



# 37

**Calthorpe Road**

Edgbaston, Birmingham B15 1TS

## TO LET

Self contained office accommodation

**270.8 sq m (2,915 sq ft)**

**with 13 on-site car parking spaces**



**CALTHORPE  
ESTATES**

## The property

37 Calthorpe Road is a self-contained period office, with accommodation at ground and first floor levels.

Internally the building comprises a mix of cellular room within the original building fronting Calthorpe Road. To the rear of the premises is a new build two storey extension linked into the original building via an adjoining core providing WC and kitchen facilities. The rear extension provides efficient open-plan accommodation with perimeter trunking and suspended ceilings with inset lighting.

## The location

It is situated in a prominent position in the heart of Edgbaston's commercial district and within Edgbaston Village, a vibrant leisure and lifestyle location.

The Village offers a range of interesting retail, award-winning food and beverage plus leisure operators, all within an attractive leafy setting and many character buildings. To find out more visit: [www.edgbastonvillage.co.uk](http://www.edgbastonvillage.co.uk)

Five Ways railway station is just 10 minutes walk away providing a 4 minute cross city service to Birmingham New Street. In addition, it will be a short walk to Metro terminal (opening 2021), connecting to the city centre, followed by the SPRINT service connecting to Quinton. The property is well serviced with local amenities and is a 18 minute walk to the city centre. It is outside the Clean Air Zone. High speed broadband is available in the area.

MISREPRESENTATION ACT 1967 These particulars do not constitute or form any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Calthorpe Estates or its agents/officers. None of the statements contained in these particulars is to be relied upon as a statement of representation of fact, and prospective purchasers/lessees must verify all statements by their own searches, enquiries and inspections. Neither Calthorpe Estates nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars. June 2019.

## Space

270.8 sq m (2,915 sq ft)

## Car parking

13 on-site car parking spaces; 2 to the front and 11 rear of the property.

## EPC

Rating - to be confirmed.

## Tenure

The accommodation is available by way of a new full repairing and insuring lease.

## Rent

Upon application.

## Rates

The in-going tenant will be responsible for the payment of Local Authority Rates.

## Estate charges

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area and a communal service charge for the property.

## Legal costs

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## Viewings

**Matt Long** - [mlong@calthorpe.co.uk](mailto:mlong@calthorpe.co.uk)

**Natasha Walkden** - [nwalkden@calthorpe.co.uk](mailto:nwalkden@calthorpe.co.uk)

**0121 248 7676**

