



49 Calthorpe Road

Edgbaston, Birmingham B15 1TH

FOR SALE (MAY LET)

- Refurbished four storey office building
- Total approx. net internal floor area **19,881 sq ft** (1,847 sq m)
- Secure on-site car parking spaces
- In the heart of the planned 'Edgbaston Village' enhancement area
- Close to excellent amenities



Description

No.49 Calthorpe Road is the largest building located at the centre of the Quadrant Court scheme on Calthorpe Road Edgbaston.

The building is of red brick construction, set amongst landscaped grounds with secure gated basement parking.

Accommodation

The accommodation is set over ground and three upper floors accessed from a ground floor reception. Two passenger lifts & main stairs access all upper floors with stair access down to the basement parking. Male and female WC facilities. The building has an approximate net internal area of 19,881 sq ft (1,847 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 in Edgbaston.

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.

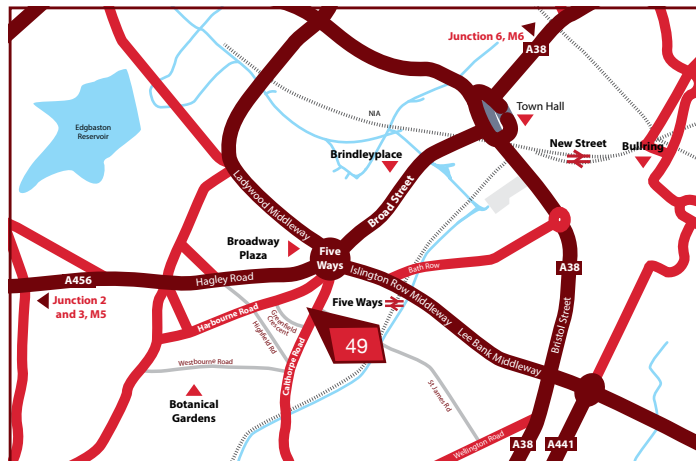
Parking: 40 allocated on-site car parking spaces available within the basement of the building and some in the Quadrant Court car park to the rear. Access is from Greenfield Crescent via a dedicated barrier controlled entrance. Also free on-road parking near by for convenient access by visitors.

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 High Field Wine Bar
- Children's Nurseries
- The Birmingham Botanical Gardens
- Edgbaston Golf Club
- Edgbaston Priory Squash & Tennis Club
- Morrisons and Tesco supermarkets
- Costa Coffee coming soon
- 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)

An EPC is available on request. The building has an energy rating of C (66).

Service Charge & Business Rates

Details upon application.

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:



John Griffiths

E john.griffiths@gbrpb.com



Philippa Pickavance

E pp@philippapickavance.co.uk



Misrepresentation Act

Important notice: GBR Phoenix Beard and Philippa Pickavance Real Estate for themselves and for the vendors or lessors of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property to prospective purchasers or tenants (as applicable), who are solely responsible for making their own investigations and seeking independent advice, including the costs of doing so, and forming their own view as to the condition of the property, its fitness for their requirements and the accuracy and completeness of the statements herein. These particulars do not constitute any recommendation or offer to enter into any contract regarding this property. GBR Phoenix Beard and Philippa Pickavance Real Estate do not guarantee the accuracy or completeness of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact or representations. Rents quoted in these particulars may be subject to VAT in addition. Neither GBR Phoenix Beard and Philippa Pickavance Real Estate nor the vendors or lessors of this property accepts any liability or responsibility (whether in negligence or otherwise) for any loss arising from using or relying on these particulars. Any reference herein to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is capable of fulfilling its intended function. Neither GBR Phoenix Beard and Philippa Pickavance Real Estate nor any of their partners, employees or agents has any authority to make, and does not make, any representation or warranty, or to enter into any contract, in relation to the property. September 2014. Designed by Barques www.barques.co.uk