



5

Highfield Road
Edgbaston, Birmingham B15 3ED

TO LET



Grade A office accommodation
313.12 sq m (3,370 sq ft)
with **9 on-site car parking spaces**


CALTHORPE
ESTATES

The property

5 Highfield Road is a self-contained Grade A office, with accommodation at ground, first and second floor levels. It has lift access to all floors.

Internally the building comprises efficient open-plan office accommodation, with contemporary interior finishes and comfort cooling on the second floor. Male, female and disabled toilet facilities are provided, together with a kitchenette located on the ground and second floor levels.

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

Five Ways railway station is just 15 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 15 minute walk to the city centre. It is outside the Clean Air Zone. High speed broadband is available in the area.

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Space

313.12 sq m (3,370 sq ft)

Car parking

9 on-site car parking, with 7 spaces to the rear and 2 at the front of the property.

EPC

Rating - B.

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.

Legal costs

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

Viewings

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