

OFFICE | FOR SALE



UNIT 7 THE CLOISTERS, GEORGE ROAD, BIRMINGHAM, B15 1NP

2,340 SQ FT (217.39 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Two-Storey Office Building in a
Sought After Location with Car Parking, Outside
of Birmingham's Clean Air Zone

- Suspended Ceiling with Inset Lighting
 - Gas Central Heating
 - Floor Boxed with Power and Data
 - Mix of Cellular and Open Plan
 - Double Glazed Windows
 - Emulsion Coated Walls
 - 4x Car Parking Spaces Included
 - Outside Birmingham's Clear Air Zone
 - Air Conditioning
 - 100MB Dedicated Lease Line
 - LED Lighting Throughout
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DESCRIPTION

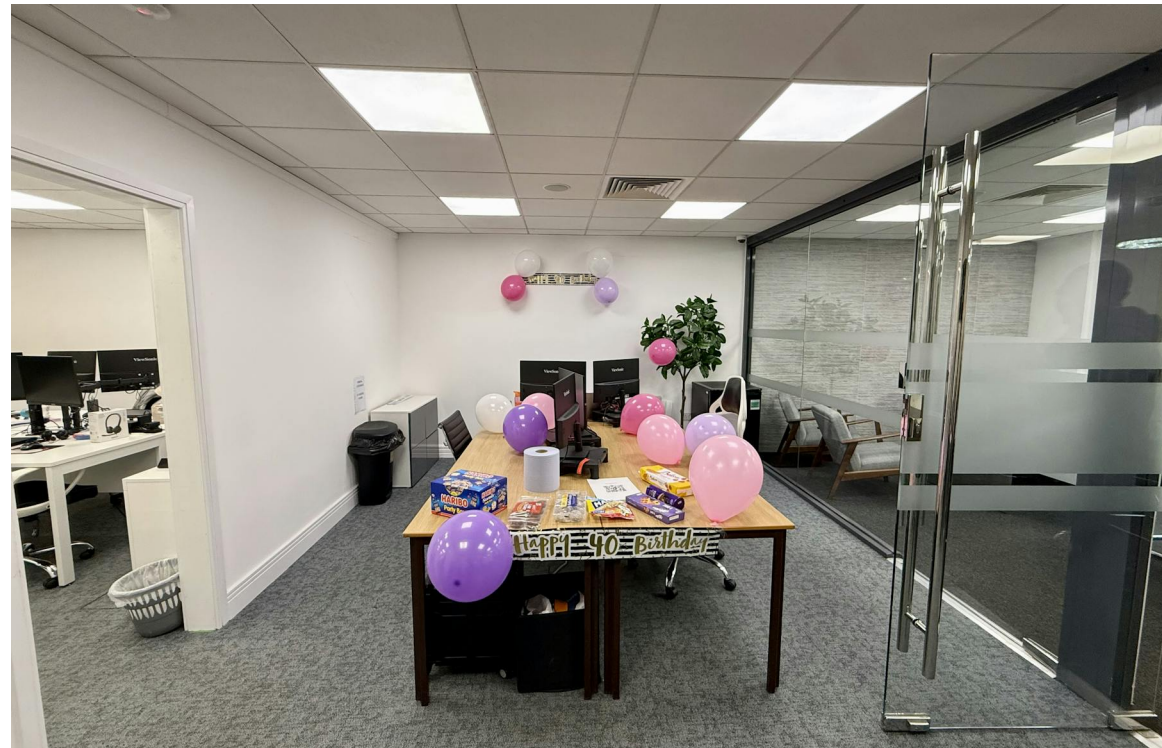
The property comprises a two-storey office building of traditional brick construction overlooking a central courtyard. Arranged over the ground and first floors, it offers a well-presented, practical layout suitable for a variety of office or business uses.

Access is via the ground floor, which opens into a welcoming reception area with a secure door entry system. Immediately to the right is a glazed meeting room, while a central corridor provides access to three WCs and a fully fitted kitchen with breakout area. This level also includes a smaller meeting room or private office.

An internal staircase leads to the first floor, which opens onto a spacious open-plan office with three generous private offices off. One benefits from a glazed partition, allowing natural light to flow throughout. The first floor also features ducted air conditioning for year-round comfort.

