

# 3 VICARAGE ROAD

TWO STOREY SELF CONTAINED  
GRADE II LISTED OFFICE BUILDING



3 VICARAGE RD,  
EDGBASTON,  
BIRMINGHAM B15 3ES

**2,065 sq ft (192 sq m)**

plus parking

 **Philippa  
Pickavance**  
REAL ESTATE  
**0121 454 4676**  
[www.philippapickavance.co.uk](http://www.philippapickavance.co.uk)

**JEMMETT MANLEY**  
& ASSOCIATES LTD  
CHARTERED SURVEYORS  
**07889 787487**

# TO LET

## GRADE II LISTED OFFICES

### EDGBASTON



### Location

The premises has direct access from Vicarage Road in the thriving area of the Edgbaston commercial district on the Calthorpe Estate in one of the UK's largest conservation areas. It is within a few minutes of the heart of the newly launched 'Edgbaston Village' area where a mix of uses are now found, including restaurants, bars, cafés, gym and hotels. Edgbaston is also one of the prime residential areas of Birmingham and close to the QE Hospital.

### Local Amenities

Within close walking distance are the restaurant offerings on Highfield Rd including;

- The Physician
- 'The Edgbaston', newly opened hotel and bar
- The Highfield
- Simpsons Michelin starred restaurant

Other amenities close by include;

- The Marriott and Park Regis Hotels
- Morrisons supermarket
- Crèche/nursery facilities
- Five ways leisure facilities including cinemas, bars and restaurants
- Edgbaston Golf Club
- Priory Tennis Club
- Broad Street and Brindleyplace
- Birmingham Botanical Garden

### Description

The building is a Grade II listed two storey stucco fronted villa, now used as an office building, which we believe was built in around 1830. It has an attractive full width verandah to the ground floor front elevation. A single storey flat roofed extension was added at a later date to a side elevation.

Internally the building provides a mix of open plan and individual offices, having mainly carpeted floors and painted plastered walls, with a mix of lighting styles, including feature chandeliers in some areas and gas fired central heating throughout. Male and Female WC facilities are located on the ground floor, with further facilities off a half landing on the stairs that give access to the first floor.

Further stairs lead down from the inner hallway to a small basement.

3 allocated car parking spaces are located to the rear of the premises, which have been used to accommodate 6 cars by previous occupiers.

### Tenure

The building is available on a new lease, at terms to be agreed. Full details of terms available upon request and subject to contract.

Subject to contract

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### Accommodation

We have measured the premises in accordance with the RICS code of measuring practice 6th edition and confirm the following approximate net internal floor areas;

	Sq Ft	(Sq m)
Ground Floor	1,327	(123.19)
First Floor	739	(68.65)
<b>Total</b>	<b>2,065</b>	<b>(191.84)</b>

### Energy Performance Certificate (EPC)

We are currently awaiting the EPC rating.

### Estate Service Charge & Rateable Value

An estate service charge is levied to cover cost of maintenance of shared driveway and landscaping. Details on request.

The Rateable value as from April 2017 is £15,250. Any incoming occupier should make their own enquiries with the local authority to confirm this figure and the rates payable.

### Legal Costs

Each side will be responsible for their own legal costs.

### VAT

VAT will be paid on rent and service charge at the prevailing rate.

### Viewing and Further Information

By appointment with the sole agent;

**Philippa Pickavance** - 0121 454 4676

pp@philippapickavance.co.uk

**Tony Jemmett** - 07889 787487

tony@jemmettmanley.co.uk



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