

9 The Cloisters, George Road, Edgbaston, Birmingham, B15 1NP



**FOR SALE / TO LET**

Two Storey Self Contained Office with Car Parking

Net Internal Area: 2,184 ft<sup>2</sup> (202.90 m<sup>2</sup>)

### Location

The property is situated within the well know Cloisters development off George Road, in the affluent area of Edgbaston, only a short distance from Birmingham City Centre.

The locality allows for convenient access around the city with George Road linking with the A4540 Lee Bank Middleway ring road.

Communication links are excellent with convenient access to the motorway network via the A38(M) and regular bus routes close by. Five Ways Rail Station is also with close proximity.

### Description

The subject property comprises a two-storey office building of traditional brick construction looking onto the central courtyard.

The ground floor opens into a large and welcoming reception area with reception desk and 3 cellular offices and toilet facilities.

The first floor comprises further cellular office space with kitchen and comms room.

The property has been fully refurbished and benefits from a mix of carpet and laminate flooring, suspended ceiling with inset lighting, power and data, double glazed windows and central heating.

The property also includes 4 car parking spaces and other parking is available close by.

### Accommodation

**Total (NIA): 2,184 ft<sup>2</sup> (202.90 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £27,250 per annum exclusive.

The property is also available to purchase at offers in excess of £350,000 (exclusive) on a long leasehold basis. We understand there are approx. 95 years remaining on the lease.

### VAT

All figures quoted are exclusive of VAT which we understand is payable.

### Service Charge

A small service charge is levied to cover the cost of maintenance and upkeep off communal areas and common services.

### Planning Use

We understand the property has consent for Use Class E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), E(c)(iii). Other appropriate services in a commercial, business or service locality and E(g)(i) Offices to carry out any operational or administrative functions.

### Services

We understand all mains services are connected to the property.

### Legal Costs

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

### Availability

The property is immediately available following the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

