



EV  
Edgbaston Village  
A CALTHORPE COMMUNITY

43A

Calthorpe Road  
Edgbaston, Birmingham B15 1TS

TO LET



New A1/A3 retail unit  
**approx. 557 sq m (6,000 sq ft)\***

  
CALTHORPE  
ESTATES

# 43A New A1/A3 retail unit

43A Calthorpe Road is situated in a high profile mixed-use location, in Edgbaston less than a mile from Birmingham city centre.

The stunning and landmark retail unit sits in premier leisure and lifestyle location, within a leafy conservation area within the heart of Edgbaston Village.

Customer car parking is available to the rear of the property, in addition to public pay and display car park and on-street parking nearby. Calthorpe Road connects with Highfield Road dining area and Edgbaston Village via a network of paths, public realm space and car parking space.



Artist's impression of 43A from Greenfield Crescent



Artist's impression of 43A from Calthorpe Road



Artist's impression overlooking Greenfield Crescent

# Size of unit

	sq m	sq ft
43A ground and first floor	557	6000

\* Sizes based on gross internal area. Area excludes basement and ancillary office space on 2nd floor

# Internal visuals



# Specification

- Open plan retail space
- Mixture of period and contemporary space



# Edgbaston statistics



**19,457**  
people living in



**7,752**  
households



**4,810**  
people aged 25 - 44  
(25% of the population)



**£892,200**  
average detached  
property price



**£48,963**  
mean household income.  
6% £100k+



**68%**  
spend more on eating out and  
clothes than average



**79.5%**  
well educated and  
professionals



**c. 3,000,000**  
sq ft of office space

Calthorpe Estates, Market Research Study

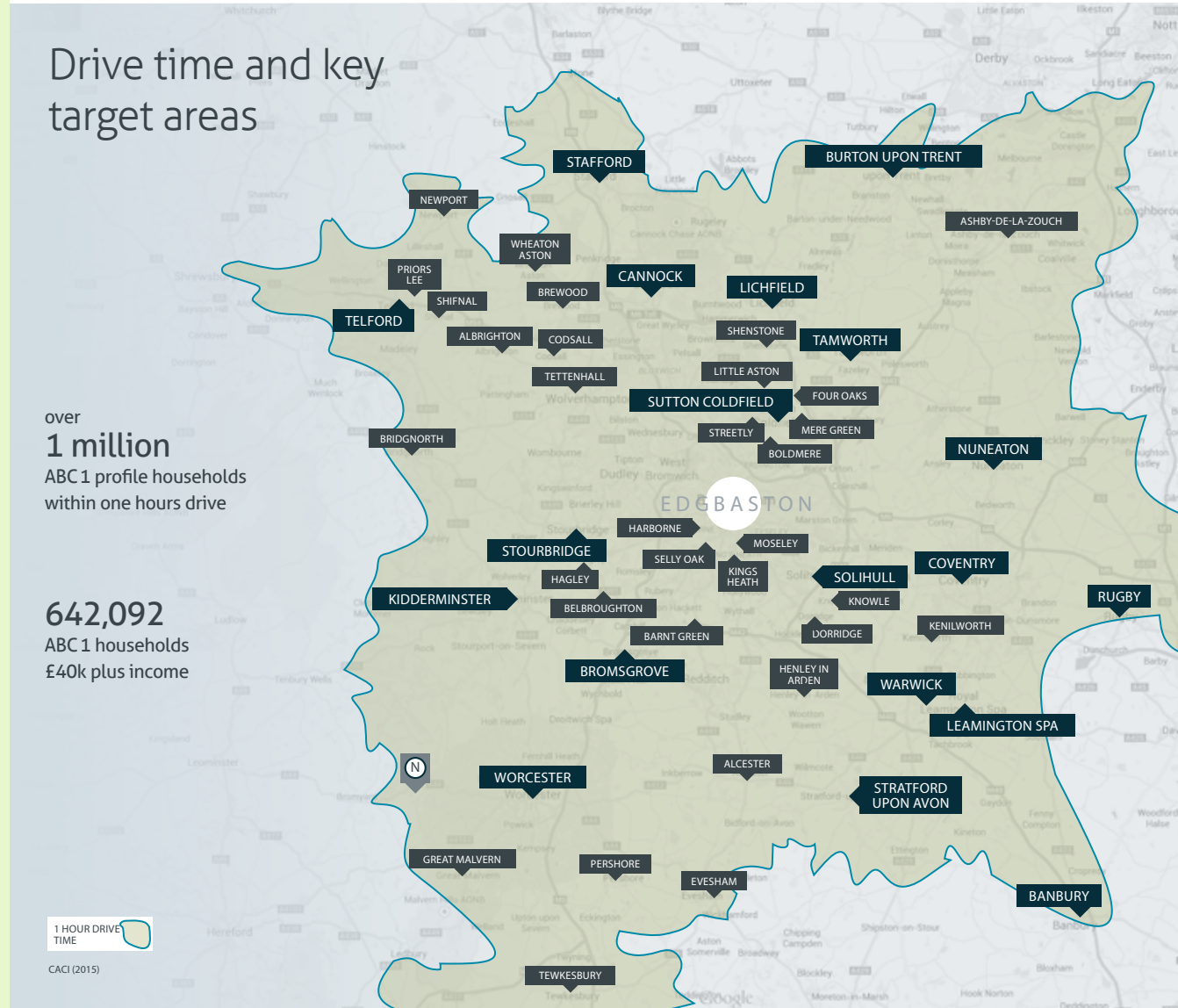
## Drive time and key target areas

over  
**1 million**  
ABC 1 profile households  
within one hours drive

**642,092**  
ABC 1 households  
£40k plus income



CACI (2015)



