

OFFICE | FOR SALE

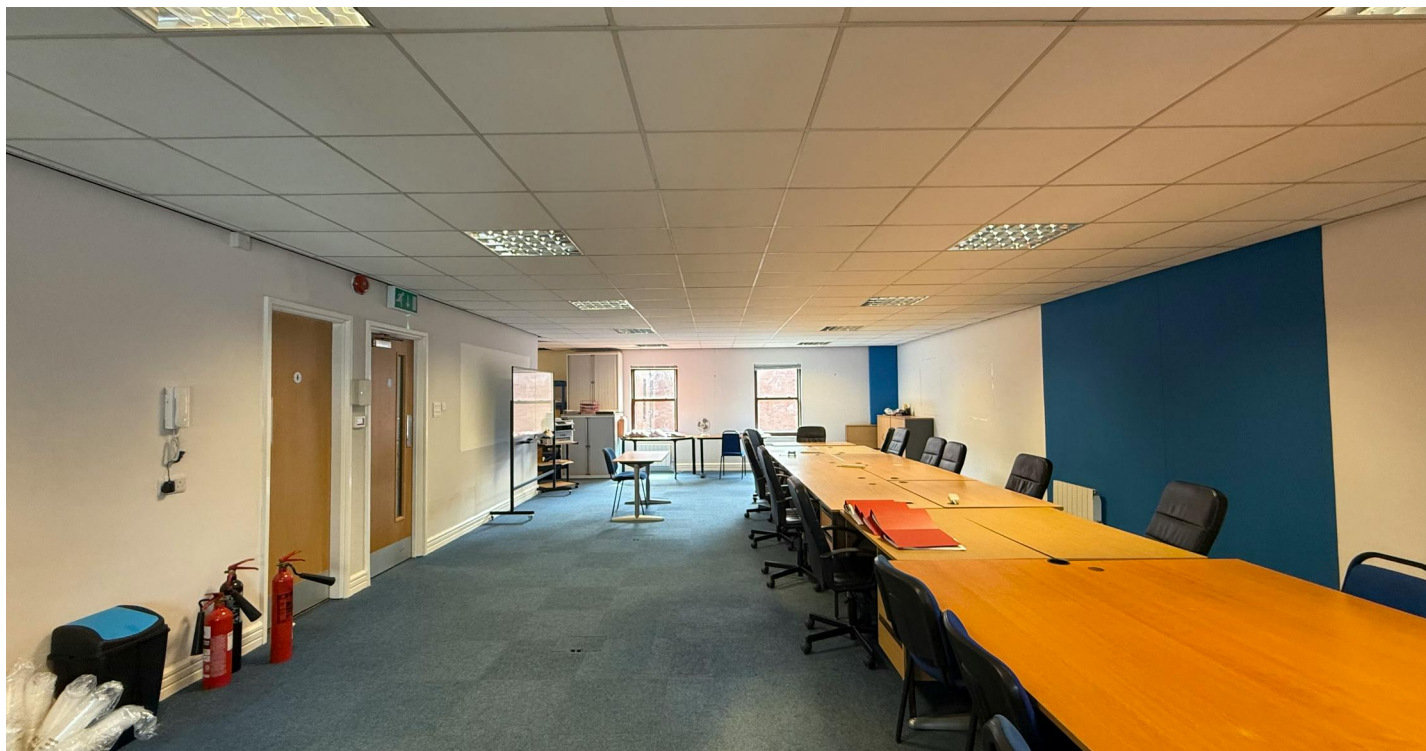


UNIT 8 + 9 THE CLOISTERS, GEORGE ROAD, EDGBASTON, BIRMINGHAM, B15 1NP  
3,184 SQ FT (295.80 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Rare Opportunity To Acquire Two Adjoining Self-Contained Office Buildings With Potential To Combine Or Occupy Separately In Prime Edgbaston

- Outside Clear Air Zone
- Two Adjoining Office Buildings
- Available Individually Or Combined
- Potential To Create One Headquarters
- Self-Contained Accommodation
- 8x Allocated Car Parking Spaces
- Prime Edgbaston Location
- Excellent Road & Rail Connectivity



## DESCRIPTION

The property comprises two adjoining, self-contained, two-storey office buildings of traditional brick construction, prominently positioned overlooking the attractive central courtyard within The Cloisters.

