

MULTIPLE OFFICE INVESTMENT SALE



UNIT 1,2 & 4 TEMPLE COURT, TEMPLE WAY, COLESHILL, B46 1HH

For Sale: Offers in the region of £1,250,000

5,768 sq ft (535.86 sq m)

Description

Building 1,2 & 4 Temple Row offer an exciting opportunity to purchase the freehold of three income producing out of town office assets in an excellent location.

Arranged over both ground and first floors, the buildings form part of the wider business park, benefitting from private courtyard parking, air conditioning, LED lighting, W/C's, and a kitchenette. Each building offers an open plan layout that meets the needs of the current occupier. All offices are connected directly to each other via underground cabling.

The tenant, Kennet Equipment Leasing Limited, currently occupies all three units on individual leases commencing 25 December 2024 for a term of 5 years, with an option to break in the third year of the term. The current combined passing rent across all three units is £90,000 per annum, with a WAULT to expiry of 3.5 years and WAULT to break of 1.5 years. The tenant has been in occupation of the units since 2016 and has continually renewed their lease, illustrating their dedication to the park.

Summary

- Office Park With Ample Parking
- Excellent access to the M42 & M6
- Combined Rental Income of £90,000 per annum
- 3.5 Years to Expiry, 1.5 Years to Break
- Kitchenette & W/C's
- Tenant Committed to Site



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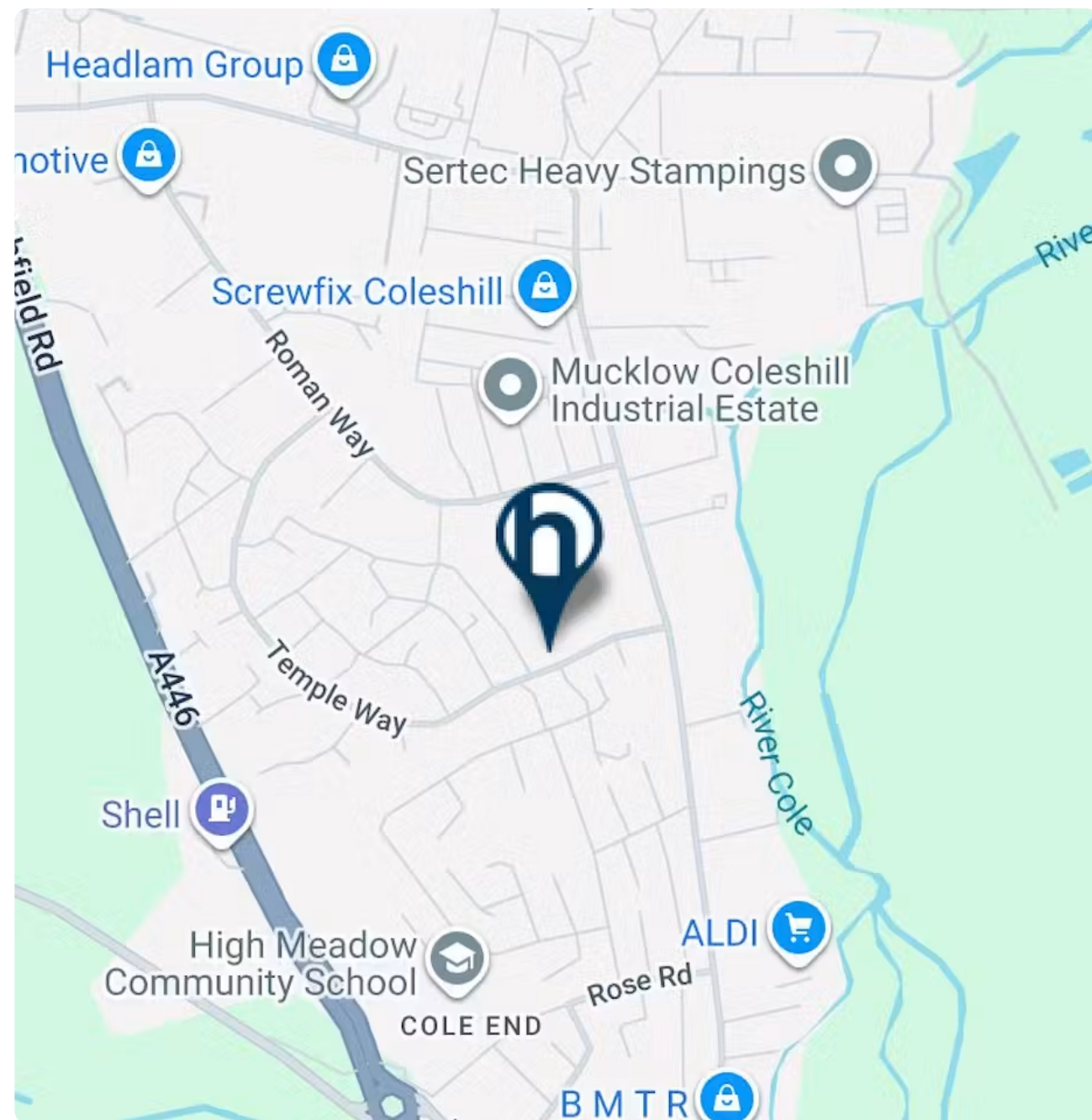
5,768 sq ft (535.86 sq m)

