

19 CALTHORPE ROAD

A stunning self-contained Grade II listed building offering 4,144 sq ft
of flexible space, ideal for education or medical use

Exclusively Edgbaston



19 CALTHORPE ROAD

A Sophisticated Standard



19 Calthorpe Road presents a rare opportunity for a sole occupier to let a stunning four-storey, self-contained period building, set within beautifully landscaped grounds.

Occupying a prime position in the heart of Edgbaston Village, one of Birmingham's most prestigious locations, this standout building offers 4,144 sq ft of refined and versatile space with parking, perfectly suited to either an education or healthcare occupier.





Where wellbeing
meets workspace



Elegance in Every Detail

Behind the building's elegant façade, occupiers are welcomed into a light-filled entrance with a feature stained-glass window, creating a true sense of arrival.

Arranged around a striking double-height central foyer, the building offers a mix of spaces from expansive, light-filled rooms to characterful suites, ideal for learning, consultation or treatment areas. A statement staircase leads to the upper floors, providing additional flexible space.

Complete with basement storage, the building's efficient layout provides a versatile and well-configured environment, alongside modern facilities including an integrated kitchen and shower.



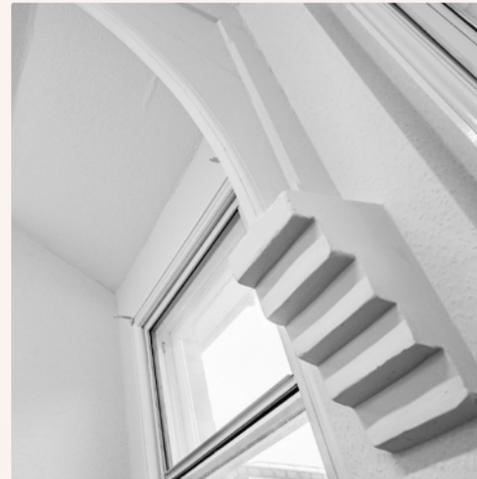
Period architectural detailing runs throughout the building, creating a sense of character and heritage, while large, original windows flood each room with natural light, enhancing the bright and inviting atmosphere.

Combining historic charm with modern functionality, each space offers a flexible environment ideal for education, training, clinical, or wellbeing-led operations.

Accommodation Schedule



Floor	Sq Ft
Second	565
First	1,836
Ground	1,743
Total	4,144



A Considered Specification



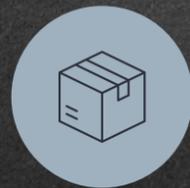
19 Calthorpe Road delivers everything an occupier needs within one self-contained building, offering a quality specification designed to meet the demands of modern business. From secure building access and kitchen facilities to basement storage and convenient onsite parking, every element has been thoughtfully considered.



