,551	330	D77







For further information or to view, contact:

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EXCELLENT ACCESS TO NATIONAL MOTORWAY VIA ADJACENT A446

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