

OFFICE | TO LET

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FIRST FLOOR, CAMOMILE HOUSE, 6 EMBASSY DRIVE, BIRMINGHAM, B15 1TP
2,200 SQ FT (204.39 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern First Floor Office With Air Conditioning,
Meeting Rooms, Boardroom, Lift Access & Car
Parking In Sought After Edgbaston Location

- Prime Edgbaston Location
 - Modern First Floor Office
 - Air Conditioning Throughout
 - Glazed Meeting Rooms
 - Large Boardroom
 - Newly Fitted Kitchen
 - Passenger Lift Access
 - Allocated Car Parking
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DESCRIPTION

Camomile House comprises a modern, detached office building situated within the established Edgbaston commercial district, with private car parking available to the front of the property.

The available accommodation is situated on the first floor and extends to approximately 2,200 ft², providing a well presented and versatile office environment suitable for a range of professional occupiers.

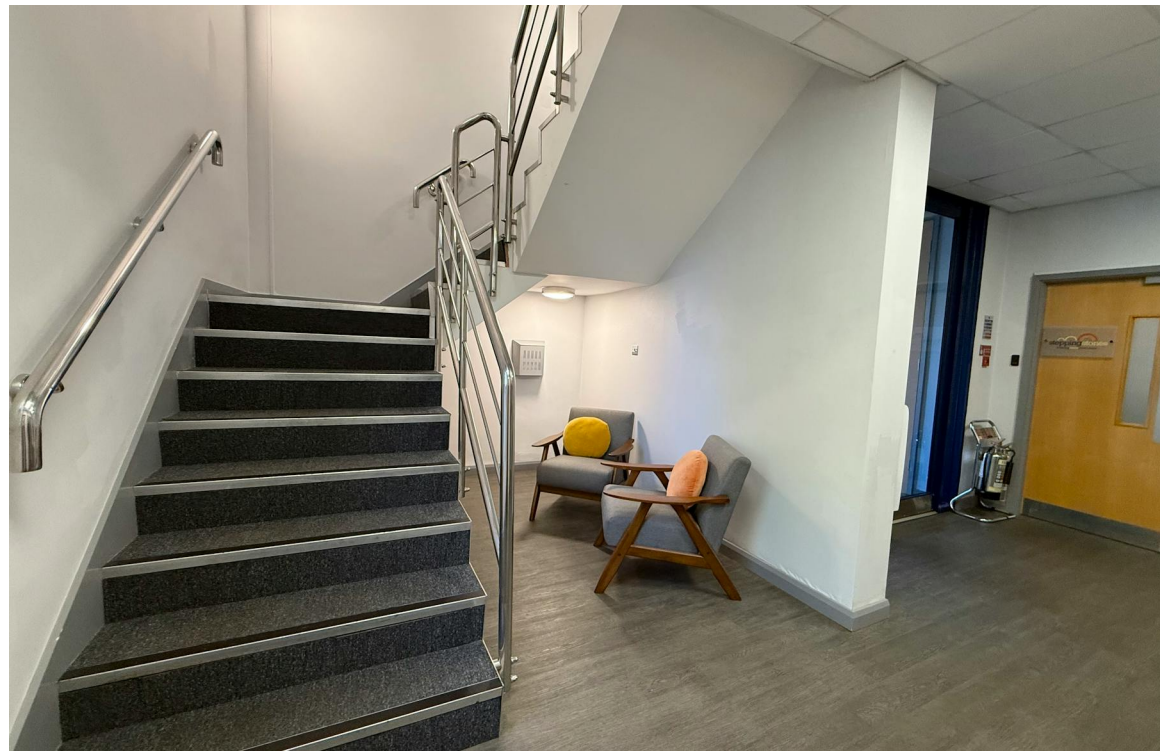
The accommodation is predominantly open plan and benefits from a number of glazed partitioned meeting rooms/private offices, together with a large boardroom and separate breakout area. A recently fitted kitchen provides modern staff facilities, with male and female WCs also available.

