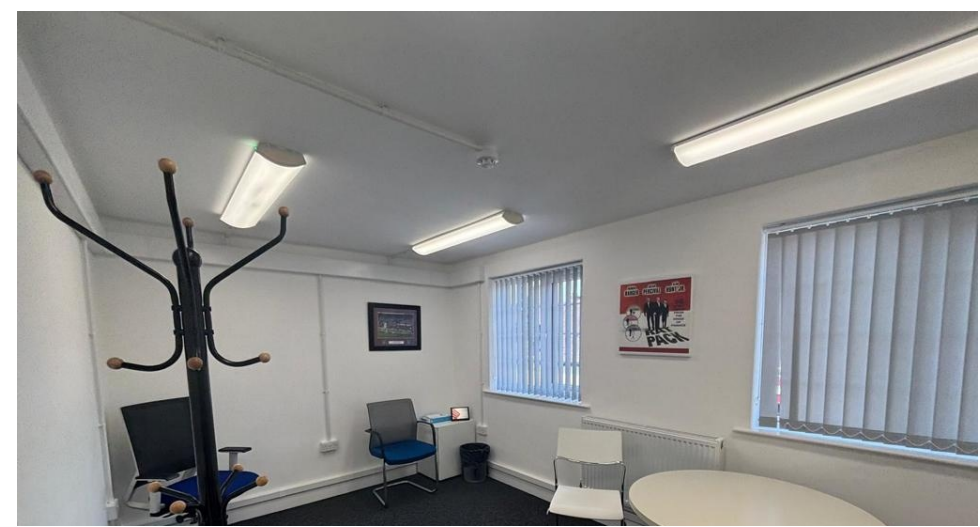
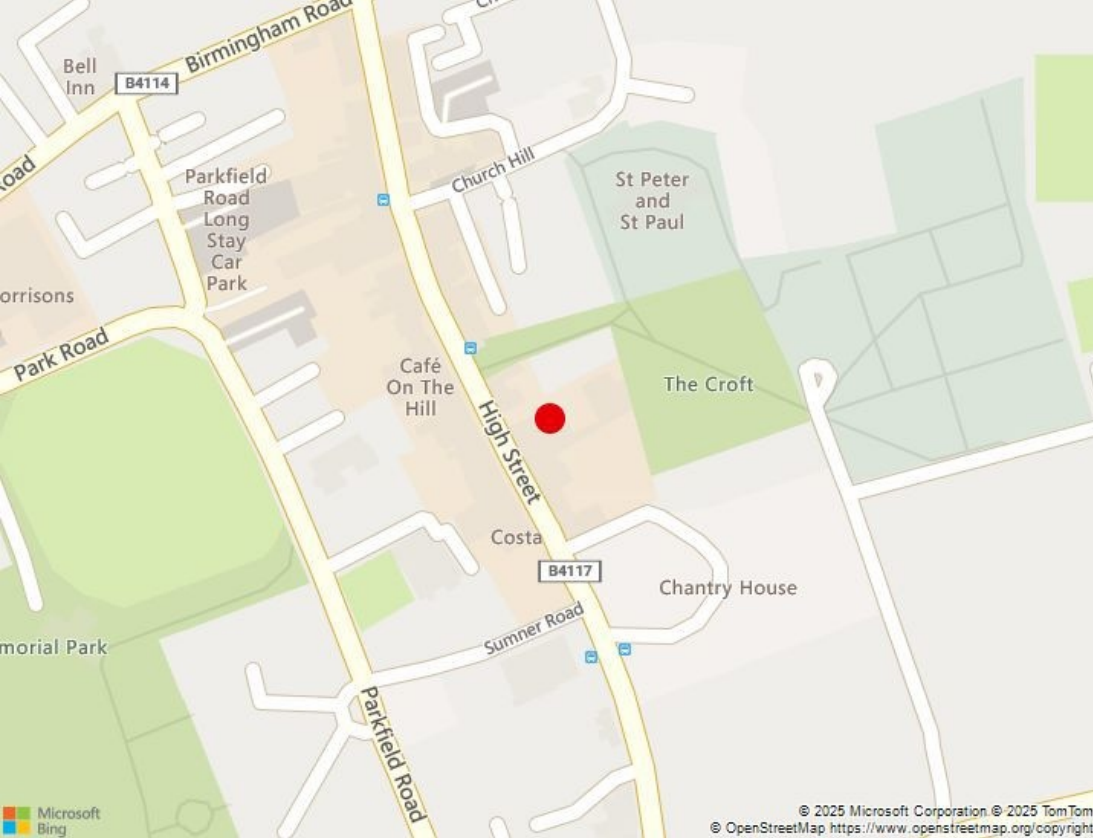