Location

Temple Court occupies a highly convenient and accessible position on Temple Way within Coleshill, a well-established commercial and residential area in North Warwickshire. The property benefits from excellent connectivity, situated just 3 miles from Junction 10 of the M42 motorway, providing direct access to the wider Midlands motorway network, including the M6 (3 miles) and A45 (6 miles).

Coleshill town centre is within close proximity, offering a range of local amenities including shops, cafés, and services, as well as convenient access to public transport links. The location is also well positioned for Birmingham city centre (approximately 13 miles to the west), Birmingham Airport (6 miles), the NEC (5.6 miles), and the major employment hubs of Hams Hall and Birmingham Business Park.

The surrounding area comprises a mix of commercial occupiers, industrial estates, and growing residential developments, contributing to a vibrant and expanding business environment. Temple Court therefore provides an attractive and practical base for office occupiers seeking strong regional connectivity combined with local amenity provision.

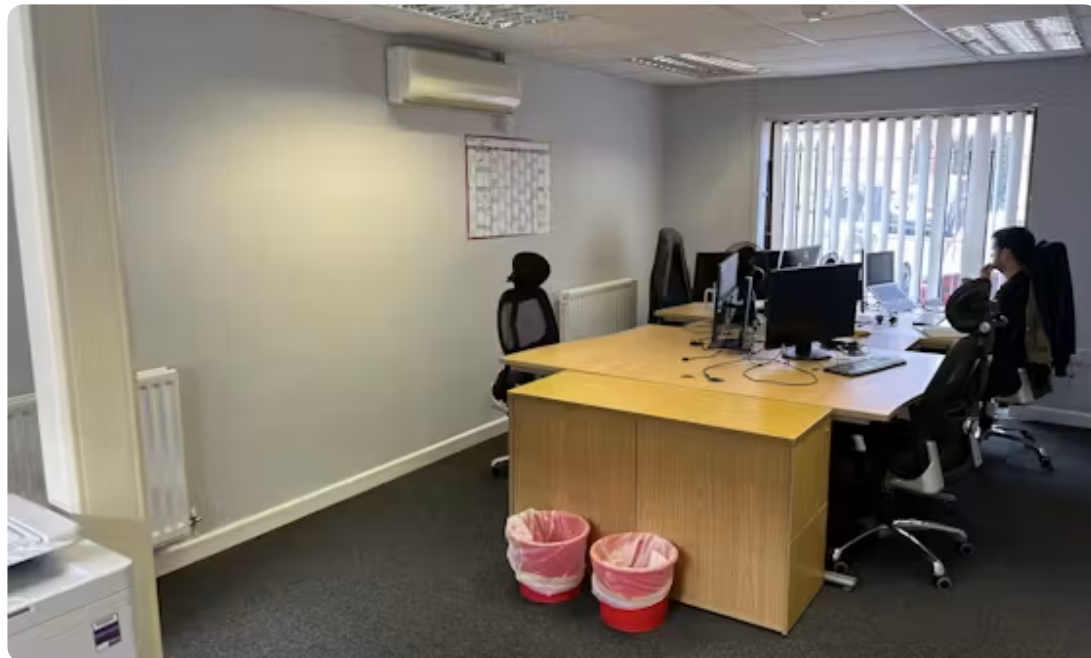
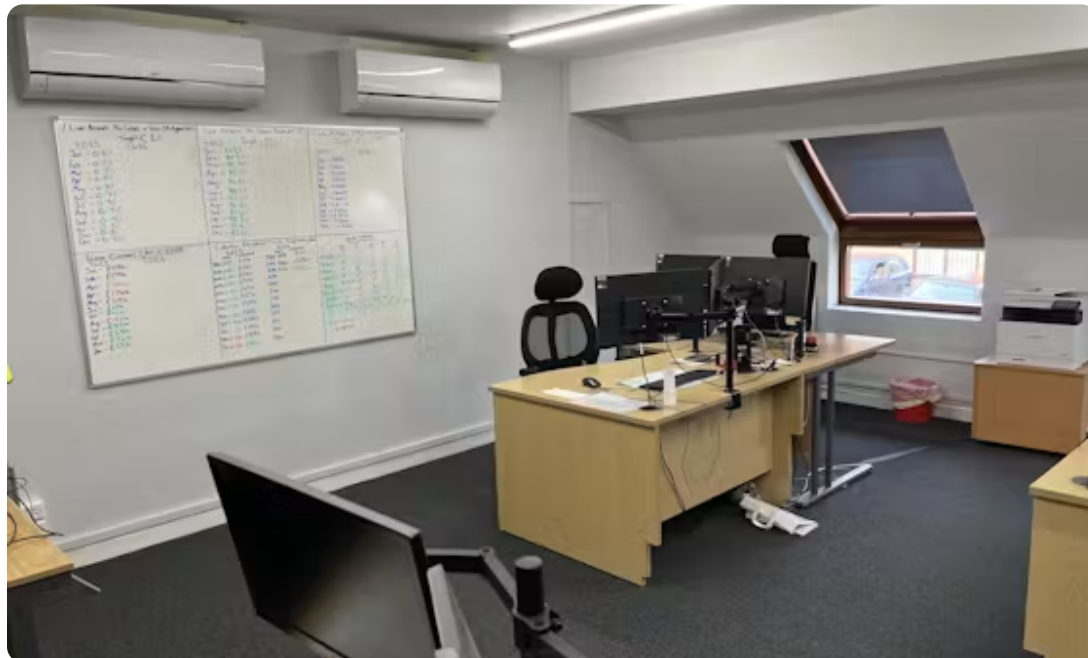
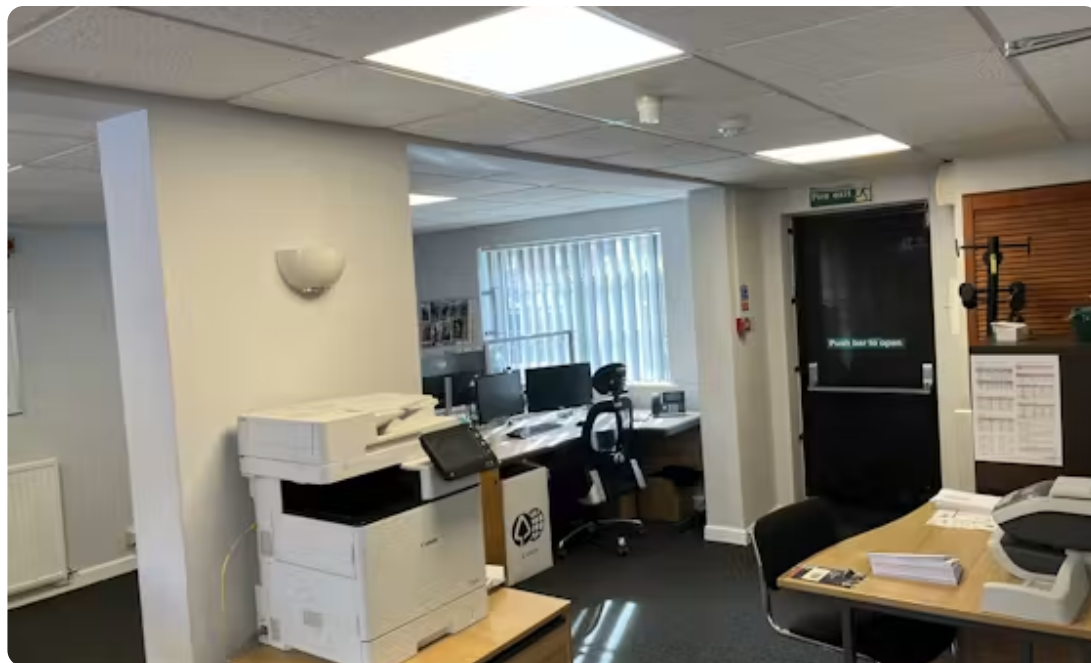


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GALLERY



ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 1	1,631	151.52	£30,000 /annum	Let
Unit - 2	2,160	200.67	£30,000 /annum	Let
Unit - 4	1,977	183.67	£30,000 /annum	Let
Total	5,768	535.86		

TERMS

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EPC

C

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

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