Self-contained site
approx. 0.46 acres



Kitchen
facilities



Basement
storage



Security
system



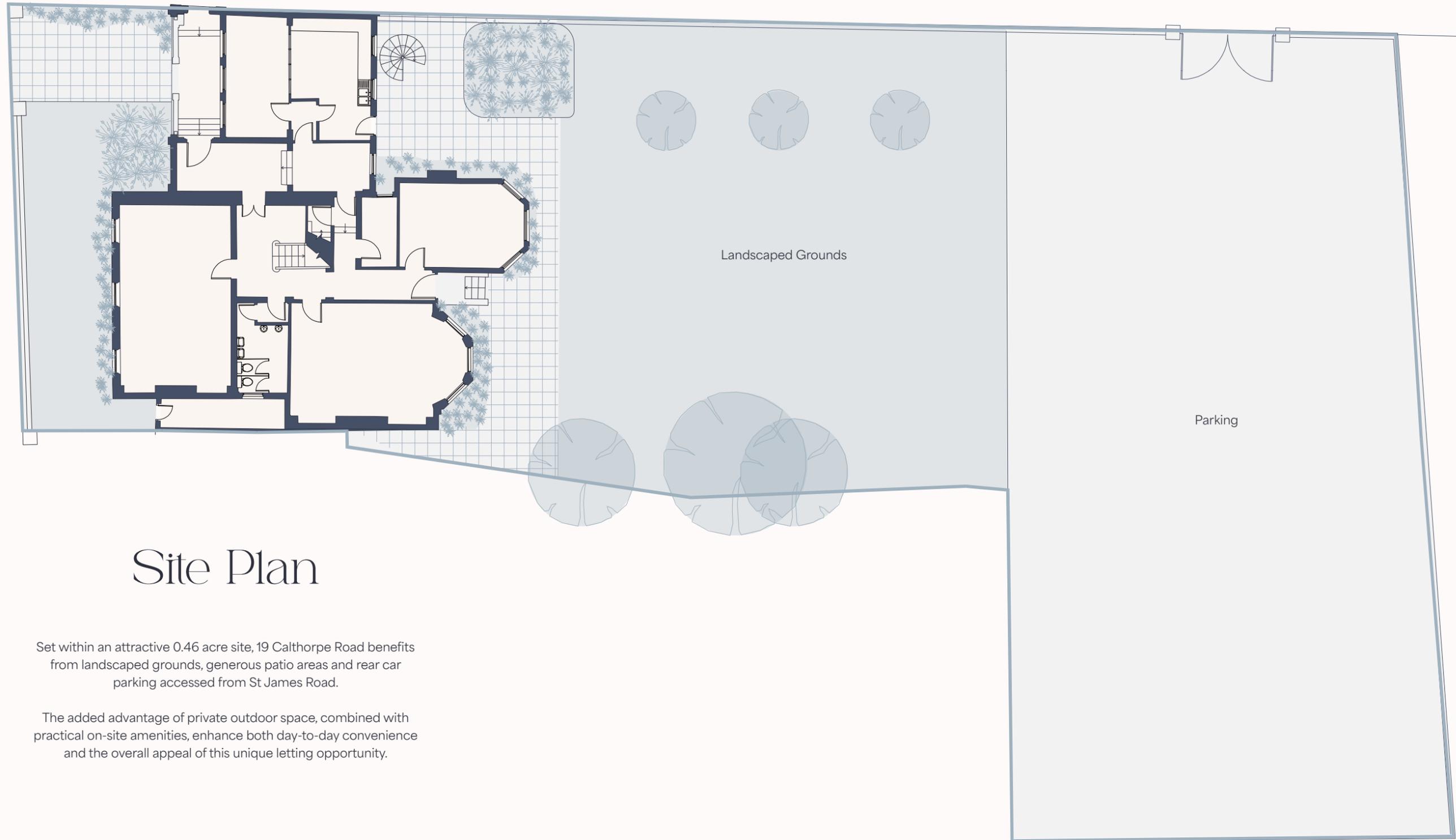
Landscaped
grounds



20 parking
spaces

Calthorpe Road

St James Road



Site Plan

Set within an attractive 0.46 acre site, 19 Calthorpe Road benefits from landscaped grounds, generous patio areas and rear car parking accessed from St James Road.

The added advantage of private outdoor space, combined with practical on-site amenities, enhance both day-to-day convenience and the overall appeal of this unique letting opportunity.

