

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

## MODERN GROUND AND FIRST FLOOR OFFICES TO LET/FOR SALE

3 TEMPLE COURT  
TEMPLE WAY  
COLESHILL  
B46 1HH



IPMS3 - Office Area 180.41sq m/1,942 sq ft

Car Parking

Excellent access to M42, M6 and M6 Toll

**0121 321 3441**

**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 offices comprise a modern two storey self contained building.

The ground floor, accessed via an entrance lobby area offers two open plan offices together with server room and WC. The first floor comprises two offices rooms together with WC and kitchen.

The specification includes carpeting, suspended ceilings, double glazing, and a combination of LED spot and fluorescent tube lighting together with gas central heating.

**FLOOR AREAS**

The offices comprise the following approximate floor areas:-

Ground floor	92.71 sq m / 998 sq ft
First Floor	87.70 sq m / 944 sq ft

**IPMS3 - Office Area 180.41 sq m / 1,942 sq ft**

**Car Parking**

Car parking is available within a courtyard.

**LEASE**

The property is available on a new lease the length of which is to be agreed on negotiation.

**RENT**

£25,250 per annum exclusive.

**FREEHOLD**

A sale of the Freehold may also be considered.

**PURCHASE PRICE**

Offers in the region of £275,000.

**BUSINESS RATES**

Rateable Value £21,250 obtained from the Valuation Office Rating List.

Rates Payable 2019/2020 £10,433.75 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (North Warwickshire) for verification purposes.

**ENERGY PERFORMANCE CERTIFICATE**

Assessment awaited where appropriate.

**MONEY LAUNDERING**

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

**LEGAL COSTS**

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

**VAT**

All figures quoted are exclusive of VAT, which we understand may be applicable.

**VIEWING**

***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***

***Further information contact***

***Steven Hannaford***

***Direct Dial: 0121 362 1534***



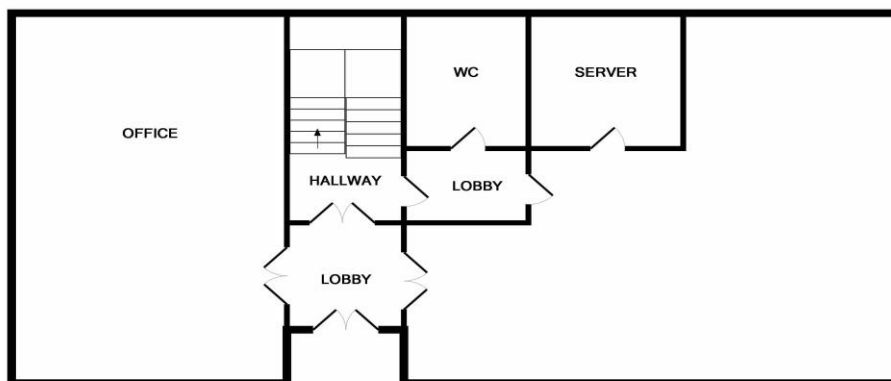
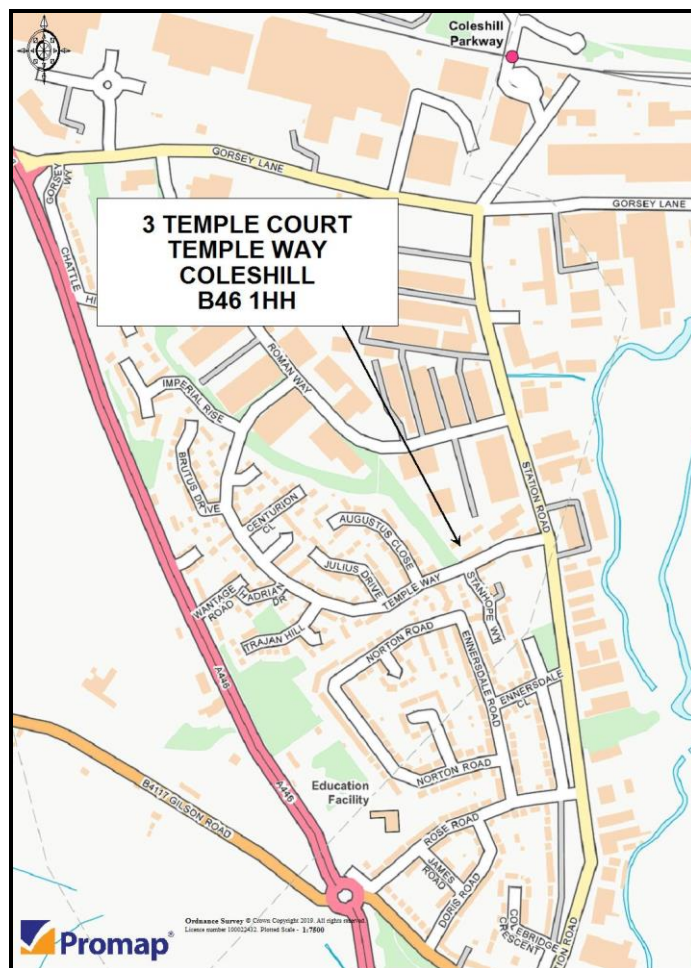
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

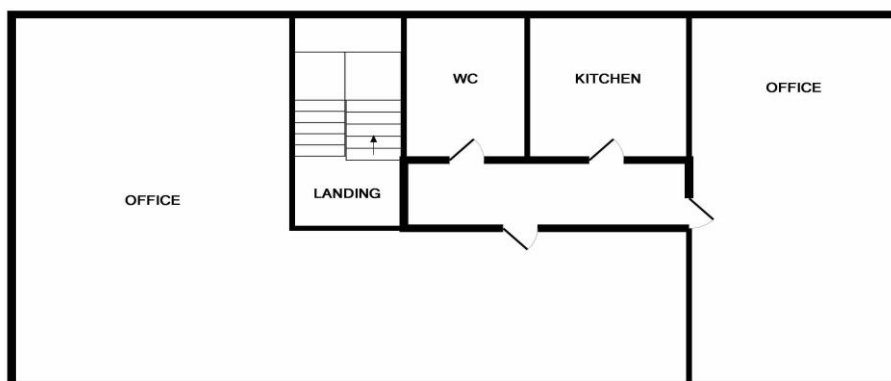
**9225**

**260919**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**