

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED OFFICE SUITES

44-45 CALTHORPE ROAD,
EDGBASTON, BIRMINGHAM, B15 1TH



441 - 2,376 SQ FT (41.0 - 221.0 SQ M)

- SELF-CONTAINED
- CAR PARKING AVAILABLE
- CHARACTER BUILDING
- INCLUSIVE RENTS

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated in a prominent location on B4217 Calthorpe Road in one of Edgbaston's prime office areas. It is close to Five Ways Island which links to Birmingham City Centre, the inner ring road and the M5/M6 motorway. Five Ways railway station is approximately 15 minutes walk giving direct access to Birmingham New Street.

Description

The premises comprise of a detached three storey building of brick-built construction. The property comprises of cellular office accommodation arranged over three floors. There is a car park to the front of the property for several spaces. Internally the available accommodation benefits from carpets, plaster & painted walls, suspended ceilings incorporating CAT II lighting, central heating and radiators and single glazed windows. There is a kitchen and toilet facilities located on the second floor.

One parking space is available for each suite. Additional car parking spaces are available at £50 per calendar month.

Accommodation

44-45 CALTHORPE ROAD	SQ FT	SQ M	RENT (£PA)
First Floor – Suite 1	448	41.6	£6,720
Second Floor – Suite 2	589	54.8	£8,835
Second Floor – Suite 3	451	42.0	£6,765
Second Floor – Suite 4	447	41.6	£6,705
Second Floor – Suite 5	441	41.0	£6,615
TOTAL	2,376	221.0	

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available at a rent of £15.00 per sq ft per annum on an IRI basis, subject to contract. Rents are based on an inclusive basis to include gas, water & electric. Telecoms & business rates are exclusive.

Business Rates

The suites have been individually assessed and are eligible for small business rate relief should you qualify.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand that the property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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