

**fisher  
german**

# Ground Floor, 11 Highfield Road

Edgbaston, Birmingham, B15 3EB

Leasehold  
Self Contained Ground Floor Office Suite

3,038 Sq Ft (282.28 Sq M)



**To Let | £45,456 pa**



## Amenities



Open Plan



Suspended  
Ceiling



LED Lighting



Kitchen



Car Parking



Transport  
Links

## Ground Floor, 11 Highfield Road

3,038 Sq Ft (282.28 Sq M)

### Description

The subject accommodation comprises an attractive self-contained open plan office suite with some partitioned offices/meeting rooms set within an attractive Georgian style period Grade II Listed building.

The specification includes:

- Carpeted floors
- Floor boxes
- Wall sockets / dado trunking
- Suspended ceiling tiles
- LED lighting
- Wall mounted radiators (gas central heating)
- Kitchen
- WCs

Externally there are 10 car parking spaces.

## Location

The subject property is situated on the western side of Highfield Road in Edgbaston. The attractive and popular amenities and transport infrastructure at Edgbaston Village are all within quick/easy walking distance.

Birmingham city centre is nearby and available to reach by tram.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor, 11 Highfield Road	3,038	282.28

### Locations

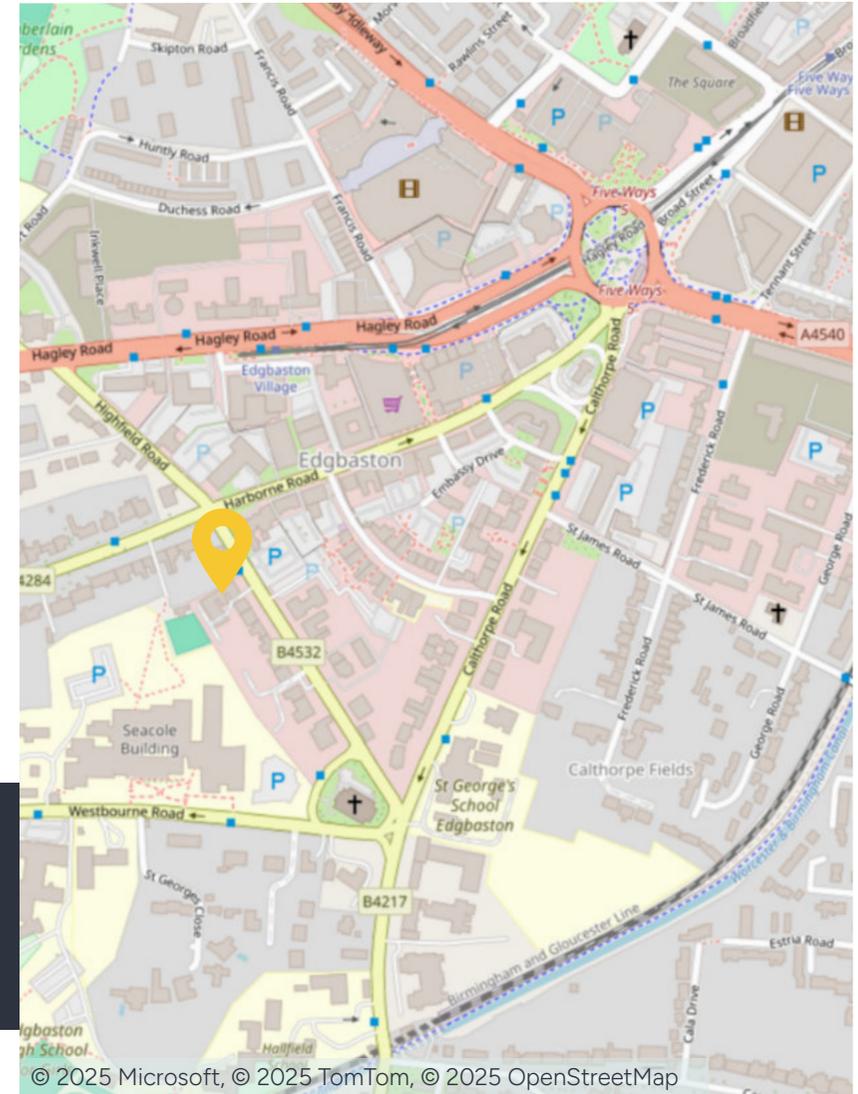
Birmingham: 1.4 miles  
Wolverhampton: 14.2 miles  
Coventry: 20.1 miles

### Nearest station

Five Ways: 0.9 miles

### Nearest airport

Birmingham International: 10.4 miles



## Further information

### Lease Terms

The office is available on a sub-lease - the exact terms to be agreed.

### Rent

The quoting rent is £45,456 per annum plus VAT, including the 10 car parking spaces. Subject to Contract.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Water, gas and electricity will be apportioned in accordance with the floor area, together with the building insurance.

### EPC

The EPC rating is E.

### Legal Costs

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

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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