

To Let

Bromwich Court
Coleshill
B46 1JU

3,551 - 7,349 SQ FT (329.9—682.74
SQ M)

08449 02 03 04
avisonyoung.co.uk/13907



Description

Bromwich Court is located to the North of Coleshill Town, in the well-established business area off Gorsey Lane. Access to the motorway network is gained via the A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6. Access to the M6 Toll can also be gained off Junction 9 of the M42. In addition, Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.

Specification

- Suspended ceilings (in part) with Category II Lighting.
- Fully accessible raised floors.
- Kitchenette.
- Alarm / Proximity Tag entry.
- 28 car parking spaces (1:258 Sq Ft)

- 24/7 access.
- CCTV.

Tenure

The property is available on a new Full Repairing & Insuring lease for a term to be agreed.

Floor Area

Second Floor East - NIA 3,798 Sq Ft (352.84 Sq M)

Second Floor West - NIA 3,551 Sq Ft (329.9 Sq M)

Rent

Second Floor East - £12.50 psf (£47,475 p.a.)

Second Floor West - £12.50 psf (£44,388 p.a.)

Service Charge

Second Floor East - £3.26 psf (£12,381 p.a.)

Second Floor West - £3.21 psf (£11,399 p.a.)

Business Rates

Second Floor East - £4.09 psf (£15,534 p.a.)

Second Floor West - £4.09 psf (£14,524 p.a.)

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 further information or an appointment please contact:

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