



CALTHORPE
ESTATES

TO LET

OFFICE ACCOMMODATION

5 Highfield Road,
Edgbaston, Birmingham
B15 3ED



Outside The
Birmingham
Emission
Zone



CALTHORPE
ESTATES



EV
Edgbaston Village
A CALTHORPE COMMUNITY

LOCATION

5 Highfield Road is situated in a prominent position between Hagley Road and Harborne Road and is within close proximity to Birmingham City Centre. Superbly located within the heart of Edgbaston Village, this vibrant leisure and lifestyle location is based outside the Clean Air Zone and is surrounded by high-end restaurants, bars and coffee houses. Five Ways Train Station and the Edgbaston Village Metro tram stop are just a few minutes walk from the building, connecting the property to the City Centre in just 6 minutes.

DESCRIPTION

This attractive, self-contained, modern building is arranged over three floors and has a mixture of large open plan floorplates and meeting rooms. A large board room/training room and kitchen/breakout area are located on the third floor. The property also has the added benefit of a lift servicing all floors together with on-site parking for up to 7 cars.

ACCOMODATION

The accommodation comprises of the following approximate NIA floor areas:

GROUND FLOOR:	1,307 sq. ft
FIRST FLOOR:	1,189 sq. ft
SECOND FLOOR:	811 sq. ft
TOTAL:	3,378 sq. ft

TENURE

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

CAR PARKING

There are 7 parking spaces available with the property.

RENT

Price on Application.

ESTATE CHARGE

An annual estate charge of **£1,500 p/a** is payable.

RATEABLE VALUE

£36,750 (based on 2023 valuation). Rates payable approx. **£18,816**.

This information is for guidance. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC RATING

C(64)

VAT

VAT is applicable on this property.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

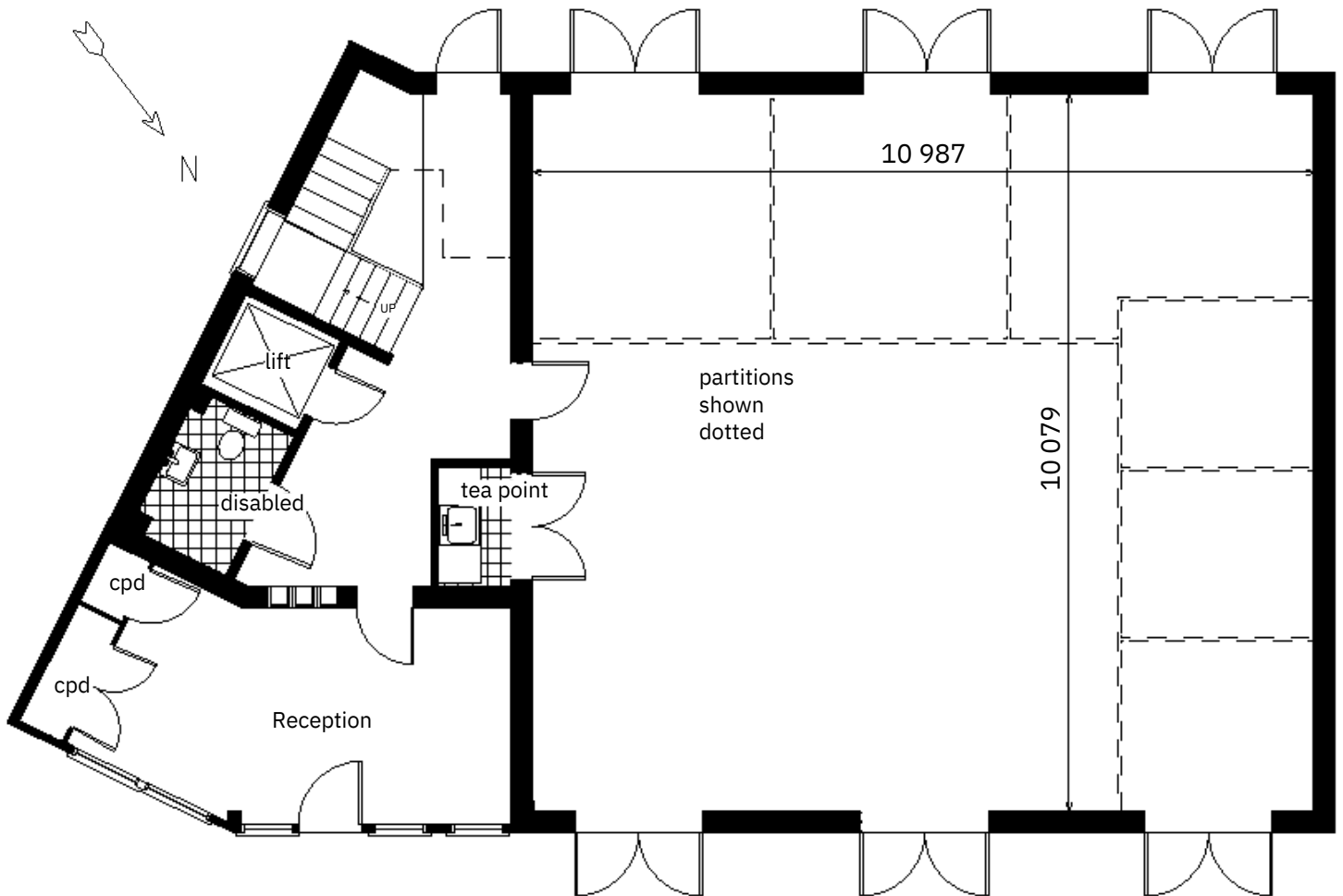
VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT

