



11-12 George Road, Edgbaston, Birmingham, B15 1NP

Office To Let | £29,700 per annum to include x4 parking spaces | 1,800 sq ft

FULLY SELF-CONTAINED OFFICE IN HIGHLY SOUGHT AFTER EDGBASTON LOCATION



## Key Points

- Fully self-contained, two storey office
- Highly sought after location, outside clean air zone
- Welcoming reception area
- Efficient open plan offices with excellent levels of natural daylight
- 4 offices/small meeting rooms and large kitchen breakout area
- LED lighting, Gas central heating, perimeter power & data trunking
- Virgin Fast Fibre Connectivity
- 4 on-site parking spaces included within the lease terms

## Description

The Cloisters is a popular office development based in an affluent part of Edgbaston, set around an attractive courtyard.

Arranged over two storeys, this well proportioned property offers a fantastic opportunity to lease a fully self-contained unit, which is ready to occupy.

The Cloisters would suit many occupiers. To fully appreciate the location and specification of this property, viewing is highly recommended.

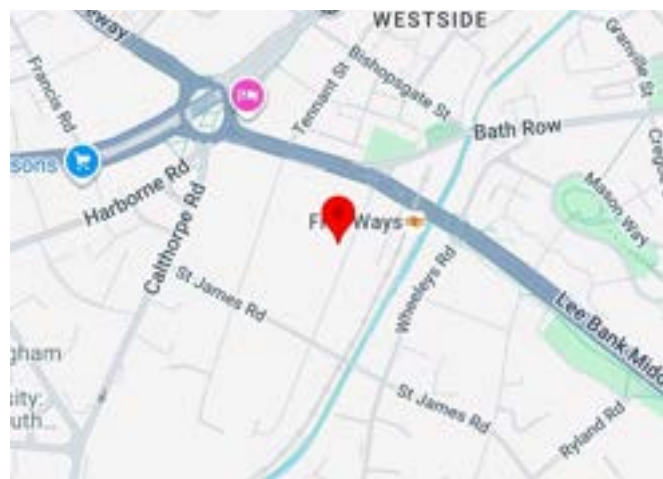
## Location

Located within the affluent Edgbaston Village, the property is surrounded by vibrant leisure and lifestyle amenities and is well serviced with an abundance of local shops, bars and restaurants.

The property is well connected by rail, bus, tram and road. Birmingham City Centre, is just over 1 mile/18 minute walk away. The Edgbaston Village Metro tram stop is 10 minutes walk, taking you into Birmingham City Centre in 10 minutes and as far as Wolverhampton in just under an hour.

The property is also based outside the Clean Air Zone.





### Accommodation

Name	sq ft	sq m	Availability
Building - Unit 6	1,800	167.23	Available
<b>Total</b>	<b>1,800</b>	<b>167.23</b>	

### Specifications

The property flows extremely well into a welcoming reception on the ground floor which includes a waiting area and meeting room together with an open plan office and a large kitchen/break out area. WCs can also be found on this floor.

A large open plan office is located on the first floor alongside two directors offices and an additional two person office and a small tea point area. The space also benefits from excellent levels of natural daylight.

The Cloisters is also based outside the Clean Air Zone and benefits from 4 on-site parking spaces within the lease terms.

### Viewings

Strictly by prior appointment through the appointed agents.

### Terms

The property is available to let on a FRI lease basis. Lease terms to be agreed.

### VAT

VAT is applicable on this property.

### Legal Costs

Each party will bear their own legal costs.

### Anti-Money Laundering

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

### Amenities & Specifications

Build Status: 2nd Hand - Existing

Total parking spaces: 4

### Availability

Available Immediately

### Summary

- Rent: £29,700 per annum to include x4 parking spaces
- Business rates: £8,000 per annum Estimated
- Service charge: £7,000 per annum Estimated
- VAT: Applicable. VAT is applicable at this property
- Legal fees: Each party to bear their own costs. Each party to bear their own legal costs
- EPC: D
- Lease: New Lease

### Contact & Viewings

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