

OFFICE | TO LET

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THE COTTAGE, EDGBASTON GOLF CLUB, BIRMINGHAM, B15 3TB

980 SQ FT (91.04 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Character Office Premises set within the Grounds of Edgbaston Golf Club

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- Characterful Office Premises
  - Arranged Over Two Floors
  - Well Appointed Fitted Kitchen
  - 5 Car Parking Spaces Included
  - Rental of £18,000 per annum exclusive
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## DESCRIPTION

The Cottage at Edgbaston Golf Club presents a rare opportunity to lease a characterful and distinctive two-storey office building set within one of Birmingham's most sought-after Golf Clubs.

The property offers a unique blend of period character and modern functionality, making it ideally suited to professional services occupiers seeking high-quality, self-contained accommodation in a prestigious setting.

Arranged over ground and first floor, the accommodation is well configured to provide a combination of private offices and ancillary space. The ground floor comprises two well-proportioned offices, benefitting from excellent natural light, together with a spacious open-plan fitted kitchen and breakout area with ancillary storage.

The first floor provides two further large offices. Additional facilities include WC and shower provisions.

Internally, the property has been maintained to a good standard, offering light and airy accommodation throughout. A number of attractive character features have been retained, including feature fireplaces to create a professional yet welcoming working environment.

Externally, the building enjoys an attractive outlook within the grounds of Edgbaston Golf Club, providing a tranquil and highly desirable business setting.

Five car parking spaces are included within the rental.



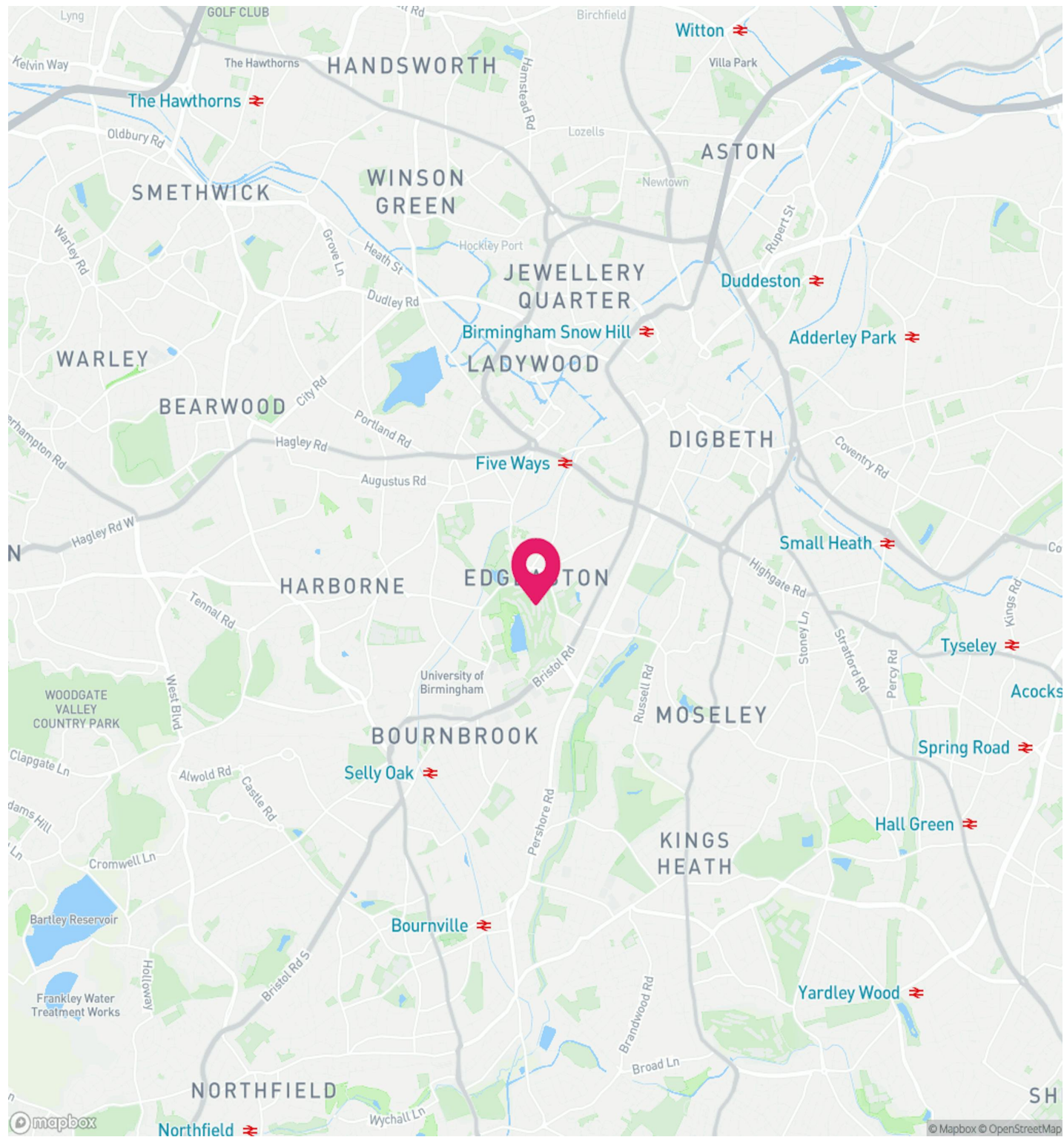
## LOCATION

The property is situated within the grounds of Edgbaston Golf Club, approximately 2 miles south-west of Birmingham City Centre.

The property benefits from excellent connectivity. Birmingham City Centre is readily accessible via the A456 (Hagley Road) and A38 (Bristol Road), both of which provide direct routes into the city and onward connections to the wider motorway network.

Junction 3 of the M5 motorway is located approximately 4 miles to the west, providing access to the M6 and M42, and facilitating regional and national travel.

Public transport links are strong, with regular bus services operating along the nearby Hagley Road and Bristol Road corridors. University Station, located approximately 1 mile from the property, provides rail services into Birmingham New Street and beyond.





## SERVICES

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

## SERVICE CHARGE

A small service charge would be applicable- more details upon application.

## FIXTURES & FITTINGS

Unless specifically mentioned, any fixtures and fittings or any furniture shown in the building are not included in the letting.

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## RENT

£18,000 per annum on a new lease with length and terms to be agreed.

## POSSESSION

Available July 2026

## EPC

EPC exempt - Listed building

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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