



47/48 CALTHORPE ROAD

Edgbaston, B15 1RP

FOR SALE (MAY LET)

- Prestigious location on the Calthorpe Estate with Prominence onto Calthorpe Road
- Period style premises set over three floors (plus basement)
- 7,755 sq ft (plus 370 sq ft useable basement)
- Dedicated on-site car parking
- Part Let and rental producing



Description

The accommodation comprises of two interconnected buildings in a landscaped setting. 47 Calthorpe Road is a period style building holding a prominent position on Calthorpe Road, with a number of character features and accommodation over ground, first and second floors and a useable basement. 48 Calthorpe Road is a more modern red brick building to the rear and connected to No. 47, forming part of the Quadrant Court scheme. Accommodation over ground first and second floors is mainly open plan at each level with WC facilities on each level.

There are 18 car parking spaces with 47/48, the majority of which are located within the Quadrant Court car park to the rear, with access from Greenfield Crescent via a dedicated barrier controlled entrance.

Location

This attractive, period office building is located on Calthorpe Road in the prestigious Calthorpe Estate, Edgbaston. The building offers easy access by road and rail; Five Ways Station is just a few minutes walk and there are regular bus services to the city centre. The A4540 ring road provides access around Birmingham city centre and surrounding locations as well as links to the A38 providing access north to the M6 junction 6 and wider road networks. Hagley Road (A456) connects with the M5 junctions 2 and 3 to the west.

Amenities

The immediate location provides a host of amenities including numerous independent leisure and retail facilities, Birmingham's Botanical Gardens, Simpsons restaurant, Edgbaston Deli and the new Morrisons supermarket at Five Ways. Broadway Plaza is just a few minutes walk and offers various restaurants and bars along with a cinema and bowling centre.

Broad Street (A456), which is home to Brindleyplace, the ICC/Symphony Hall, Repertory Theatre, new Library of Birmingham and Sea Life Centre, also offers a number of high profile hotels, restaurants, pubs and other leisure venues.

Tenure & Disposal

The building is available for sale on a long leasehold basis. Price and further details upon application.

The 1st floor of No. 48 and part of the 1st floor of No. 47 are interconnected and currently occupied under a lease to Vear (Fiveways) Ltd t/a Michael Heaven Accountants. Details on application.

Energy Performance Certificate (EPC)

An EPC is available upon request. The building has an energy rating of D (82).

Service Charge & Business Rates

Details upon application.

Further Information And Viewing:



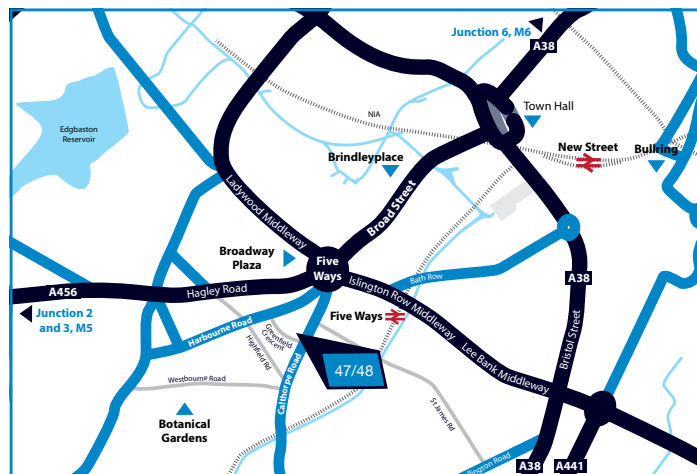
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Legal Costs

Each party will be responsible for their own costs.

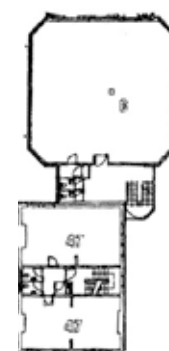
VAT

We are advised the building is currently elected for VAT which will therefore be payable at the prevailing rate

Accommodation

Accommodation comprises the following approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (6th Ed):

Calthorpe Road	SQ FT	SQ M
47	3,156 sq ft (incl. 370 sq ft useable basement)	293 sq m
48	4,969 sq ft	462 sq m
Total	8,125 sq ft (incl. basement)	755 sq m



Typical Floor Plan
(First Floor)

Subject to contract

For identification purposes only

Misrepresentation Act

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