

TO LET SELF CONTAINED OFFICE

27 ROMAN WAY

Coleshill, Warwickshire, B46 1HQ



Key Highlights

- Excellent location and profile
- 3 miles from M6 J4
- 2 miles from M42 J9
- New FRI lease terms
- 4,114 sq ft (382 sq m)
- 22 parking spaces (1:187 sq ft)
- Perimeter trunking
- Suspended ceiling

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Location

27 Roman Way is situated in a very convenient location in Coleshill, close to the A446.

The proximity of the M42 provides excellent communication links to the greater Birmingham conurbation together with regional and national road links via the M6, M6 Toll, M5 and M1.

Accommodation & Specification

	SIZE (SQ FT)	SIZE (SQ M)
First Floor	2,294	213
Ground Floor	1,820	169
Total	4,114	382

The building comprises a self-contained office property arranged over ground and first floors together with an excellent car parking allocation for 22 cars. The property benefits from:

- Suspended ceilings with inset lighting
- Perimeter trunking
- 22 dedicated car parking spaces (1:187 sq ft)

Lease Terms

The property is available to let as a whole on new full repairing and insuring lease terms to be agreed.

Rent

£70,000 per annum exclusive.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £5.04 per sq ft payable for 2019/20. We recommend that interested parties make their own enquiries to the Local Authority.

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of D (86).

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Contact

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