

## Number 1 High Street

### Coleshill B46 1AY



Coleshill's proximity to the Motorway network has made the area popular with logistics providers. Easy access to the M1, M5, M6, M40, M42, M54 and M69 means the town is well-placed for travel throughout the UK. The 27 miles M6 Toll is minutes away, avoiding the busiest section of the M6, from Junction 4 to Junction 11a. Coleshill Parkway railway station directly connects to the UK's cosmopolitan second city Birmingham in less than 15 minutes. There are regular services to Derby, Reading, Cambridge and Stansted Airport. Birmingham International Airport is nearby, and its station offers regular trains to the capital in around an hour. In addition, there are bus services to many outlying towns and villages.

The building has been extensively renovated to blend stylish décor with the building's many original periods features that date back to the early eighteenth century. With its bold and imposing façade, this prestigious address houses ten office suites that radiate off an impressive entrance hall, creating a great working environment for the image-conscious business. Elegant sash windows, some with window seats and shutters, steep the main panelled staircase, and many offices with abundant natural light. The building retains many fine elements, including a former ballroom reflecting the property's varied past from a fine Georgian country house to a Catholic girls' home. In addition, there are modern kitchen and washroom facilities on each floor. The alternative gated entrance provides a landscaped block-paved courtyard with car parking and additional parking.

### transport links

<b>Underground</b>	SUBWAY Solihull
<b>Train Station</b>	Birmingham International Railway Station
<b>Road Link</b>	N/A
<b>Airport</b>	Birmingham Airport

### Leased Spaces

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- **Min Size** : 3 sq ft
- **Max Size** : 4 sq ft
- **Total Size** : 210 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 24 mnths