Finished to a good standard, the accommodation includes suspended ceilings with inset LED lighting, double glazed windows, and emulsion-coated walls creating a bright, professional environment. The building further benefits from gas central heating, floor boxes for power and data, and a 100MB dedicated Virgin lease line.

Externally, the property provides four on-site car parking spaces at the rear, with further parking available nearby. Overall, it offers a versatile, well-specified workspace ideal for occupiers seeking quality accommodation in an attractive courtyard setting.

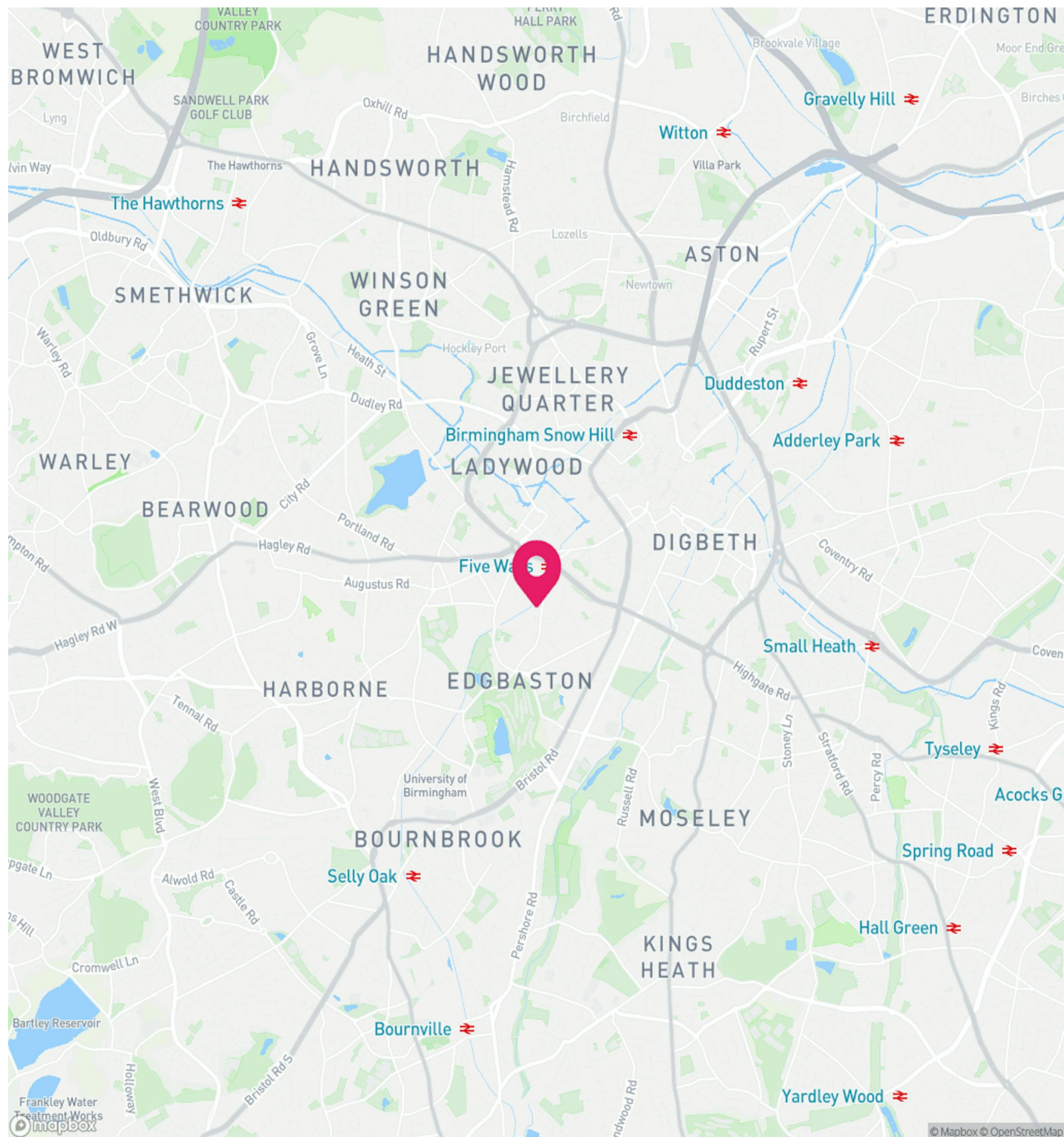


LOCATION

The property is situated within the well know 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 Rail Station is also with close proximity.