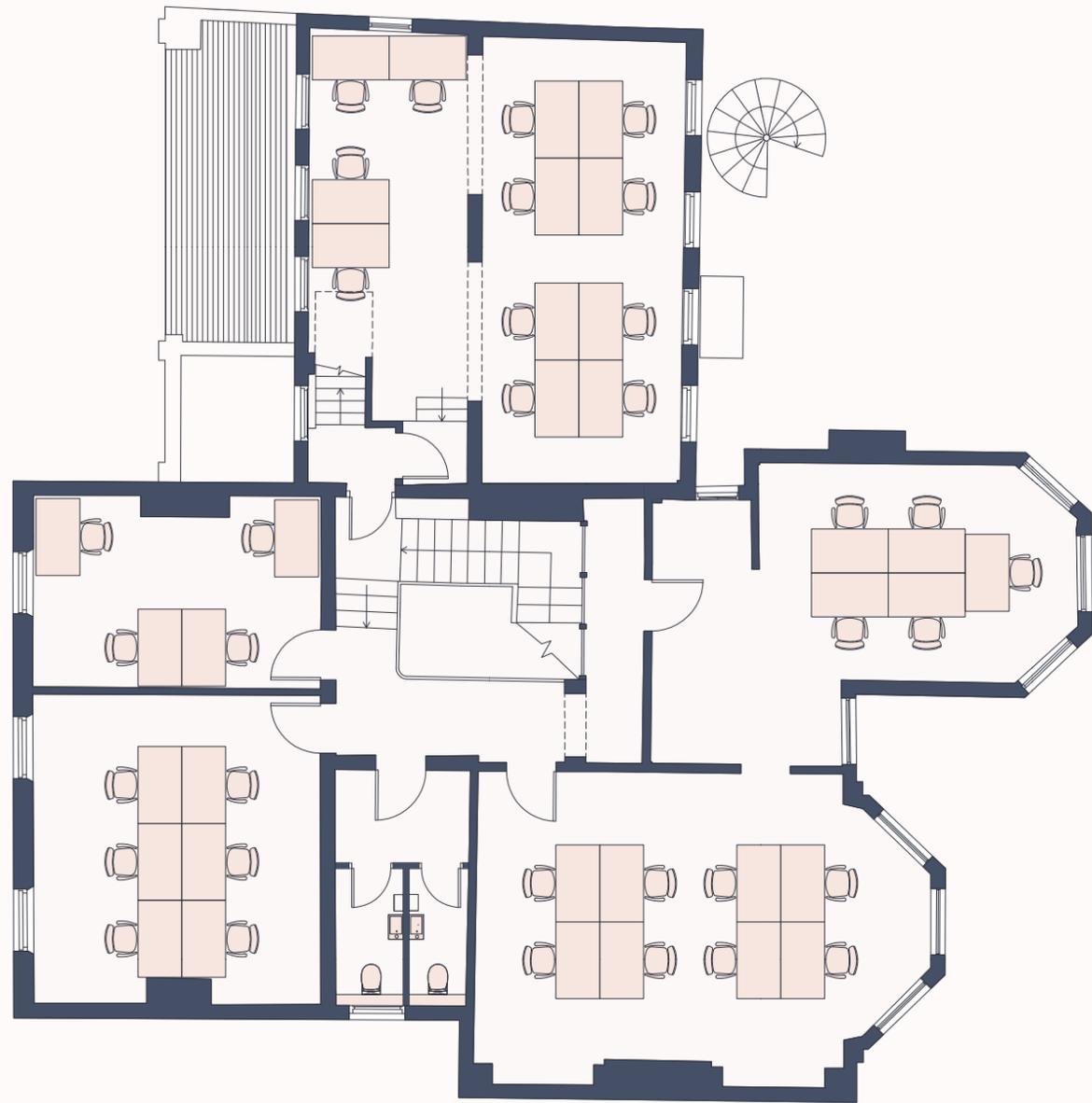
Efficiently Designed Layouts

Set across three floors, 19 Calthorpe Road offers a layout that naturally accommodates a range of education or healthcare activities. Each level is thoughtfully arranged, providing well-proportioned spaces that can support multiple layouts and uses.



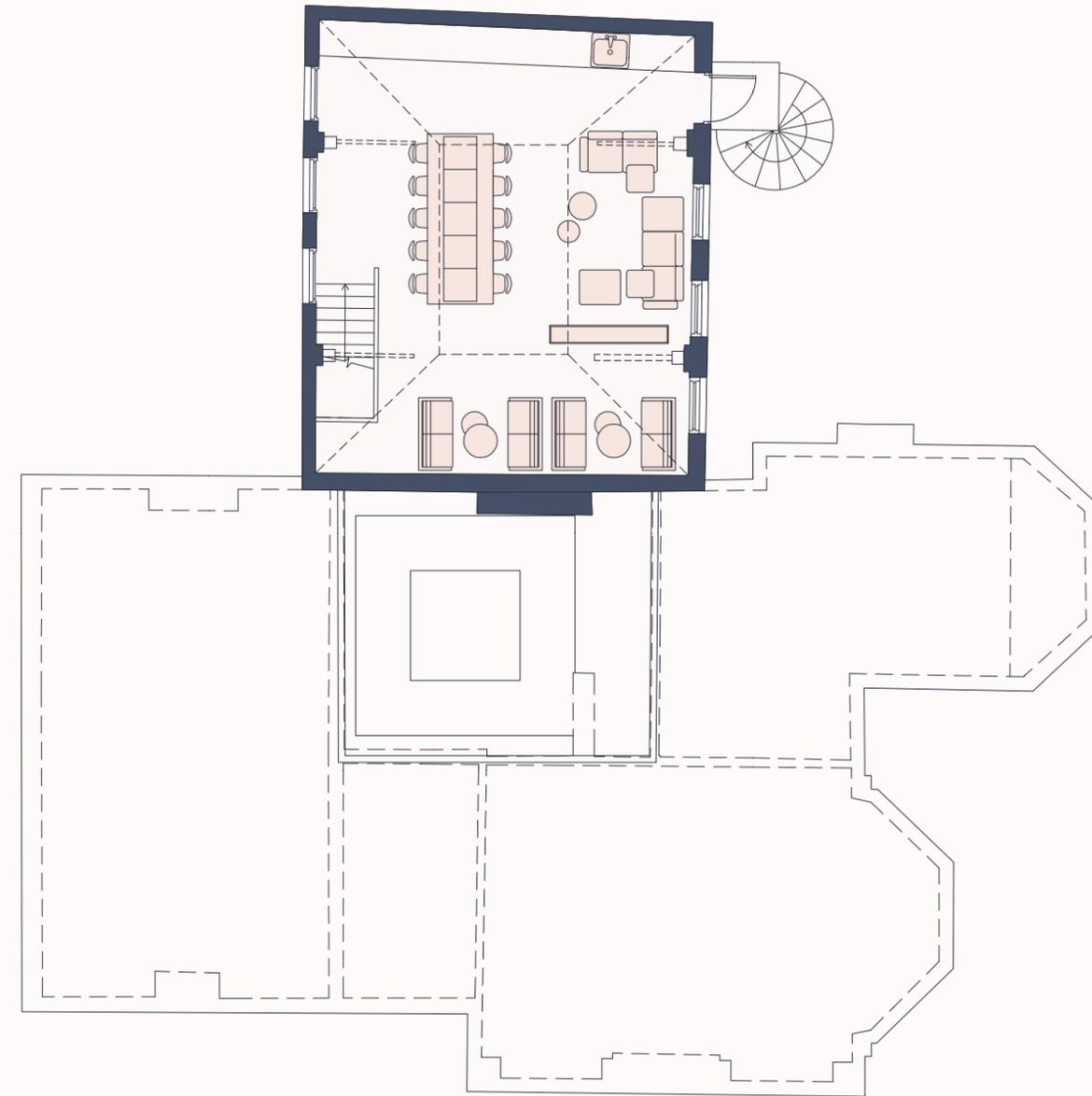
Ground Floor Indicative Layout
1,743 sq ft

