

# 15 HIGHFIELD ROAD

## THREE STOREY OFFICE BUILDING

## TO LET



15 HIGHFIELD RD,  
EDGBASTON,  
BIRMINGHAM B15 3DU

**2,412 sq ft (224.07 sq m)**

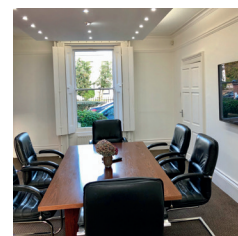
plus parking

 **Philippa  
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REAL ESTATE

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# TO LET OFFICES IN EDGBASTON VILLAGE



## Location

The premises has direct access from Highfield 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 the heart of '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 hotel and bar
- The Highfield
- Simpsons Michelin starred restaurant

Other amenities close by include;

- The Marriott and Park Regis Hotels
- Boston Tea Party
- 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

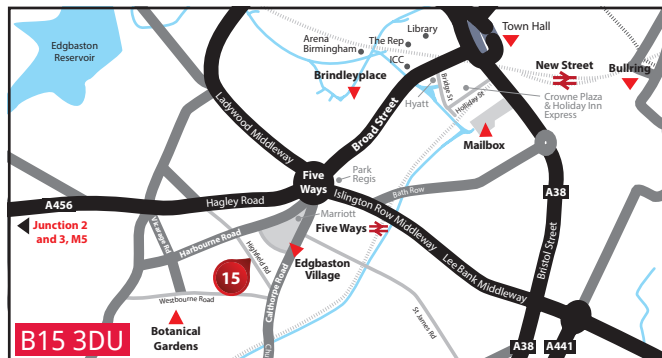
The building is a 3 storey semi detached, white stucco fronted office building, which we believe was built in the 1800's. It has attractive period features inside and out with a tiled pitched roof and the benefit of a rear garden. There is parking to the front drive, off which a garage is also located within the ground floor of the 2 storey coach house which adjoins and is part linked internally at first floor with the main office building.

Internally the building provides a mix of open plan, but mainly individual offices accessed from a central hall and staircase and corridors on the ground and first floor. The stairs lead up to the second floor which is now a fully open plan office. The offices are mainly carpeted, but some areas including the WCs on ground and first floors, the kitchen on the first floor and some hallways have a tiled floor. Walls are generally plastered painted or papered and there is a mix of lighting styles throughout. Heating is via gas fired radiators, with a boiler located in the basement. Electrical wall sockets provide power. There is an external fire escape staircase to the rear of the premises.

The 4 allocated car parking spaces are located to the front of the premises off the driveway, although further spaces maybe acquired on contract in the rear shared estate car park from the landlord, subject to availability and separate negotiation.

## Tenure

The building is available by way of an assignment of the existing lease, which expires on 17th November 2021. Alternatively a new lease, at terms to be agreed with the landlord may be possible. Full details of terms available upon request and subject to contract.



## 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	829	(76.98)
First Floor	1,075	(99.84)
Second Floor	508	(47.25)
<b>Total</b>	<b>2,412</b>	<b>(224.07)</b>
In addition there is:		
Basement	249.50	(23.18)
Garage	203	(18.85)

## 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 Calthorpe Estate CCTV. Details on request.

The Rateable value as from April 2017 is £20,750. 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**

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Subject to contract

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