

Apex House

Calthorpe Road, Edgbaston, Birmingham, B15 1TR

Leasehold
Modern Offices

5,602-34,905 Sq Ft (520.44-3,242.77 Sq M)



To Let | £18.50 psf



Amenities



Commissionaire



Raised
Access Floors



Four Pipe Fan
Coil Air Con



Secure Bike
Store



Parking



Transport
Links

Apex House

5,602-34,905 Sq Ft (520.44-3,242.75 Sq M)

Description

Apex House is a superb modern office building, occupying a prominent location on one of Birmingham's main arterial routes.

- LED lighting
- Fully accessed raised floor
- Four pipe fan coil air conditioning
- Refurbished common areas throughout
- Building reception and concierge service
- Parking ratio 1:650 sq ft
- Basement changing hub
- Secure cycle hub

Location

Apex House is prominently positioned in Edgbaston overlooking the Five Ways Roundabout.

Accommodation

Description	Sq Ft	Sq M
Second Floor *	11,657	1,082.97
Third Floor	11,648	1,082.13
Total	23,305	2,165.10

* Currently split offering suites of 5,602 sq ft and 6,055 sq ft.

Up to 34,905 sq ft can be made available.

Locations

Colmore Row: 2.1 miles

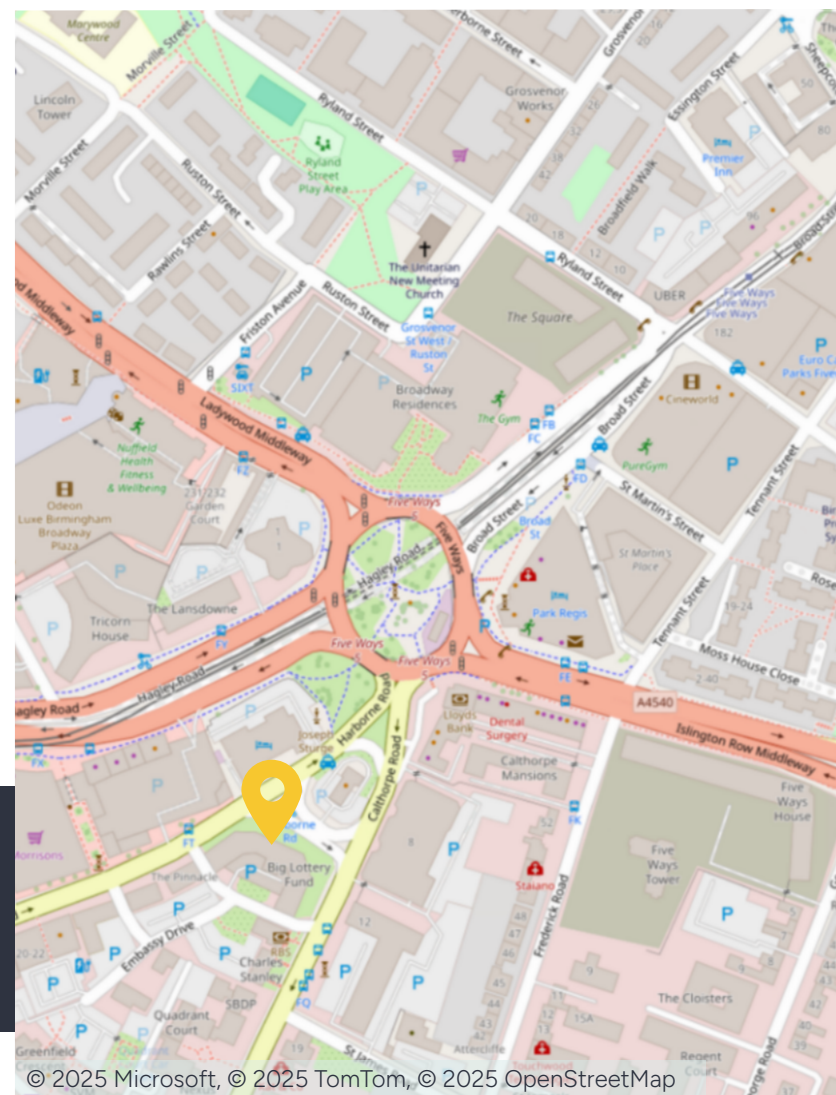
Jewellery Quarter: 1.8 miles

Nearest station

Five Ways: 0.7 miles

Nearest airport

Birmingham International: 10.2 miles



Further information

Rent

£18.50 per sq ft per annum exclusive. Subject to Contract.

Lease Terms

A new lease is available directly from the landlord.

Business Rates

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

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.

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.

EPC

The property has an EPC rating of B.

Service Charge

A service charge will be payable for the landlord's services provided to the common areas.

