

For Lease

Office



# All-inclusive Office Space - Stonebridge Golf Club

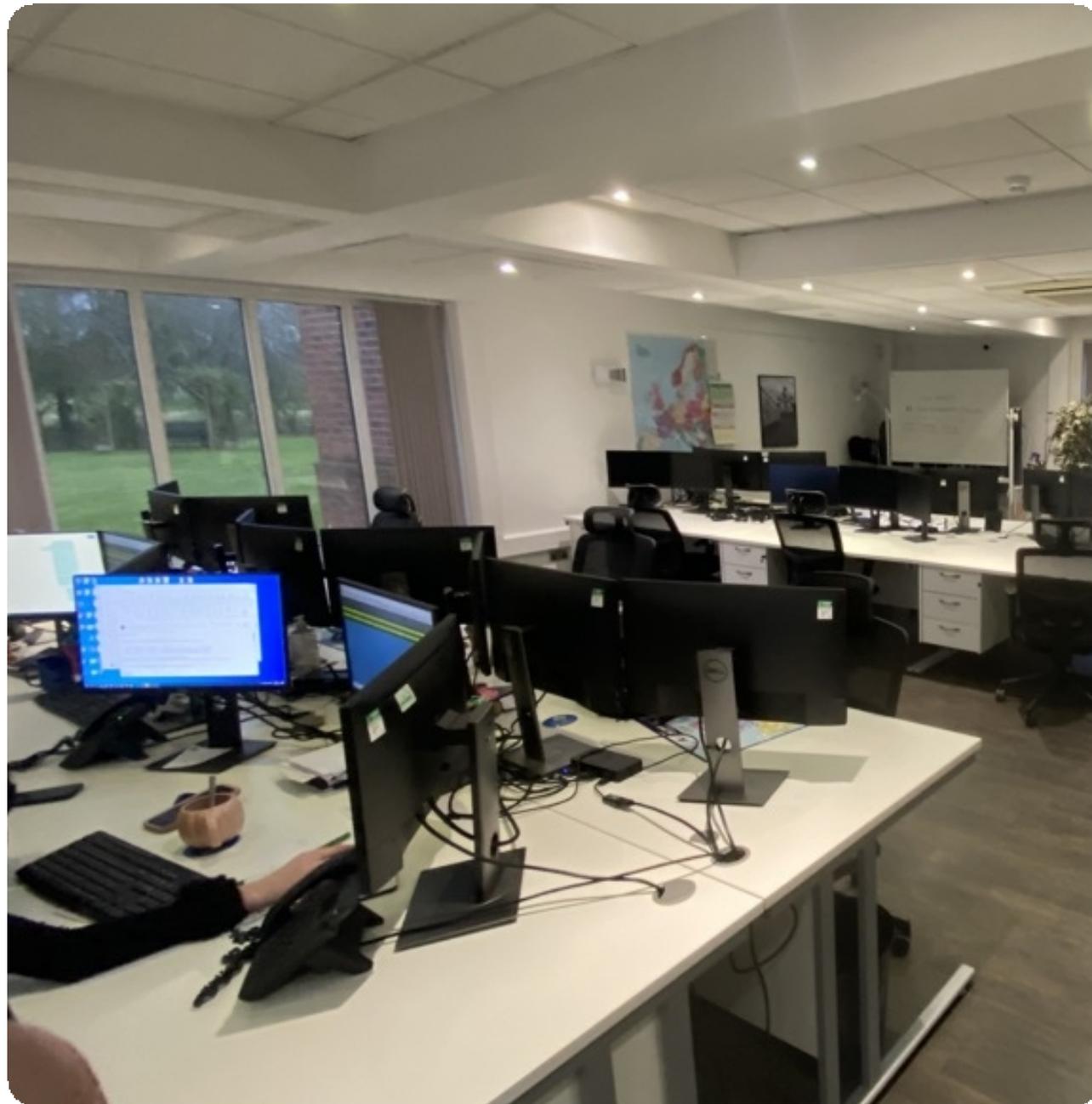
The Bridge Suite, Somers Road, Meriden, Coventry  
CV7 7PL

**BROMWICH**  
**ARDY**  
024 7630 8900  
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📦 2,044 Sq Ft  
💷 £75,000 Per Annum

## Key Features

- Utilities and insurance included within the rent
- Beautiful golf course setting
- 26 parking spaces
- Air conditioning and gas central heating
- Less than 2 miles from the A45
- Well located between Coventry and Birmingham



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## Location

Situated less than 2 miles from the A45 Birmingham Road, Stonebridge Golf Club offers occupiers a peaceful, green setting whilst being very well connected. The club is less than a 10 minute drive from the J6 M42, as well as the NEC and Birmingham Airport. Coventry city centre can be reached in 15 minutes and Birmingham in 25.

