



# 1 BROMWICH COURT

GORSEY LANE COLESHILL B46 1JU

## SELF CONTAINED OFFICE FOR SALE / TO LET

17,994 sq ft (1,672 sq m)



M6, M6 Toll and M42  
motorways within 2 miles



Three storey office building



80 car parking spaces

## 2 BROMWICH COURT COLESHILL

### LOCATION

Bromwich Court is situated off Gorsey Lane close to its junction with the Lichfield Road. 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. Connectivity to the town will be improved further upon the arrival of HS2 and the Birmingham Interchange, which will be located by the Airport and NEC off Junction 6 of the M42.

### DESCRIPTION

1 Bromwich Court is a 3 storey office building of steel construction with brick façade and a pitched tile roof. The property is semi detached and sits within a gated site providing 80 dedicated car parking spaces and a communal garden at the rear.

The building specification includes:

- Air conditioning within main office areas
- Raised access floor with floor boxes in part
- Painted plaster walls
- Double glazed PVC windows
- Suspended ceiling with inset lighting
- Kitchen and breakout facilities
- Open plan accommodation with meeting rooms and individual offices
- 6 persons lift
- WC facilities on each floor

### TENURE

Freehold or Leasehold on a new lease directly from the landlord.

### PRICE

£1.35 million exclusive.

### RENTAL

On application.

### SERVICE CHARGE

There is an estate service charge for the upkeep of the communal areas. The current cost is £21,100 per annum exclusive (2025).

### RATEABLE VALUE

£159,000.

### CAR PARKING

The building has 80 dedicated on site car parking spaces (ratio of 1:225 sq ft) which are located in a gated car park to the front of the property.

### EPC

C(75).

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

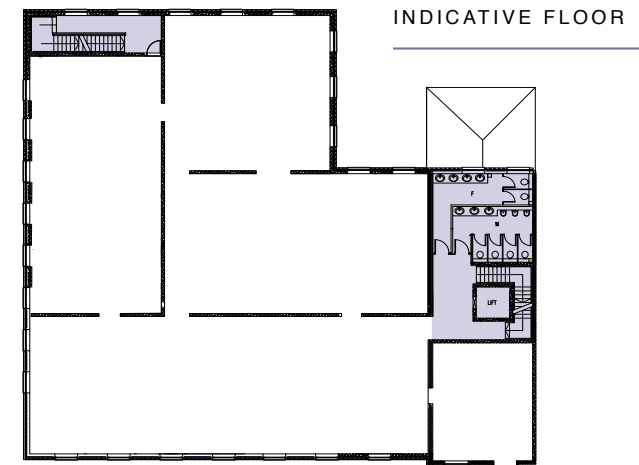
### VAT

The property is registered for VAT.

### ACCOMMODATION

	sq ft	sq m
Ground Floor	7,300	678.19
First Floor	6,770	628.95
Second Floor	3,924	364.55
<b>TOTAL</b>	<b>17,994</b>	<b>1,671.69</b>







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