



9-10

**Frederick Road**

Edgbaston, Birmingham B15 1JD

**TO LET**

Flexible office accommodation  
**Up to 1058 sq m (11,391 sq ft)**  
**with excellent on-site car parking**

  
CALTHORPE  
ESTATES

## The property

9-10 Frederick Road is a self-contained office, with accommodation at ground, second and third floor levels.

The building provides highly efficient open-plan office accommodation.

## The location

It is situated within Edgbaston's commercial district and is within walking distance of Islington Row and Edgbaston Village, a vibrant leisure and lifestyle location.

The Village offers a range of interesting retail, 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 4 minutes walk away providing a 3 minute cross city service to Birmingham New Street. In addition, it will be a short walk to Metro/SPRINT terminals (opening 2021) connecting to the city centre and Quinton. The property is well serviced with local amenities and is a 10-15 minute walk to the city centre.

## Car parking

On-site car parking available.

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## Space

Offices suites available from 331 sq m (3,562 sq ft) up to 1058 sq m (11,391 sq ft).

## EPC

Rating - D.

## Tenure

The accommodation is available by way of a new internal 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

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