The specification includes air conditioning providing both heating and cooling, raised access flooring, suspended ceilings with recessed LED lighting, double glazed windows and good levels of natural light throughout.

Access to the first floor is provided via both passenger lift and staircase from the main entrance/reception area.

Externally, three car parking spaces are included within the lease, with additional parking available by separate negotiation.

Overall, the accommodation provides an attractive, ready to occupy office with an excellent mix of open plan workspace, private meeting areas and staff facilities in a well established Edgbaston location.

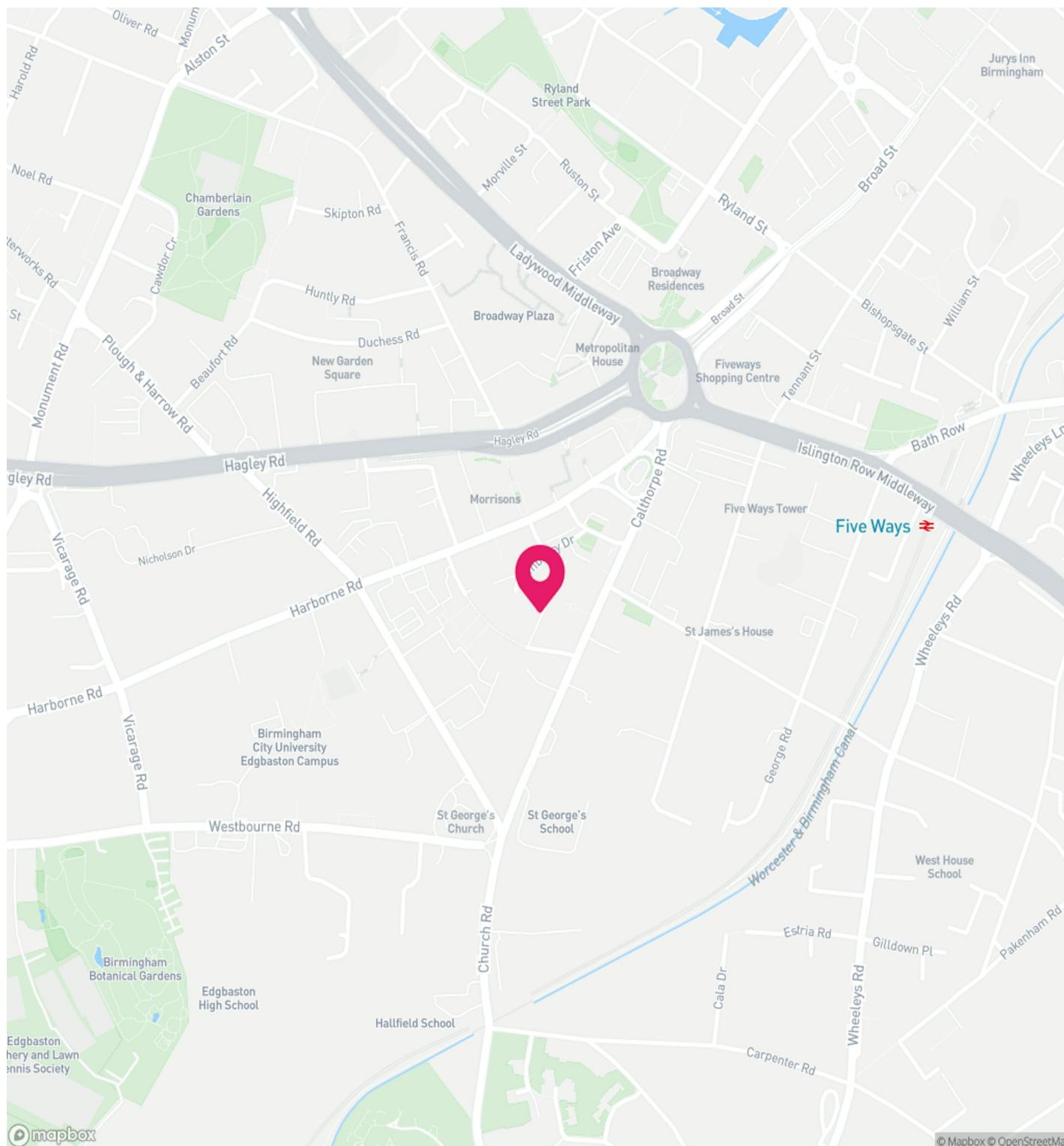


LOCATION

The property is prominently situated within the established Edgbaston commercial district, close to Five Ways and approximately 1 mile South West of Birmingham City Centre.