- 1 x open gallery porch
- 1 x entrance and reception area
- 2 x 8-person meeting room/office
- 1 x 14-person meeting room/office
- 1 x private office



First Floor Indicative Layout
1,836 sq ft

- 1 x 12-person office
- 1 x 4-person office
- 2 x 6-person office
- 1 x 8-person office



Second Floor Indicative Layout
565 sq ft

- 1 x kitchen
- 1 x 10-person breakout area
- 2 x 4-person relaxed collab space
- 1 x lounge area



At the Heart of Community

19 Calthorpe Road occupies a prime position in the heart of the Edgbaston Medical Quarter (EMQ), a thriving hub for healthcare and education.

Surrounded by a growing community of medical providers alongside a cluster of public and private educational organisations, the area is already home to Kat & Co, MACC Care, Ora Dental, Mander Portman Woodward (MPW), and Edgbaston Nursery School, to name a few.

Set within a vibrant, forward-thinking community, this location of excellence provides the perfect environment to thrive, collaborate, and build valuable professional connections.

Medical occupiers

1. Kat & Co
2. Stratum Dermatology Clinic
3. HealthyAt100
4. MACC Care
5. Ora Dental
6. Physioheal Clinic & Spa
7. Restore Harmony
8. Optima Hair Specialists

Education occupiers

9. Edgbaston Nursery School
10. Busy Bees
11. Mander Portman Woodward (MPW)
12. Growing Little Ones
13. National Stem Education
14. CECOS College London
15. Norfolk House Nursery
16. 11-Plus Private School

An Elevated Lifestyle Destination

Edgbaston brings together the very best of local culture, food and wellbeing in one vibrant destination.

A blend of independent cafés, high-end restaurants, and boutique retail and leisure spots enhance the everyday working experience, offering choice and convenience within a short walk. Whether it's stepping out for coffee, entertaining clients, or staying local for after-work drinks, there's always plenty to explore, creating a work-life balance that feels effortless.





Connected Without Compromise

19 Calthorpe Road offers multiple commuting options, making it easy to reach whether you're driving, cycling, or using public transport. Located outside the Clean Air Zone, the building benefits from convenient road access and onsite parking.

For those who prefer active travel, it's just a few minutes' walk to Five Ways railway station and the Edgbaston Village Metro, providing fast connections to the city centre, New Street railway station, and beyond.

- | Bars & Restaurants | Retail |
|--------------------|-----------------------------|
| 1 Chapter | 15 KIN Home |
| 2 Loki Wine | 16 BoConcept |
| 3 Smoke + Ash | 17 Morrisons |
| 4 Village Kitchen | |
| 5 Boston Tea Party | Health & Fitness |
| 6 The Blue Piano | 18 Anytime Fitness |
| 7 The Physician | |
| 8 The Highfield | Hotels |
| 9 Simpsons | 19 Delta Hotels by Marriott |
| 10 Baloci | 20 Park Regis |
| 11 La-Pop | 21 High Field Town House |
| 12 Damascena | |
| 13 Costa Coffee | |
| 14 Starbucks | |



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