



KWB

FOR SALE

2,285 sq ft (212.28 sq m)

Self-contained office building

**West Midland House,
Temple Way,
Coleshill,
B46 1HH**

- Self-contained building
- Excellent on site car parking
- Good access to motorway network
- Close to Coleshill Parkway Railway Station

www.kwboffice.com

0121 233 2330

Property details – West Midland House

Description

West Midland House is a two-storey, detached office building of brick construction, underneath pitched tile roof. The property has separate entrances to the ground and first floor allowing for flexibility in how the property can be used.

The accommodation has the following specification:

- Suspended ceiling at ground floor with recessed lighting
- Solid ceiling at first floor with Cat II lighting
- Gas fired central heating with wall mounted radiators
- Mixture of open plan accommodation, with private offices and board room
- Solar panels on the roof with battery storage (free of any contracts)
- Server room with dedicated AC unit

Accommodation

The building totals circa 2,285 sq ft.

Car Parking

Car parking is to the side and rear of the property in its own dedicated car park.

Tenure

The premises are available on a freehold basis.

Price

£335,000 plus VAT.

Business rates

The property has a rateable value of £24,250 and rates payable of £12,100.75 per annum (2024/25).

Estate charge

The property sits on a self-contained site and therefore no estate charge is levied on the property.

Energy Performance Certificate

B32.

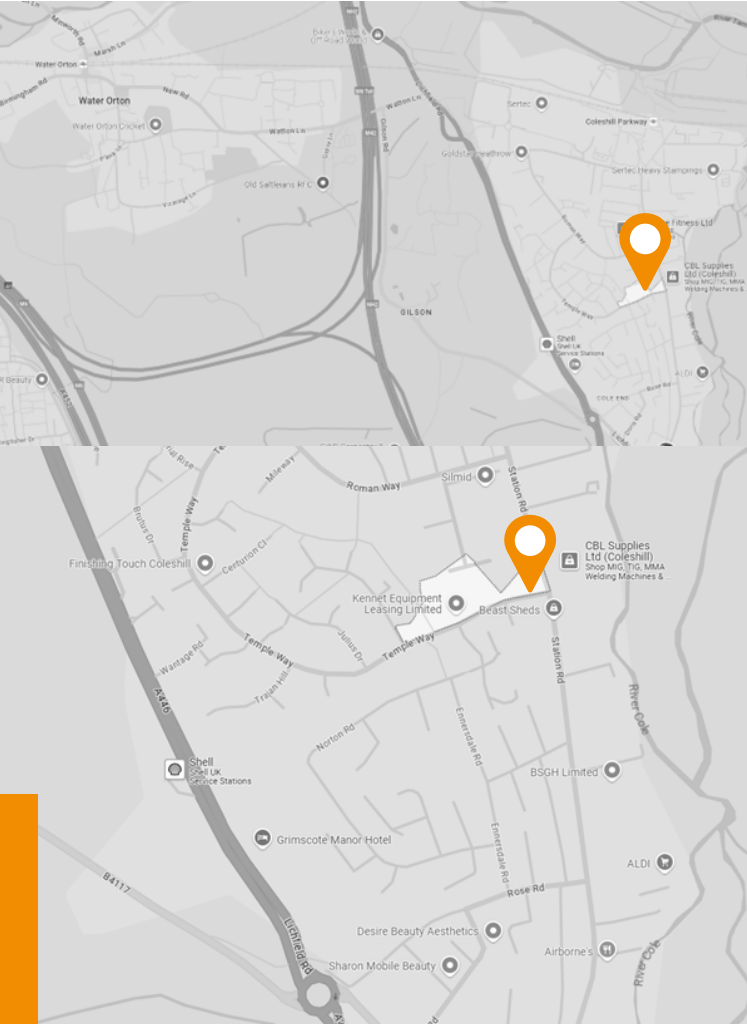
Legal costs

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

VAT

The property is elected fro VAT and VAT will be charged on the purchase price.





Location details

**West Midland House,
Temple Way,
Coleshill,
Birmingham,
B46 1HH**

Temple Way is located to the north of Coleshill Town, in the well-established business area off Station 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.

Coleshill Parkway Railway Station is within walking distance and the National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.



**For further information
and to arrange a viewing,
please contact:**

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