Both buildings provide a combination of open plan and partitioned office accommodation, offering flexibility for a wide variety of occupiers. At ground floor level, the accommodation benefits from welcoming reception areas leading into predominantly open plan office space, with meeting/boardroom facilities and welfare provisions. The first floors provide further office accommodation together with kitchen, comms and additional welfare facilities.

The buildings have been refurbished to a good standard and benefit from suspended ceilings with inset LED lighting, carpeted floors, gas-fired central heating, double glazed windows with window blinds, emulsion coated walls, and power and data cabling throughout, including floor boxes in part.

The properties are currently configured as two separate, self-contained office buildings, each with its own independent access, making them suitable for owner occupiers, investors, or businesses requiring multiple buildings. Alternatively, there is clear potential to combine the two into a single, larger headquarters-style office through the creation of an interconnecting opening, subject to any necessary consents.

Externally, the property benefits from a total of 8 allocated car parking spaces (4 per building), with additional parking available nearby.

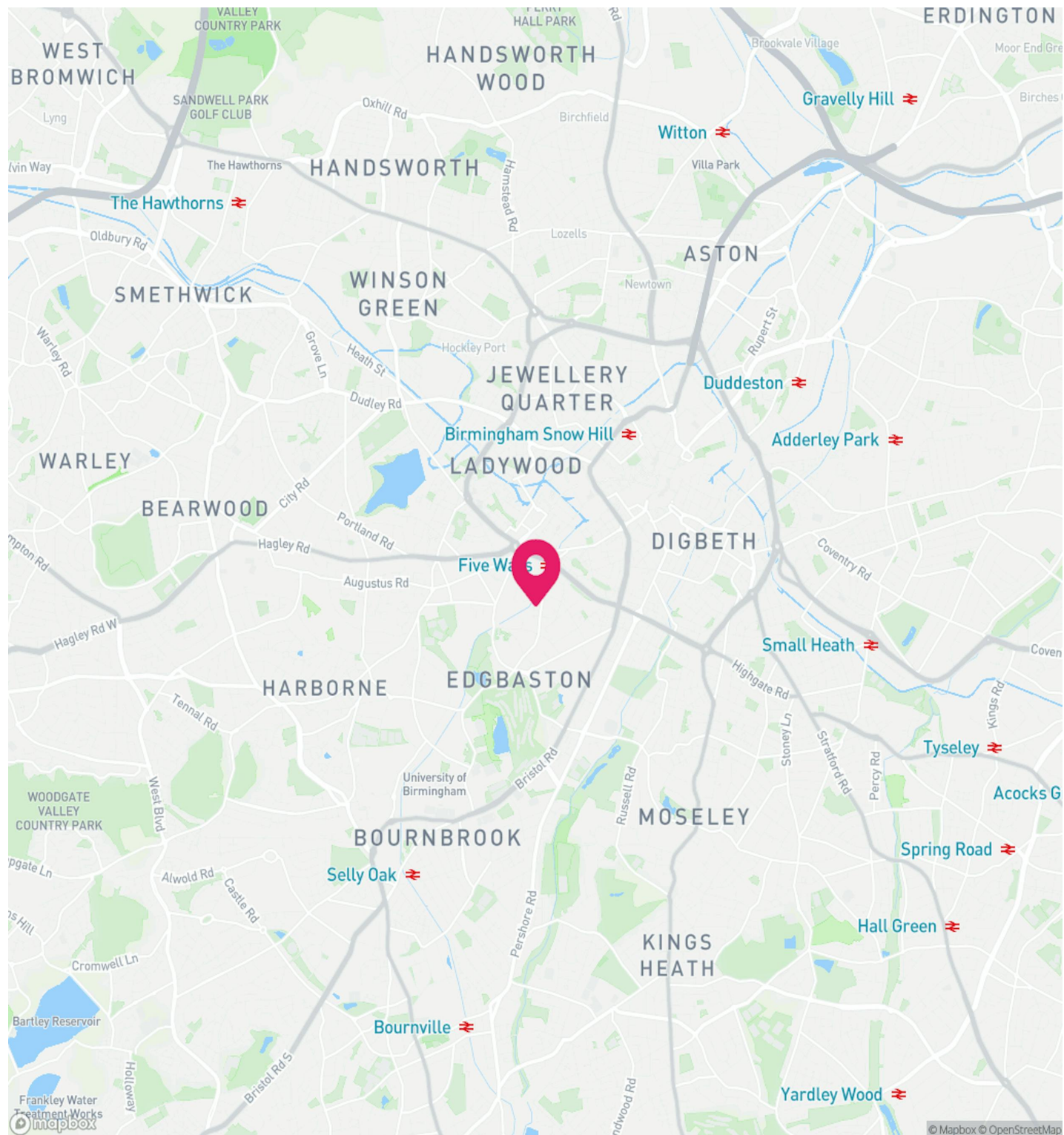


## LOCATION

The property is situated within the well-established and highly regarded Cloisters development, accessed from George Road in the sought-after suburb of Edgbaston, approximately one mile south-west of Birmingham City Centre.

The location benefits from excellent connectivity, with George Road providing direct access to the A4540 Middleway ring road, facilitating convenient travel throughout Birmingham and the wider region. The national motorway network is readily accessible via the A38(M), whilst Junctions 5 and 6 of the M6 are within easy reach.

Public transport links are excellent, with regular bus services operating nearby and Five Ways railway station situated within walking distance, providing frequent rail services to Birmingham City Centre and destinations across the West Midlands. The surrounding area also offers an excellent range of amenities, including restaurants, cafés, hotels and leisure facilities, making it an attractive business location for a wide range of occupiers.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

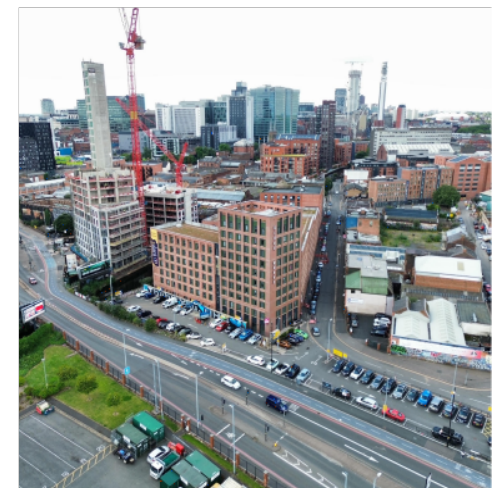
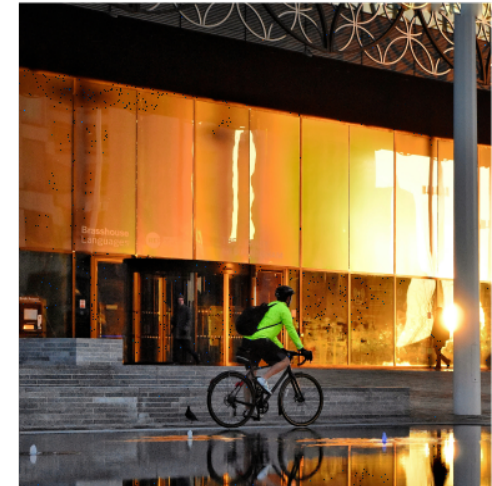
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