5 Highfield Road, Edgbaston, Birmingham B15 3ED

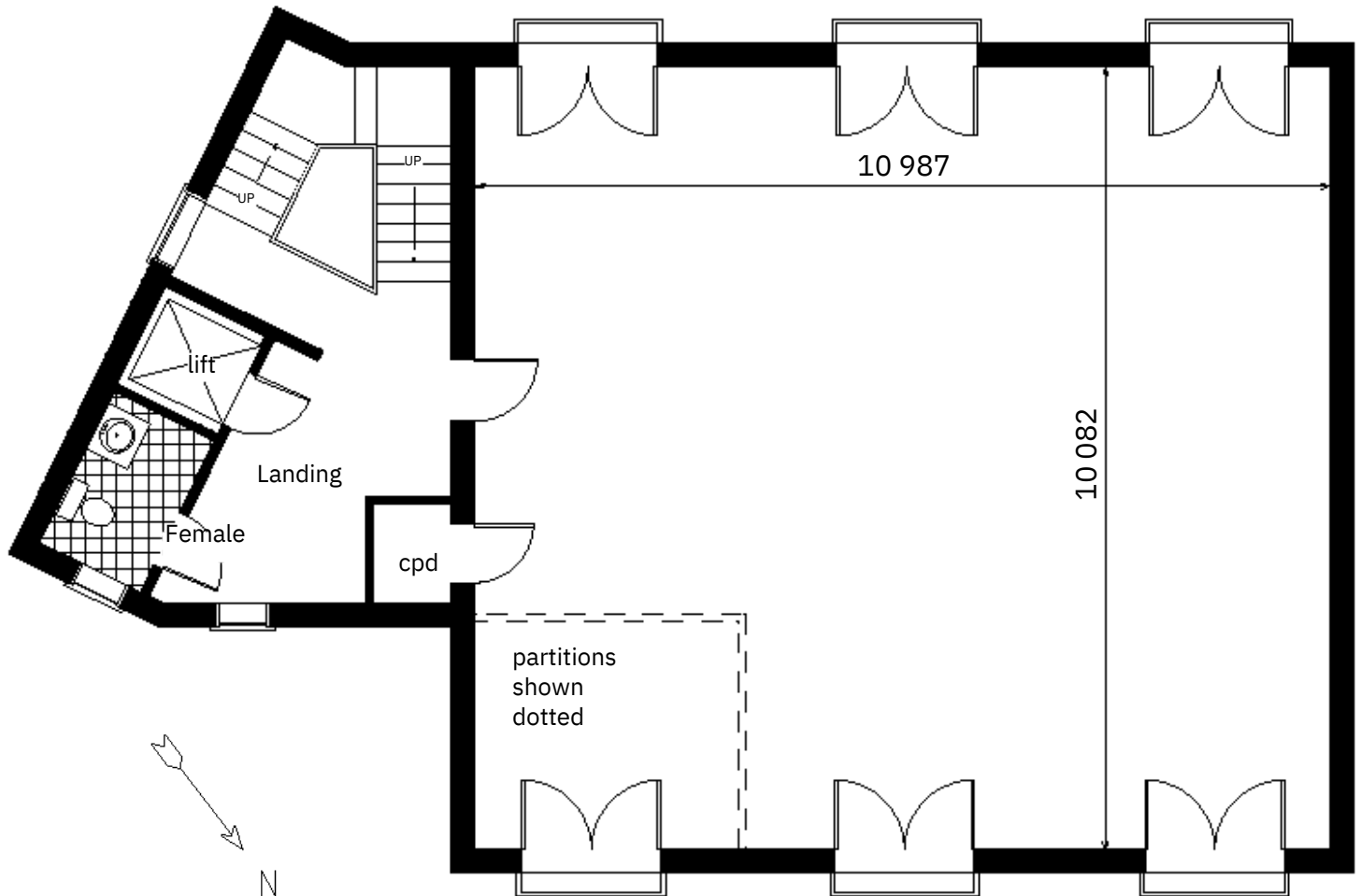




Nett usable internal floor area approx:

127.3 sq. m. (1370 sq. ft.)

