

Telecom House, Station Road, Coleshill, B46 1HT



TO LET

Detached Office/Workshop Premises with Car Parking

Gross Internal Area: 4,759 ft² (442.12 m²) approx.

Location

The property is predominately situated fronting Station Road, Coleshill an established commercial locality and being ideally situated for access to the national motorway network.

The A446 dual carriageway provides direct access to J4 of the M6, circa 3 miles distant, J9 of the M42 and J1 of the M6 Toll approximately 2 miles distant.

Easy access is therefore also afforded to the M1, M5 and M40 motorways.

The National Exhibition Centre, Birmingham International Airport, Birmingham International Railway Station and Coleshill Railway Station are all within a few minutes' drive.

Description

The property comprises a detached two-story office building with rear warehouse which has been converted to provide additional integral offices with storage to the rear.

Accessed via a welcoming reception area the property provides some cellular office space to the front with welfare facilities.

The remaining former warehouse space provides a large open plan office area and benefits from loading off the side yard.

Rear stores provide valuable storage space.

The first floor is accessed via two separate staircases and provides a spacious open plan area with large partitioned office and additional welfare facilities.

The property presents well and benefits from central heating, LED lighting, Suspended ceiling and UPVC double glazed windows.

Externally the property has ample car parking to the front elevation and an enclosed side yard providing additional car parking, storage or loading.

Accommodation

Stores	500 ft2
Ground Floor Office	3,111 ft2
First Floor Office	1,148 ft2
Total (GIA)	4,759 ft2 (442.12 m2)

Rental / Terms

The property is available to let on a new lease with length to be agreed at £32,000 per annum.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Service Charge

None payable.

Rateable Value

RV: £36,750
Rates Payable: £18,375 per annum approx.

Services

We understand all mains' services including three phase electricity are available on or adjacent to the estate.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

Legal Fees

Each party are responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Use Class

We understand that the property has consent under use class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

