

COLESHILL HOUSE

COLESHILL, BIRMINGHAM B46 1HT



OFFICE SUITES TO LET

2,706 sq ft & 1,705 sq ft: 4,411 sq ft total



- self contained office suites
- town centre
- air conditioned
- excellent parking
 - onsite and adjacent site

LOXTON DEVELOPMENTS

TYPICAL OFFICE SPACE



access control



intruder alarm

kitchen

air conditioning

window blinds

raised access floor

floor boxes with data cabling

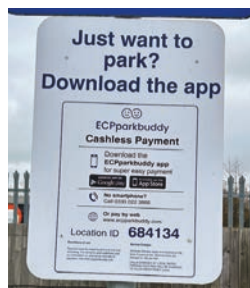
EXCELLENT PARKING

As well as the parking in the Coleshill House car park there are up to 70 spaces in The Harvester right next door which can be rented for £1 per hour, £5 for 12 hours or £60 per month - so ideal if you need lots of parking for meetings or on an ongoing basis.



COLESHILL HOUSE CAR PARK

HARVESTER CAR PARK



LOCATION 684134 The Wheatsheaf, Coleshill

1 hour	£1.00 inc VAT
2 hours	£2.00 inc VAT
3 hours	£3.00 inc VAT
4 hours	£4.00 inc VAT
12 hours	£5.00 inc VAT
1 month	£60.00 inc VAT

MODERN REFURBISHED SPACE

- super accessible
 - just off the A446, M42 & M6
- prominent location
- adjacent to town centre
 - close to all amenities
- excellent parking
- bus stop outside, train station at end of road
 - 10 mins walk
- light airy space with windows all round
- fully refurbished
- super energy efficient - EPC B
- full access raised floors with floor boxes
- new carpets
- air conditioning
- fresh air system
- energy efficient LED lighting
- 24/7 access with fob operated access control
- EV charging points
- monitored 9 camera CCTV with public address system
- automatic entrance doors
- spacious reception
- electricity separately metered for each suite
- generous common areas
- Ladies and Gents on every floor
- kitchen areas
- shower
- cycle racks
- accessible for the disabled
- lift
- compliant with all current health and safety/fire regulations
- FIXED service charge - accurate planning and no risk



WELCOMING RECEPTION
WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

ABL Health	Exactech	Pearson
Active Body Centre	Fairway Training	Post Office
Agiito	Footprint	Power On Connections
Alfa Lavell	Geospatial Insight	Relating Dots
AHV UK	Greenslade Taylor Hunt	Renew Conselling
Arcus Solutions	Goodrich Technologies	Rossano Ferretti
ASC Connections	H3G	Riaz Law
Aspiration Training	Hi-Light Café	RPS
BHM Energy	ICS Cool Energy	Salus
Bickerton Brothers	ICE Creates	Savino Del Bene
Broadstone Pensions	Industrial Recruitment Solutions	Seetec Pluss
Carbrey Group	Inspired Care Services	Sigma Financial
Caretech Community Services	JBA Associates	Slimstock
Cavell Nurses Trust	Julian House	SpaMedica
City Sightseeing	Loop Scorpio	SRD Technology UK
Cleansing Service Group	Mott Macdonald	TIC+
Coactivation	Newcross Healthcare	TME
Colston Media	Network Rail	Version 1 Solutions
Connect Health	NHS Let's Talk	Victim Support
Contingency Network	NHS Property Services	VeloxServ
Coventry Building Society	Nimbus	Vodafone
Cruise.co.uk	Note Machine	White Cross Dental
Cummins	Optima Health	We Buy Any Car
Direct Source Healthcare	Orange	Wowcher
EE	Pacific Solutions	
Eleven Views		

WHAT OUR TENANTS SAY

'Mark,
I have enjoyed working
with you immensely and
as I have said on a
number of occasions,
you are probably the
best landlord that one
could wish for.'

"It was an absolute pleasure being at Coleshill and thank you for being such a gracious landlord. We really felt at home."

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that. I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



to Coleshill
town centre

park &
footpath to
town centre

The Harvester -
ample additional
parking available

COLESHILL HOUSE
& car park

easy access
from A446

VERY WELL LOCATED





COLESHILL HOUSE, 1 STATION ROAD, COLESHILL B46 1HT

TENURE The offices are available by way of new leases on terms to be agreed.

RENTAL Dependent on terms required but based on £16.95 per sq ft.

SERVICE CHARGE There is a FIXED service charge (subject to annual RPI increases) so you can budget accurately and have no risk. This includes all repairs and maintenance, cleaning of common areas,

heating and electricity to common areas, health and safety, security, water rates, lift and fire alarm. Full details on request.

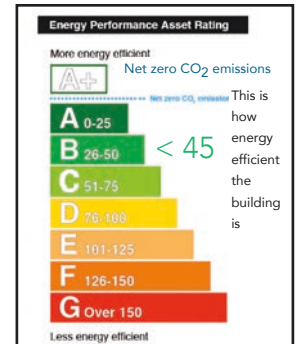
BUSINESS RATES These are payable by the tenant.

VAT is applicable to all rent and service charges.

VIEWING By appointment with Loxton or the letting agent.

SUBJECT TO CONTRACT

ENERGY PERFORMANCE ASSET RATING



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LOXTON DEVELOPMENTS: OFFICE BUILDINGS WITH A PERSONAL TOUCH
BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or KWB or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.