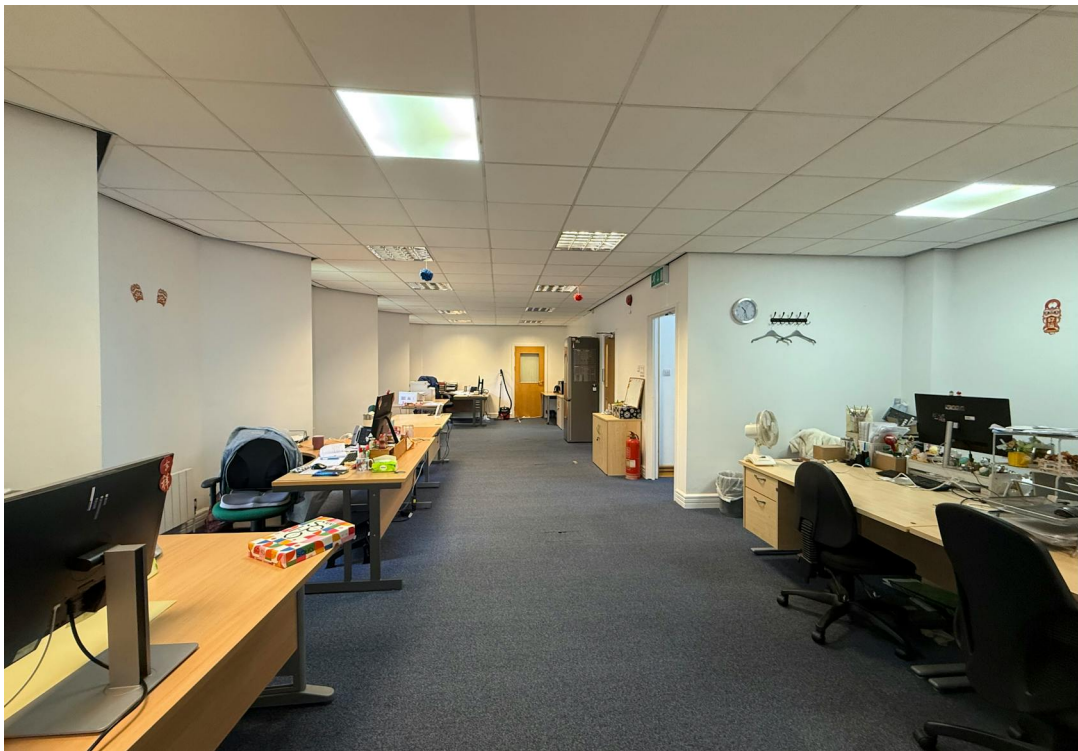
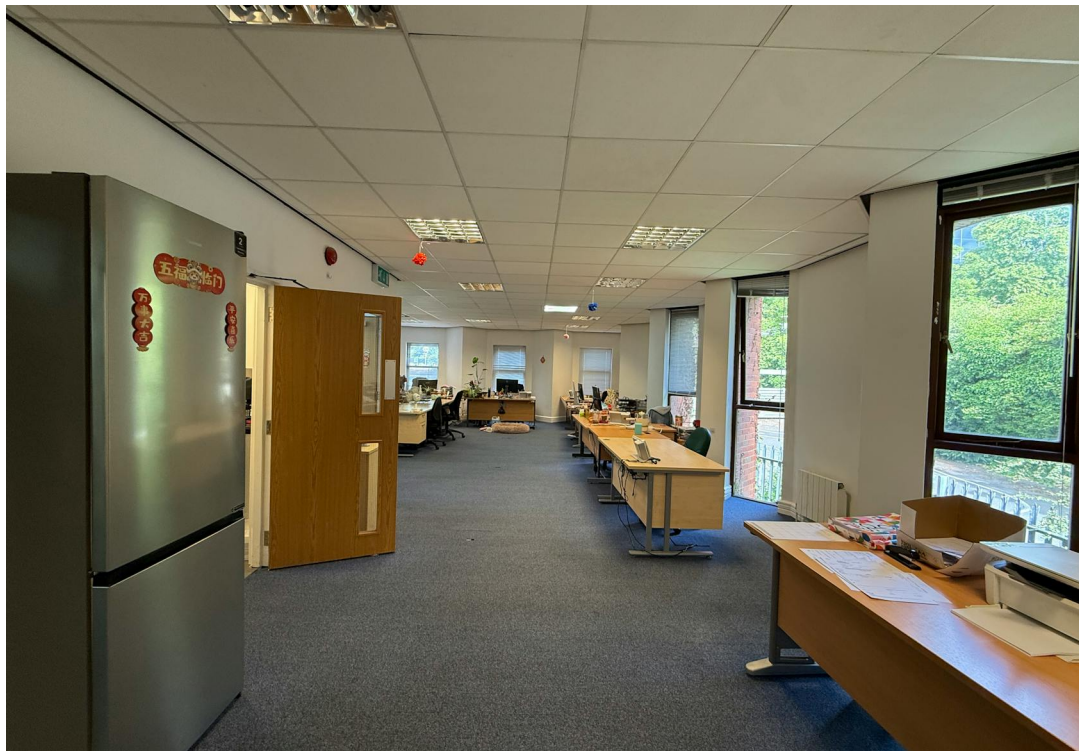
**Central location, global reach:** A strategic location offers quick train connections:

