

COLESHILL HOUSE

COLESHILL, BIRMINGHAM

B46 1HT



OFFICES TO LET - c400 sq ft



SIMILAR SPACE

- 400 sq ft
- self contained office suite
- town centre
- air conditioned
- onsite parking
- low cost electricity
- fixed at 17p/unit until Sept 2024
- 'all-in' flexible licence or lease

LOXTON DEVELOPMENTS

TYPICAL OFFICE SPACE



access control



intruder alarm

kitchen

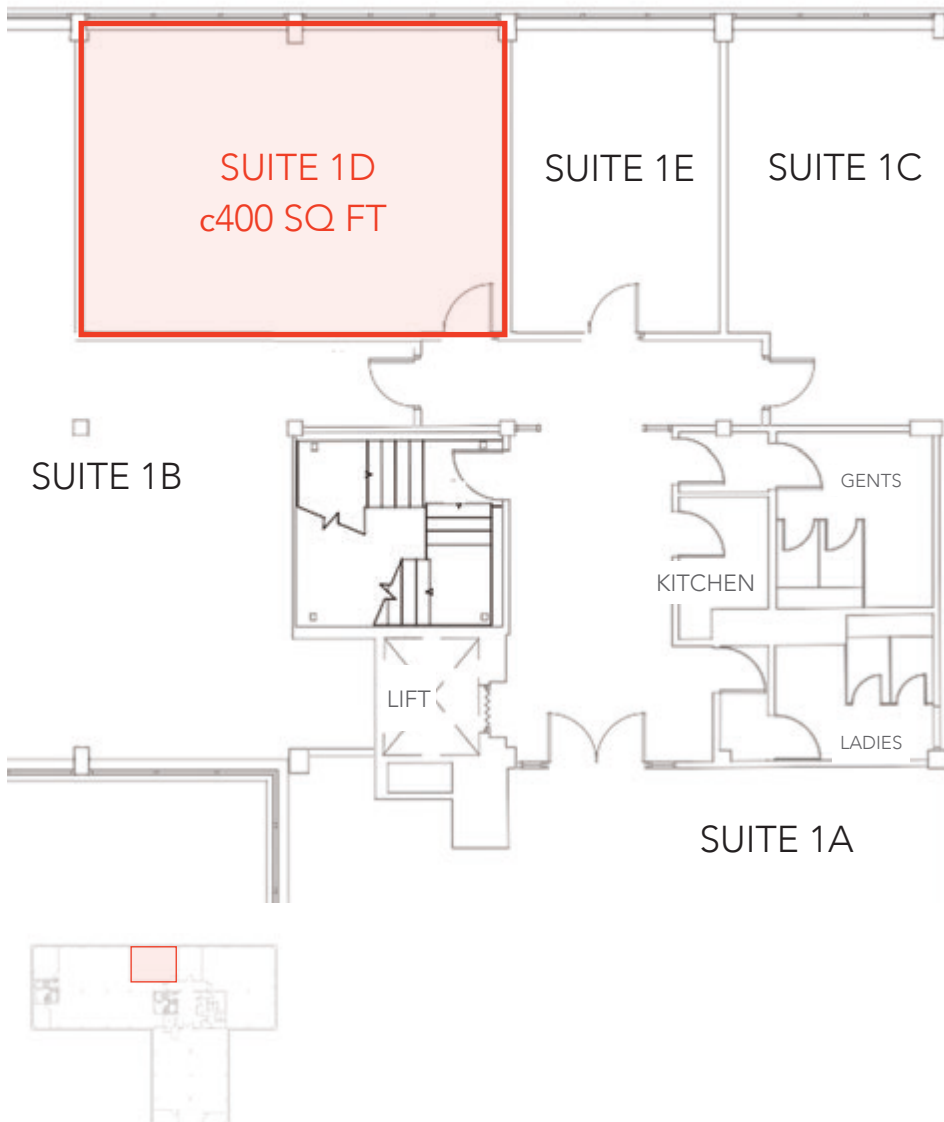
air conditioning

window blinds

raised access floor

floor boxes with data cabling

SPACE AVAILABLE: SUITE 1D



FIRST FLOOR

Suite 1D 400 sq ft

- flexible, modern space
- excellent natural light
- shared kitchen
- onsite parking

