



44/45 CALTHORPE ROAD

Edgbaston, Birmingham B15 1TH

FOR SALE (MAY LET)

- Two adjoining self contained office buildings, **3,046 sq ft** (282.98 sq m) and **3,135 sq ft** (291.28 sq m)
- Attractive period front facades
- Available separately or together
- 6 parking spaces with each building
- In the heart of the 'Edgbaston Village' enhancement area



Description

44 and 45 are almost identical 3 storey offices buildings retaining many of their original features, including old cornices remaining in some of the ground floor offices. 44 also benefits from a return frontage to Greenfield Crescent. The buildings form part of the Quadrant Court scheme with landscaping and car parking to the front and rear. The rear car park is accessed via a barrier from Greenfield Crescent.

Accommodation

The buildings have most recently been occupied as one premises but can easily be returned the original two separate self contained buildings. Each building has WC facilities and it's own gas fired central heating boilers situated in the basement. There is carpet throughout, electric wall sockets and suspended ceilings with pendent lighting. Each building has the benefit of 6 car parking spaces (2 to the front and 4 to the rear).

44 3,135 sq ft (291.28 sq m), plus basement 360 sq ft (33.45 sq m)

45 3,046 sq ft (282.98 sq m), plus basement 375 sq ft (34.82 sq m)

Total 6,181 sq ft (574.26 sq m)



Location

Located at the very heart of Edgbaston's vibrant commercial district on the prestigious Calthorpe Estate with the desirable residential area close by.

Edgbaston is home to some of the UK's leading businesses, including a regional HQ for HSBC and the HQ for Medical Research business 'The Binding Site', both located on Calthorpe Rd a few hundred yards from the premises. Other nearby occupiers include The Big Lottery and RoSPA. The main Birmingham University campus is also situated close by.

Accessibility

Accessibility is one of Edgbaston's main attractions.

Rail: It is served by Five ways Station, just a few minutes' walk from the premises. This station provides direct links into Birmingham's New Street Station and takes in many of the regions key residential districts via the important Cross City Line.

Road: Access is also very good both from the City Centre and out to the motorway network via the A456 Hagley Road. Many of the City's bus routes serve Edgbaston from across the City.

Amenities

Edgbaston provides a wide range of amenities both for local businesses and residents, including:

- The Michelin starred Simpsons restaurant
- Nørjske, Scandinavian Bar & Deli
- The Edgbaston Boutique Hotel & Bar
- The Highfield Wine Bar
- Children's Nurseries
- The Birmingham Botanical Gardens
- Edgbaston Golf Club
- Edgbaston Priory Squash & Tennis Club
- Morrisons and Tesco supermarkets
- Costa Coffee
- Private hospitals
- Schools, including Edgbaston High and King Edwards
- Edgbaston cricket ground and conference centre
- Brindleyplace, with its numerous restaurants and bars

In addition Calthorpe Estates have long term plans to create an 'Edgbaston Village' centred around Greenfield Crescent.

Tenure & Disposal

The building is available for sale on a long leasehold basis, although our client may consider a letting. Price and further details upon application.

Energy Performance Certificate (EPC)

The buildings have an EPC of C (73). Full report and copy of certificate available upon request.

Service Charge & Business Rates

Estate service charge details upon application. 44 and 45 are currently assessed as one preises with a current RV of £78,000.

Any occupier should satisfy themselves of the accuracy of these figures and rates payable direct with the Local Authority.

Legal Costs

Each party will be responsible for their own costs.

VAT

We are advised that the property is elected for VAT.



Further Information and Viewing:



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