PROMINENT HIGH STREET OFFICE TO LET WITH PARKING

Clinton House, High Street, Coleshill, Birmingham, Warwickshire, B46 3BP

1,832 SqFt (170.19 SqM) | £25,500 per annum exclusive





KEY FEATURES

- Fronting Coleshill High Street - amenities nearby
- Excellent access to the A446, M42 and M6
- Close to Birmingham International Airport, NEC and proposed HS2 Interchange
- 10 dedicated car parking spaces to the rear
- Carpeting, LED lighting, refurbished WCs and tea points
- New Lease

LOCATION

The property is situated fronting the High Street within a popular local shopping area with notable occupiers in the immediate vicinity to include Costa Coffee, and Coventry Building Society. Coleshill is located approximately 10 miles east of Birmingham City Centre and has excellent motorway access to the M6, M42 and M6 Toll junctions. The proposed HS2 Interchange station, Birmingham Airport and NEC are close by.

DESCRIPTION

The premises benefit from an extensive refurbishment to allow for a flexible configuration that offers predominantly open plan space. The specification includes replacement joinery and walnut finish doors, new double glazing windows to the rear, LED lighting, new central heating radiators, new carpet tiles throughout with flooring in welfare areas, and new WCs and tea points on the ground floor. The property benefits from 10 car parking spaces in the shared rear car park.



Area	SqFt	SqM
Ground Floor	705	65.49
First Floor	1,127	104.7
Total Floor Area	1,832	170.19

Clinton House, High Street, Coleshill, Birmingham, Warwickshire B46 3BP



TERMS

The property is available by way of a new Lease for a term of 5 years or multiple thereof. Incentives may be available.

ASKING RENT

£25,500 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the cost of maintaining the external and communal areas of the property

EPC

A fully copy of the Energy Performance Assessment Rating Certificate is available upon request

BUSINESS RATES

Business Rateable Value - £23,250

We would advise any interested parties to satisfy their own enquiries with the local authority.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owing more than 25% must provide the same.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT, which we understand will be applicable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