MODERN REFURBISHED SPACE

- Prominent location
- Adjacent to town centre
- close to all amenities
- Good 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
- 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
- Monitored 9 camera CCTV with public address system
- Automatic entrance doors
- Prestigious reception
- Electricity separately metered for each suite
- Spacious 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

Active Body Centre

Agiito

Alfa Lavell

Arcus Solutions

ASC Connections

Aspiration Training

Atos

Baqus

Bickerton Brothers

Broadstone Pensions

Carbrey Group

Caretech Community
Services

4 Cavell Nurses Trust

CBRE

City Sightseeing

Cleansing Service Group

Coactivation

Colston Media

Connect Health

Cruise.co.uk

Direct Source Healthcare

Eastgate Mini Market

EE

Exactech

Fairway Training

Footprint

Geospatial Insight

Greenhatch

H3G

Hi-Light Café

ICS Cool Energy

ICE Creates

Inspired Care Services

Loop Scorpio

Mott Macdonald

Newcross Healthcare

Network Rail

NHS Let's Talk

NHS Property Services

Note Machine

Optima Health

Orange

Pacific Solutions

Pearson

Post Office

Relating Dots

Rossano Ferretti

Riaz Law

RPS Environmental

Salus

Savino Del Bene

Seetec Pluss

Slimstock

Southern Football
League

Teens in Crisis

TME

Version 1 Solutions

Victim Support

VeloxServ

Vodafone

White Cross Dental

We Buy Any Car

Wowcher

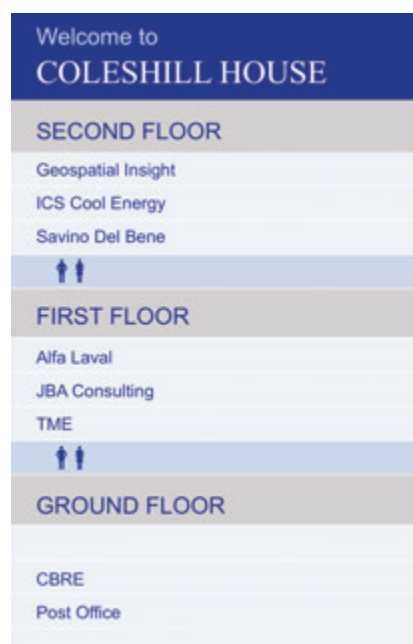
WHAT OUR TENANTS SAY

"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."



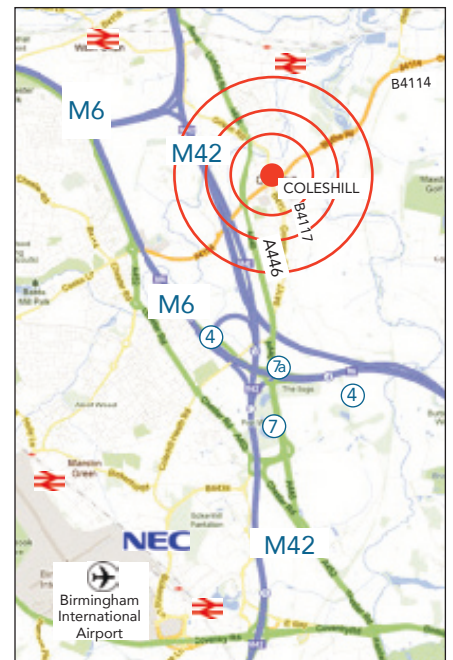


LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





COLESHILL HOUSE, 1 STATION ROAD, COLESHILL B46 1HT

TENURE The office is available by way of a new lease 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.

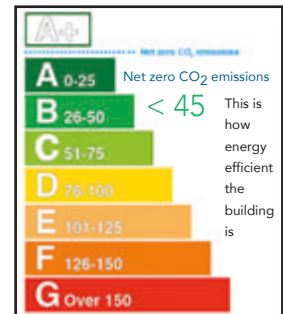
BUSINESS RATES These are payable by the tenant.

VAT is applicable to all rent and service charges.

VIEWING By appointment with Loxton or the letting agents.

SUBJECT TO CONTRACT

ENERGY PERFORMANCE ASSET RATING



LOXTON



DEVELOPMENTS

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