



KWB

TO LET

**6,333 sq ft
(588.36 sq m)**

Refurbished first floor office suite

**2 Bromwich Court,
Coleshill
B46 1JU**

- High quality refurbished office space
- Good quality fit out
- Excellent access to motorway network

www.kwboffice.com

0121 233 2330

Property details – 2 Bromwich Court

Description

Bromwich Court comprises of 2 connected modern office buildings of brick construction surmounted by a pitched tile roof. The property sits on a self contained site with gated access, a private dedicated car park to the front and a well maintained garden to the rear.

The subject suite is located on the first floor of building 2, and has been refurbished to a high standard. The suite benefits from the following specification:

- Raised access floor with floor boxes (Cat 6 cabling in place)
- New carpets
- Painted plaster walls
- Double glazed PVC windows with blinds
- Suspended ceiling with inset flat LED panel lighting
- Air conditioning throughout
- Kitchen and breakout space already in place
- Open plan office in the main with addition of private offices and meeting rooms
- Communal ladies and gents WC facilities on each floor

Accommodation

The suite comprises 6,333 sq ft.

Rent

From £12.50 per sq ft per annum exclusive.

Terms

The space is available on a new lease directly from the landlord.

Service Charge

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

Rates

The suite has a rates payable of circa £5.46 per sq ft per annum (2024/2025).

Car Parking

The suite comes with 25 dedicated on site car parking spaces (ratio of 1:261 sq ft) which are located in gated car park to the front of the property.

EPC

Available on request.

Legal Costs

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

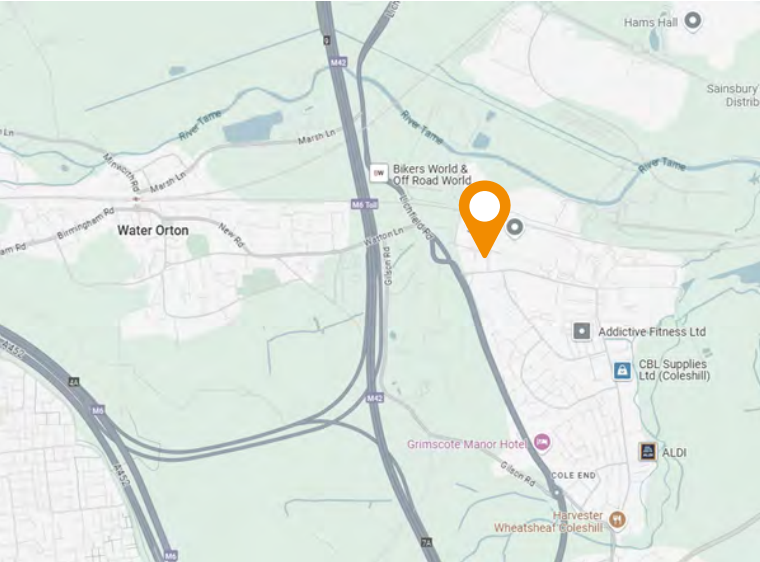
VAT

The property is registered for VAT.

Viewing

Strictly by appointment with the agents.





Location details

**2 Bromwich Court,
Coleshill,
B46 1JU**

Bromwich Court is situated off Gorse 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 International 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.



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

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