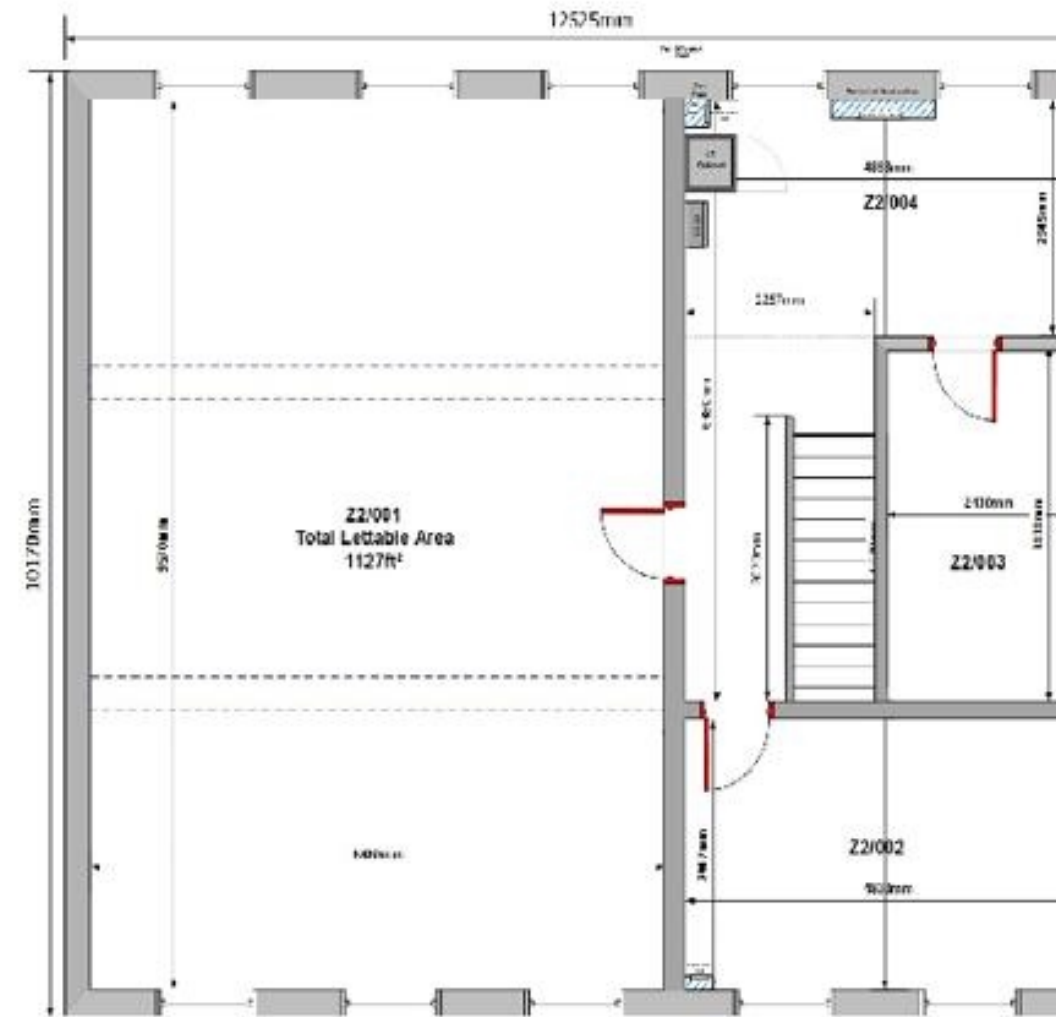
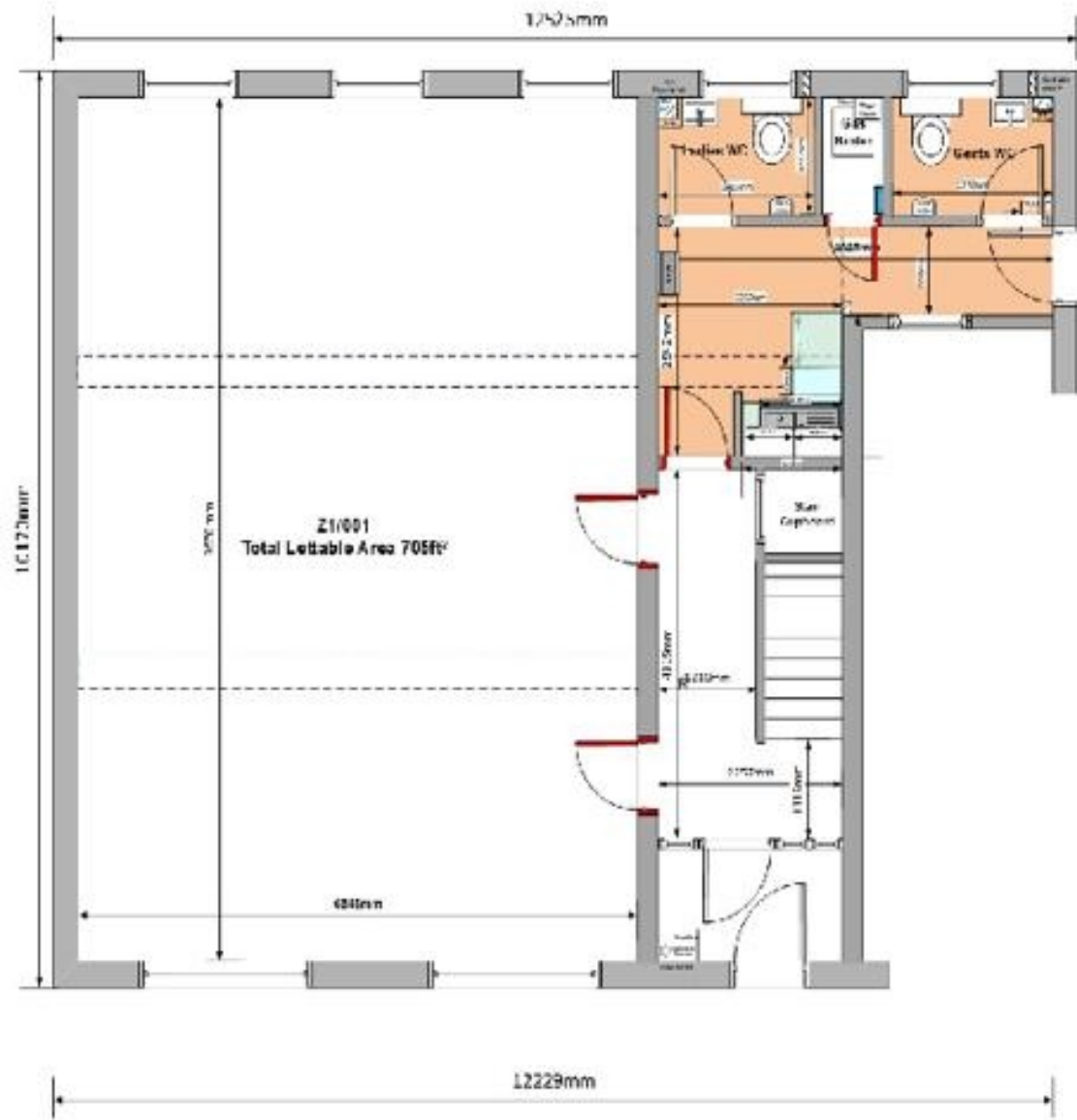


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