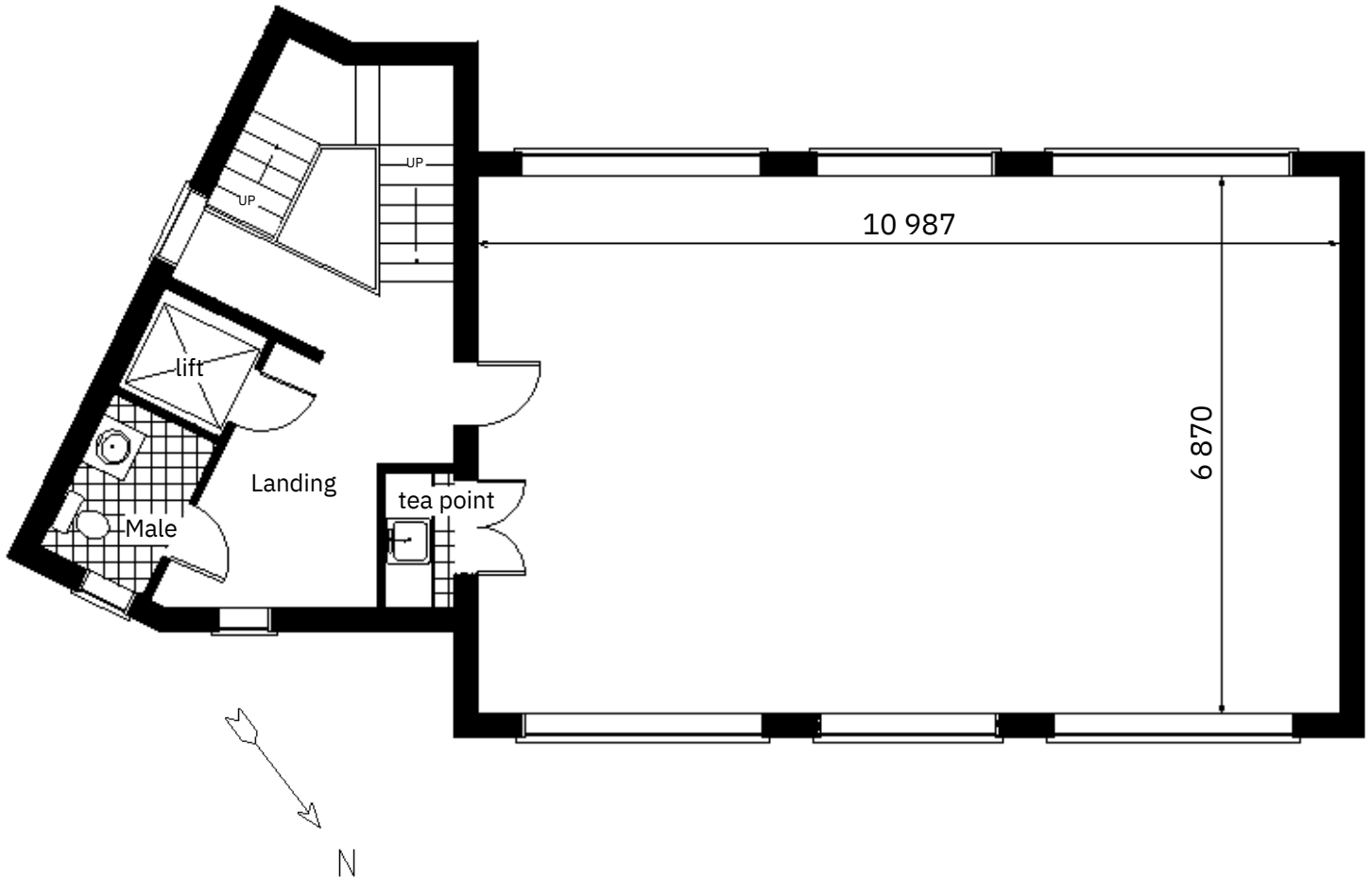
TOTAL NETT INTERNAL USABLE FLOOR AREA APPROX.: 313.12 SQ. M. (3370 SQ.FT.)



Nett usable internal floor area approx:

110.44 sq. m. (1189 sq. ft.)

TOTAL NETT INTERNAL USABLE FLOOR AREA APPROX.: 313.12 SQ. M. (3370 SQ.FT.)



Nett usable internal floor area approx:

75.38 sq. m. (811 sq. ft.)

TOTAL NETT INTERNAL USABLE FLOOR AREA APPROX.: 313.12 SQ. M. (3370 SQ.FT.)

Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Railway Lines



Please contact:



Harvey Pearson

Mob: 07387 165367

Email: hp@hexagoncommercial.co.uk



Emma Davenport

Mob: 07919 324 915

Email: edavenport@calthorpe.co.uk



Julie Perks

Mob: 07469 404 041

Email: julie.perks@realestate.bnpparibas