## Description

The Bridge Suite comprises good quality office space within the Stonebridge Golf Club complex. The suite is fit-out to an excellent standard, with vinyl flooring, suspended ceiling with LED spotlights, air conditioning and gas central heating. The space benefits from a generous 26 car parking spaces and is set within the picturesque landscape of the golf course. Utilities and insurance are included within the rent. Rates are payable separately.

## Business Rates

Rateable value: £35,650. Rates payable: £17,839.25 per annum.

## Tenure

Available by way of either assignment of the existing lease expiring 5th December 2027, or a new lease on terms to be agreed.

## EPC

D84

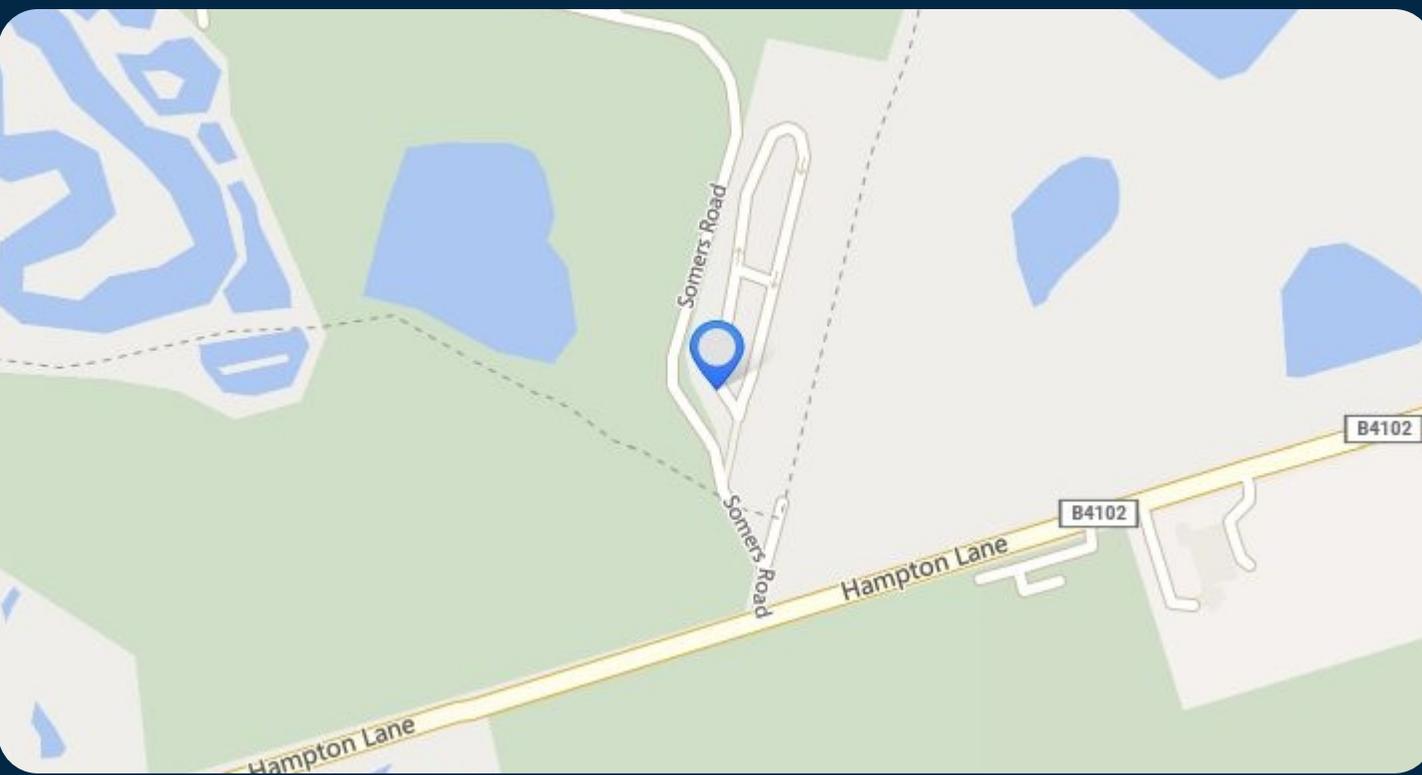


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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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### Service Charge

Included in the rent.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

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