



TO LET

**1,193 sq ft
(110.83 sq m)**

Self-contained office suite

**Unit 9,
Q3 Quattro House,
The Courtyard,
Roman Way,
Coleshill,
B46 1HQ**

- Self-contained first floor office suite
- On site car parking
- Good access to motorway network
- Close to Coleshill Parkway railway station

www.kwboffice.com

0121 233 2330

Property details – Quattro House

Description

The premises comprise of a self contained first floor suite accessed via a communal reception area at ground floor.

The accommodation has the following specification:

- Suspended ceiling with recessed lighting
- Gas fired central heating
- Dedicated kitchen and WC facilities within the suite
- Mixture of open plan and meeting room
- Painted plaster walls and carpet tiles

Accommodation

The building totals circa 1,193 sq ft.

Car Parking

There are 3 car parking spaces allocated with property with the ability to also double park.

Tenure

The premises are available on a new lease directly from the landlord.

Rent

£16,750 per annum, payable quarterly in advance.

Business rates

The property has a rateable value of £13,750 and rates payable of circa £5,940 per annum (2026/27).

Estate/Service Charge

There is an estate charge levied to cover the maintenance for the communal areas. Further details from the agent.

EPC

Copy available from the agents.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

Unless otherwise specified, VAT will be payable on all costs.



Location details

**Unit 9,
Q3 Quattro House,
The Courtyard,
Roman Way,
Coleshill,
B46 1HQ**

The Courtyard is located to the North of Coleshill Town, in the well-established business area off Station Road. 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.

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.



**For further information
and to arrange a viewing,
please contact:**

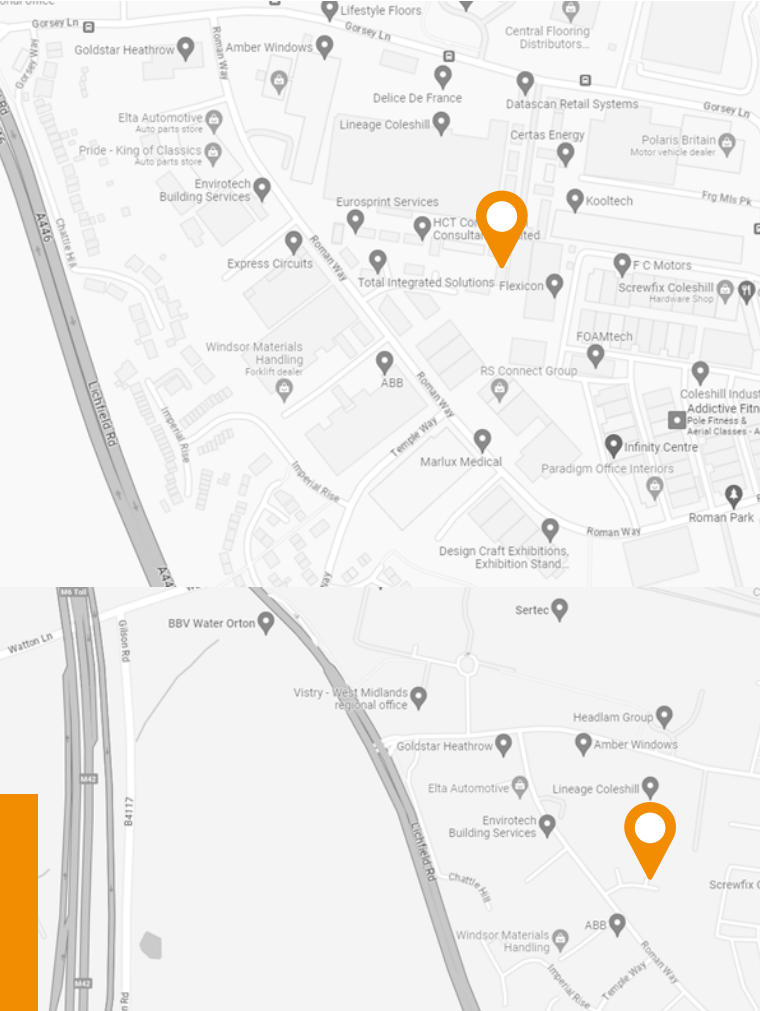
Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com



**KWB Office Agency Ltd, Lancaster House,
67 Newhall Street, Birmingham B3 1NQ**

Business Protection Regulations. Business Protection from Misleading Marketing Regulations 2008— Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract. ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property. iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. v. Subject to contract.