

OFFICE | FOR SALE

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THE CLOISTERS, UNIT 3, GEORGE ROAD, EDGBASTON, B15 1NP
2,057 SQ FT (191.10 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Office Premises Situated in the Sought After Location of Edgbaston

- Modern Office Building
 - Self Contained over Two Floors
 - Ground Floor Let at £20,000 per annum (We Understand Vacant Possession Can Be Provided)
 - Refurbished Throughout
 - 4 Car Parking Spaces
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DESCRIPTION

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

The property has been refurbished to a high standard throughout and benefits from carpet flooring, flooring, suspended ceiling with inset lighting, power and data, double glazed windows and central heating. WC facilities and kitchenette are provided to each floor also.

The property also includes 2 car parking spaces and other parking is available close by.



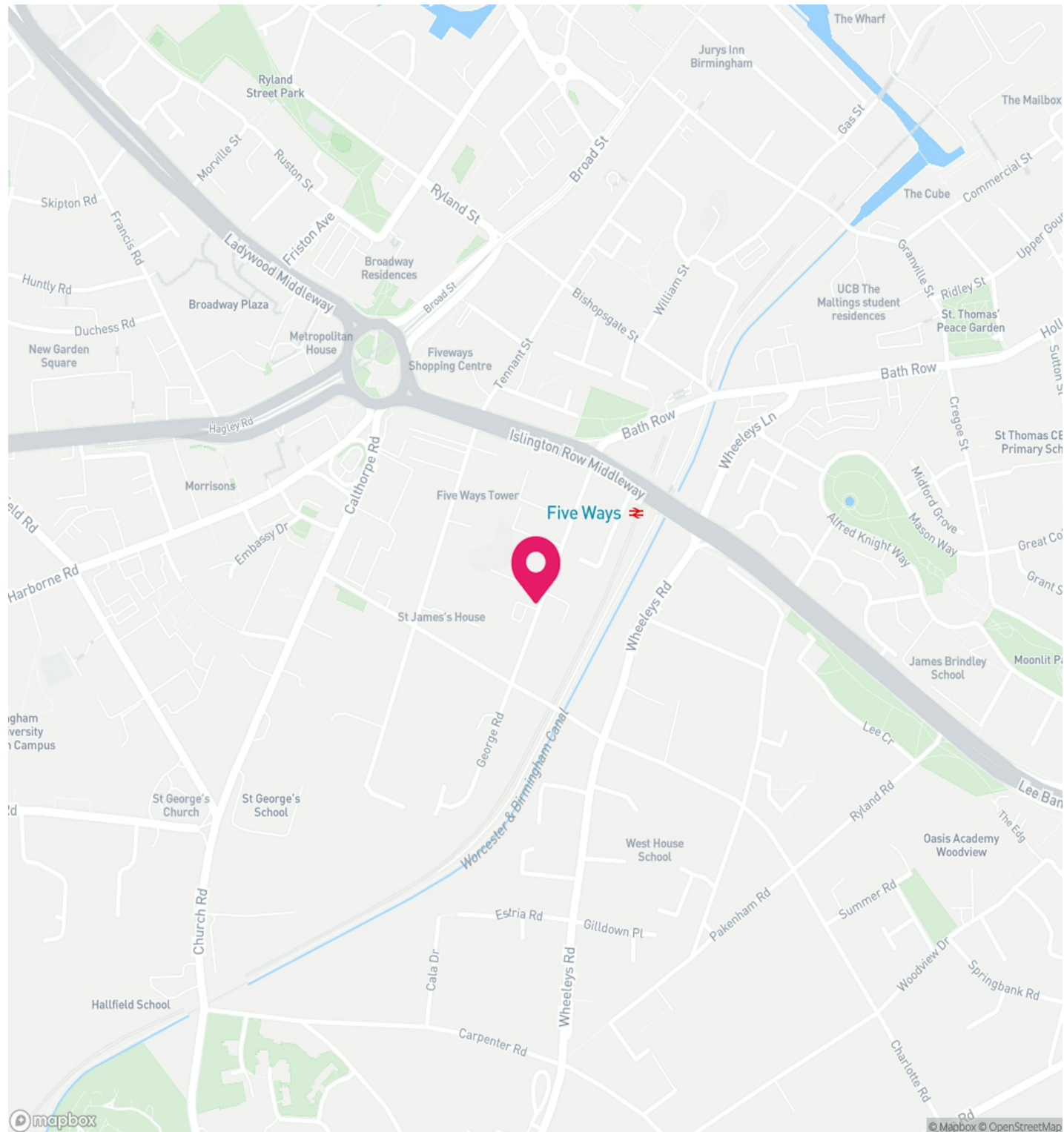
LOCATION

The property is situated within the well known 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 railway station a short walk, providing a 3-minute cross city service to Birmingham New Street. In addition, the Edgbaston Village Metro stop is situated on the Hagley Road and provides a 6-minute connection to the city centre, shortly followed by the SPRINT with direct connections to Quinton.

The location offers quick access Brindley Place, Symphony Hall, ICC, and NIA are within walking distance and the city centre is a 10-15 min walk.



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.

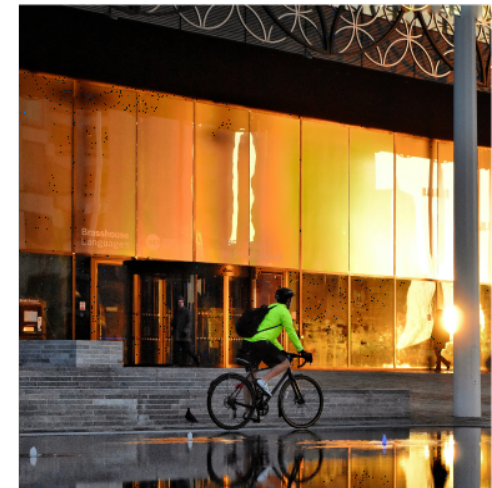
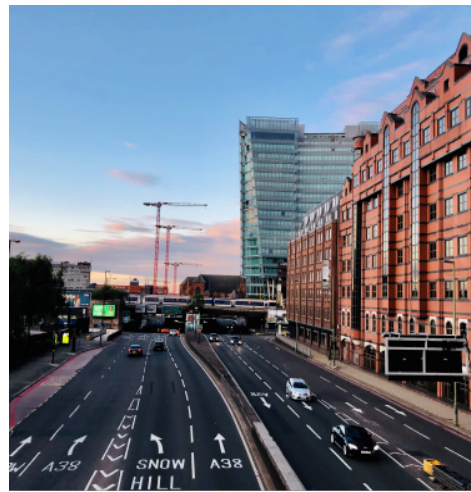
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





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.

TENURE

Long Leasehold interest is 86 Years - 125 years from 25th March 1986.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £450,000

EPC

C (56)

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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