Anti Money Laundering

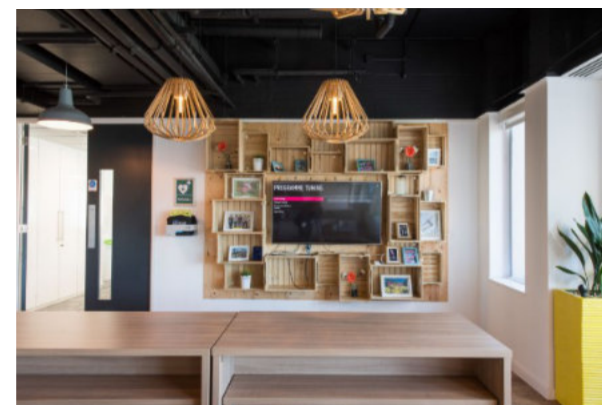
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

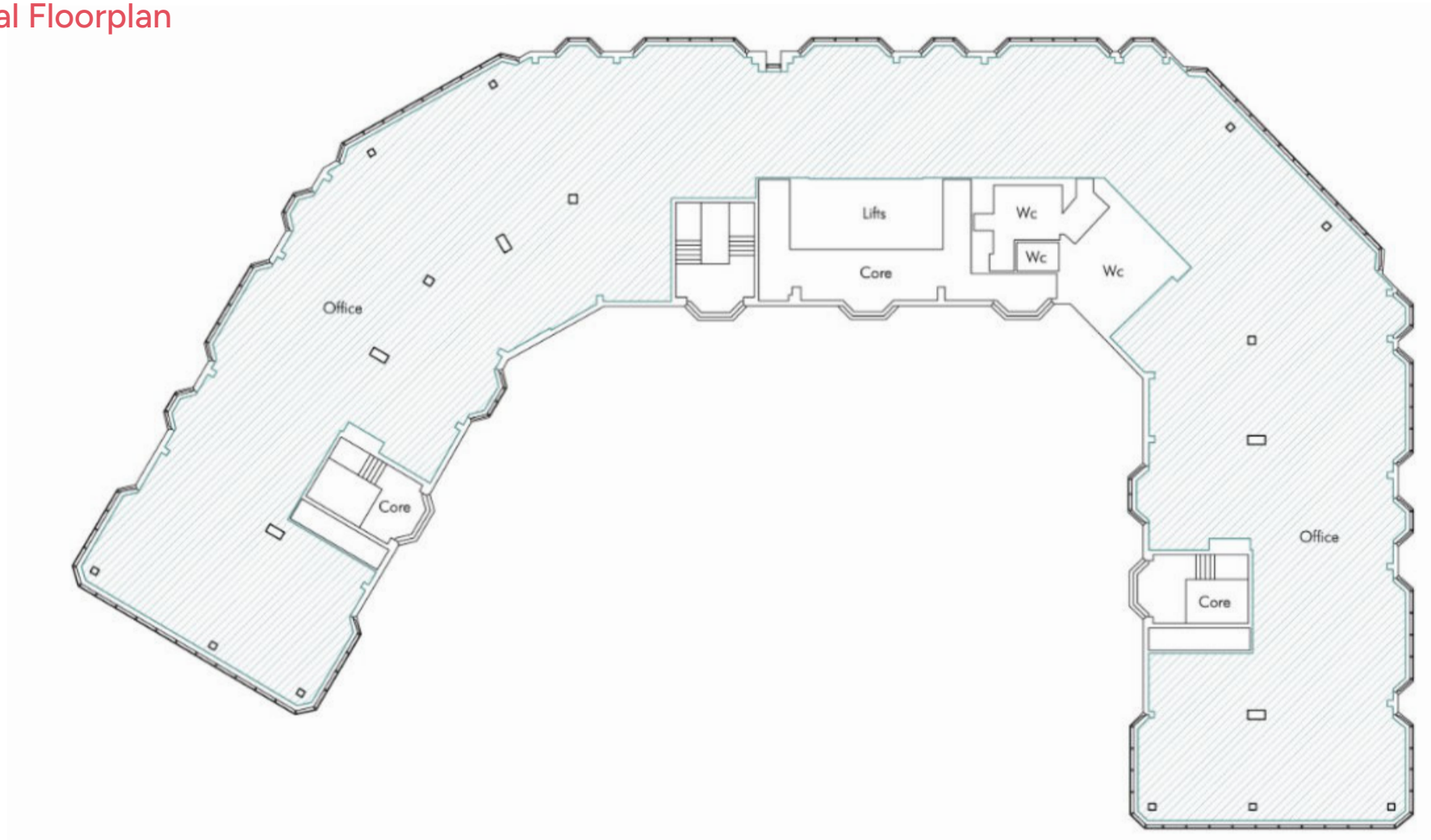
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents Lambert Smith Hampton.



Typical Floorplan



Contact us



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk



Or our joint agents: Lambert Smith Hampton

Andy Riach / Richard Williams

0121 236 2066

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated October 2025.



This brochure is fully recyclable