The immediate area benefits from an excellent range of amenities, with the recently redeveloped Greenfield Crescent approximately a 1 minute walk away, offering a variety of popular restaurants, cafés and bars. Further amenities are available throughout Edgbaston and Five Ways, including Morrisons supermarket and a number of established hotels including the Park Regis and Marriott.

Public transport connections are excellent, with the nearest tram stop approximately three minutes' walk from the property, providing convenient access into Birmingham City Centre. Five Ways Railway Station is also within approximately a 10 minute walk and provides regular services to Birmingham New Street and the wider rail network.



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.

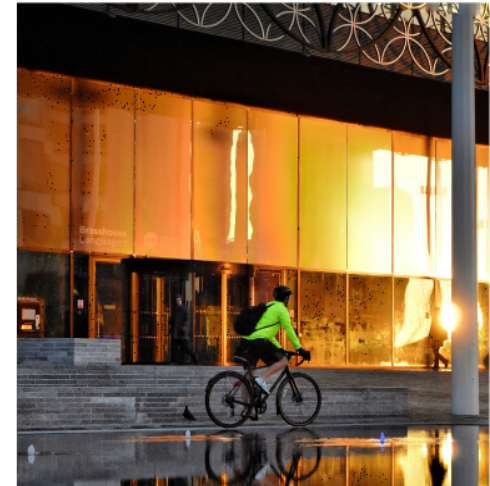
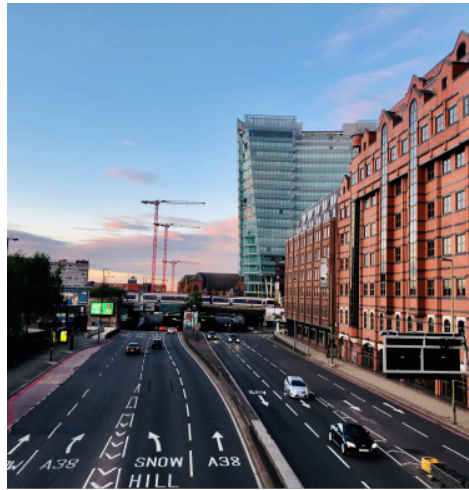
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

