



41-42

George Road
Edgbaston, Birmingham B15 1PL

TO LET

Self contained office accommodation
353.6 sq m (3,806 sq ft)
with **12 on-site car parking spaces**



CALTHORPE
ESTATES

The property

41-42 George Road is a self-contained period office, with accommodation at ground, first and second floor levels. It is suitable for office or D1 medical use (subject to consent).

Internally, the property comprises cellular office accommodation, with W/C and kitchenette facilities.

The location

The property is situated in a prominent position in the heart of Edgbaston's commercial district and on the edge of 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 a few minutes walk away providing a 4 minute cross city service to Birmingham New Street. In addition, it is a 15 minutes walk to the Edgbaston Village 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.

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Space

353.6 sq m (3,806 sq ft)

Car parking

On-site car parking spaces; 2 available to the front of the property and 10 to the rear.

EPC

Rating - E (102)

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

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