

**AVISON  
YOUNG**

# To Let/ For Sale

Queen Anne House  
131 High Street  
Coleshill  
Birmingham  
B46 3BP

4,228 SQ FT (392.79 SQ M)

18 Car Parking Spaces

08449 02 03 04  
[avisonyoung.co.uk/15251](http://avisonyoung.co.uk/15251)



## Description

Queen Anne House is an attractive three Storey Grade II Listed office building. The listed building benefits from modern extensions to the rear, currently being used exclusively for office accommodation.

## Location

The property is located within the historic town of Coleshill in North Warwickshire. Queen Anne House is located on Coleshill High Street (B4117) in the heart of the town centre. Coleshill is accessed from the M6 and M42 motorway via the Stonebridge Road (A446) and Coventry Road (B4117). Coleshill benefits from excellent public transport links and is close to all major amenities.

## Specification

- CAT II lighting.
- Gas centrally heated.
- Part air-conditioned.

- Fully carpeted.
- Historic internal features.

## Uses

This property is currently used for offices, however subject to planning we believe the property could be suitable for a number of uses.

## Tenure

The property is available on a new Full Repairing & Insuring lease for a term to be agreed, or by way of a freehold purchase.

## Floor Area

Floor Area	Sq Ft (NIA)	Sq M (NIA)
Ground Floor	1,759	163.42
First Floor	1,457	135.36
Second Floor	729	67.73
Total	4228	392.80

## Rent

Per annum -£60,000 (£14.20 per sq ft)

## Business Rates

Per annum- £25,725.17 (£6.08 per sq ft)

## Legal Costs

Each side to bear their own.

## VAT

All figures quoted are exclusive of VAT.

## Viewings

Please contact Avison Young to arrange viewings. For agents details see the below contact information.



For further information or an appointment please contact:

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### Avison Young

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