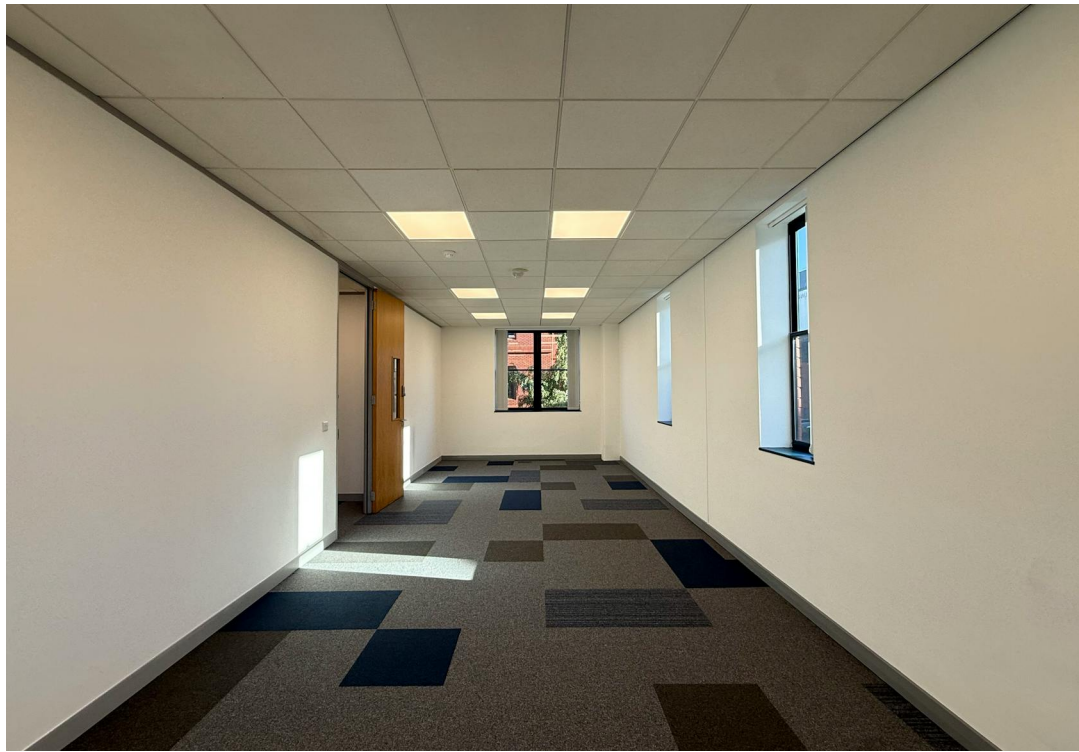
Central location, global reach: A strategic location offers quick train connections:

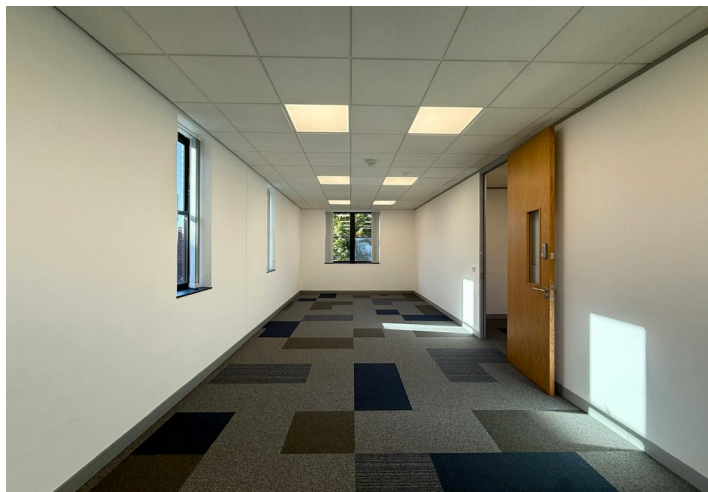
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £37,975 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the maintenance and upkeep of the communal areas and is inclusive of electricity and water consumption. We understand the service charge is currently running at £10,755 per annum exclusive, subject to annual review.

BUSINESS RATES

Rateable Value: £20,500

VAT

All prices quoted are exclusive of VAT which is payable.

LEGAL COSTS

Each party are responsible for their own legal costs.

VIEWING

Viewings are available via prior appointment with Siddall Jones.

GREENFIELD CRESCENT

Located less than a 1 minute walk from the subject property, Greenfield Crescent forms the heart of Edgbaston Village and provides an attractive, pedestrian friendly setting with an excellent range of independent restaurants, cafés, bars and amenities.

Popular occupiers include Chapter, Smoke + Ash Pizza, Loki Wine, Village Kitchen, together with nearby The High Field and Boston Tea Party, providing an excellent choice of places for coffee, lunch, client meetings and after work drinks.

The Crescent also regularly hosts the Edgbaston Village Artisan Market, further adding to the character and vibrancy of the area.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Certificate (EPC) rating of B. A copy of the certificate is available upon request from the agent.

RATEABLE VALUE

£20,500

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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