



OFFICE SUITES TO LET

3 Temple Court, Temple Way, Coleshill, Birmingham, Warwickshire, B46 1HH



367 - 738 SqFt (34.09 - 68.56 SqM) | £700.00 - £1,450.00 per calendar month

Key Features

- Conveniently located within a courtyard office development
- Excellent access to Birmingham City Centre, NEC, Solihull and Birmingham International Airport
- Open plan office suites
- Excellent access to the A446 and M42
- Flexible lease terms available
- New licence agreement



LOCATION

The property is located in a courtyard office development off Temple Way, Coleshill. Temple Court is situated in a well established business area which includes a variety of office and industrial properties. Coleshill is well placed approximately 10.5 miles to the east of Birmingham City Centre with good access to the Midlands motorway network including the M6, M6 Toll and M42 motorways. In addition, Coleshill Parkway railway station is in close proximity with regular train services on the Birmingham-Peterborough railway line and the bus interchange provides direct connections to Birmingham City Centre and Birmingham International Airport.

DESCRIPTION

The property comprises a modern two storey self-contained office building within a courtyard of similar styled offices. The accommodation provides two individual offices, one located to the ground floor and one located to the first floor, with carpet floor coverings. LED lighting and gas central heating serving radiators. Car parking is available on a first come, first served basis.

Area	SqFt	SqM
Office 1 - Ground Floor	371	34.47
Office 2 - First Floor	367	34.09
Total Floor Area	738	68.56

TERMS

The office is available by way of an initial 12 month licence.

ASKING RENT

Office 1 (Ground Floor) - £750 per calendar month
Office 2 - (First Floor) - £700 per calendar month

EPC

A full copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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