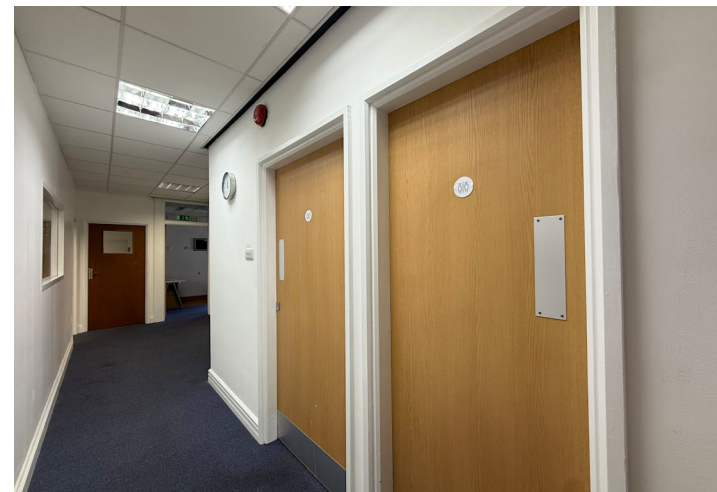
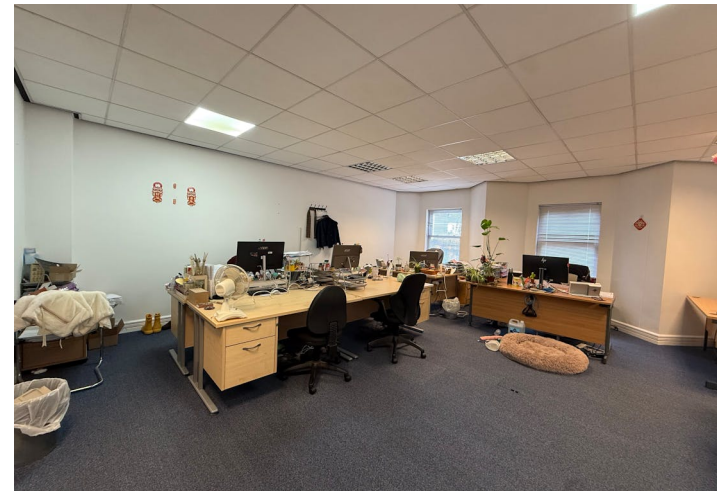
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## AVAILABILITY

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - 8	1,800	167.23	Available
Unit - 9	2,184	202.90	Available
<b>Total</b>	<b>3,984</b>	<b>370.13</b>	

## TERMS

The property is also available to purchase at offers in excess of £699,950 (exclusive) on a long leasehold basis. We understand the property is held Long Leasehold for a term of 125 years from 25th March 1986.

## SERVICE CHARGE

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

## VAT

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

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING

Strictly via the sole agent Siddall Jones.

## 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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