# Edgbaston

The Calthorpe Estate within Edgbaston is an affluent and leafy suburb of Birmingham, it boasts over 1 million trees and is located just a mile from the city centre.

The area is renowned for its range of elegant homes and world-class educational establishments including King Edward's School, University of Birmingham and Birmingham City University.

It is also home to leading medical facilities and internationally-recognised sports and leisure venues such as Edgbaston Stadium, Edgbaston Priory Club, Edgbaston Golf Club, the Birmingham Botanical Gardens, mac (Midlands Arts Centre) and Michelin-starred Simpsons restaurant, plus a range of award-winning dining establishments, bars and cafés.

Edgbaston boasts over 3 million square feet of office space and is home to HSBC, Lloyds, Department of Work & Pensions, Zurich Insurance, The Binding Site, Scrivens, Big Lottery Fund and the Health & Safety Executive to name but a few.



# Edgbaston Village

As a destination of choice, Edgbaston Village has developed over recent years into a vibrant lifestyle location.

It has 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)

   @LifeAtEdgbaston



## DINING AND DRINKING

### Restaurant

- 7 Laghi's Italian Deli
- 5 Marriott restaurant
- 31 Simpsons

### Bar/Restaurant

- 17 The Blue Piano
- 15 El Borracho de Oro
- 30 The Edgbaston
- 28 The High Field
- 24 Loki Wines & Deli
- 14 The Physician

### Café/take away

- 16 Boston Tea Party
- 10 Costa Coffee
- 7 LA Pop Gelato
- 4 Pizza Hut
- 2 Starbucks
- 7 The Sandwich Club
- 25 Village Kitchen

## LIFESTYLE

### Homeware and Shopping

- 18 OKA
- 7 Eye Opticians
- 7 June Peony Bridal Couture
- 9 Morrisons
- 19 Neptune
- 3 Timpson

## Beauty

- 7 Classy & Fabulous Nails
- 25 EF Medispa
- 26 Edgbaston Holistic
- 12 JYG Hair & Beauty
- 11 James Bushell Hair
- 7 Kings Barbers
- 15 sk:n
- 7 The Sky Clinic

## Rooms

- 17 The Blue Piano Rooms
- 30 The Edgbaston Boutique Hotel
- 27 The High Field Town House
- 5 Marriott Hotel
- 31 Simpsons Rooms

## LEISURE, ENTERTAINMENT & OTHER

- 8 Anytime Fitness
- 29 The High Field Studio
- 7 Tricorn Computers
- 7 White Rose Dry Cleaners

## BANKS

- 1 Barclays
- 22 HSBC
- 21 Handelsbanken
- 6 Lloyds
- 20 Natwest



10-15 Greenfield Crescent



Pay & display car park








# Location

Situated on Calthorpe Road in the heart of Edgbaston Village, with a wide range of shopping, leisure, restaurant and café facilities in the immediate vicinity.

Five Ways railway station is just a short walk away providing a 3 minute cross city service to Birmingham New Street. In addition, it will be 4 minutes walk to Metro terminal (opening 2021) connecting to the city centre and the future Sprint terminal connecting to Quinton. The building is well serviced, providing quick access throughout Birmingham; ICC, NIA, Brindleyplace and Symphony Hall are within 5 minutes walking distance and the city centre is a 10-15 minute walk.



New Metro stop, Hagley Road

-  Railway Line
-  Rail Station
-  Midland Metro
-  Midland Metro Extension (opening 2021)
-  Midland Metro stop
-  New SPRINT Line (opening 2021)
-  SPRINT Stop

## 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.

## Viewings



### Peter Leverett

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### Martin Herbert

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## 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.



### Emma Davenport

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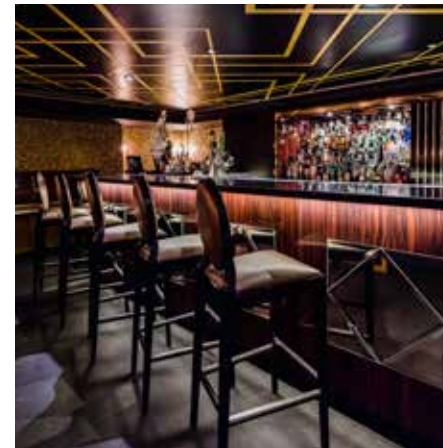
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Creating thriving communities