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.

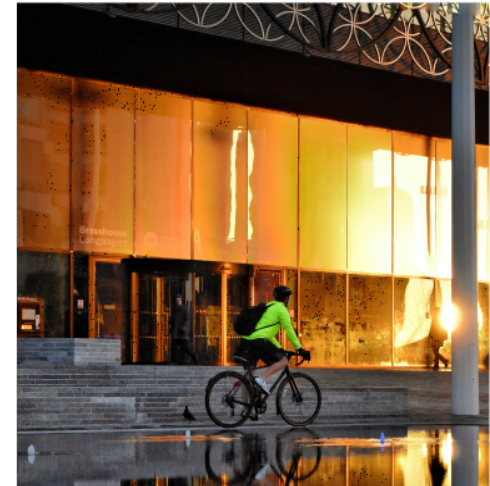
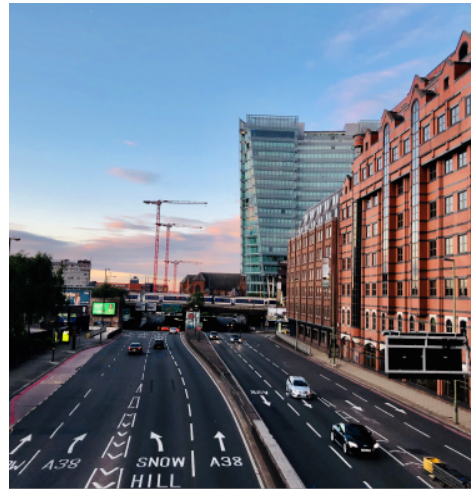
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

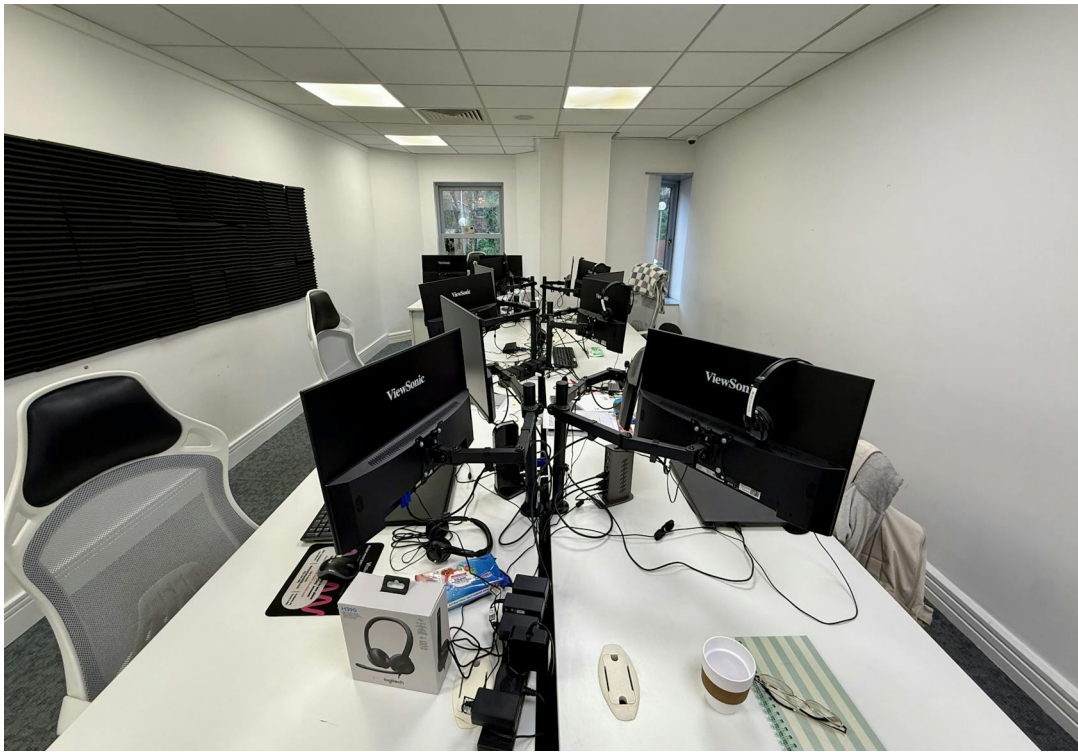
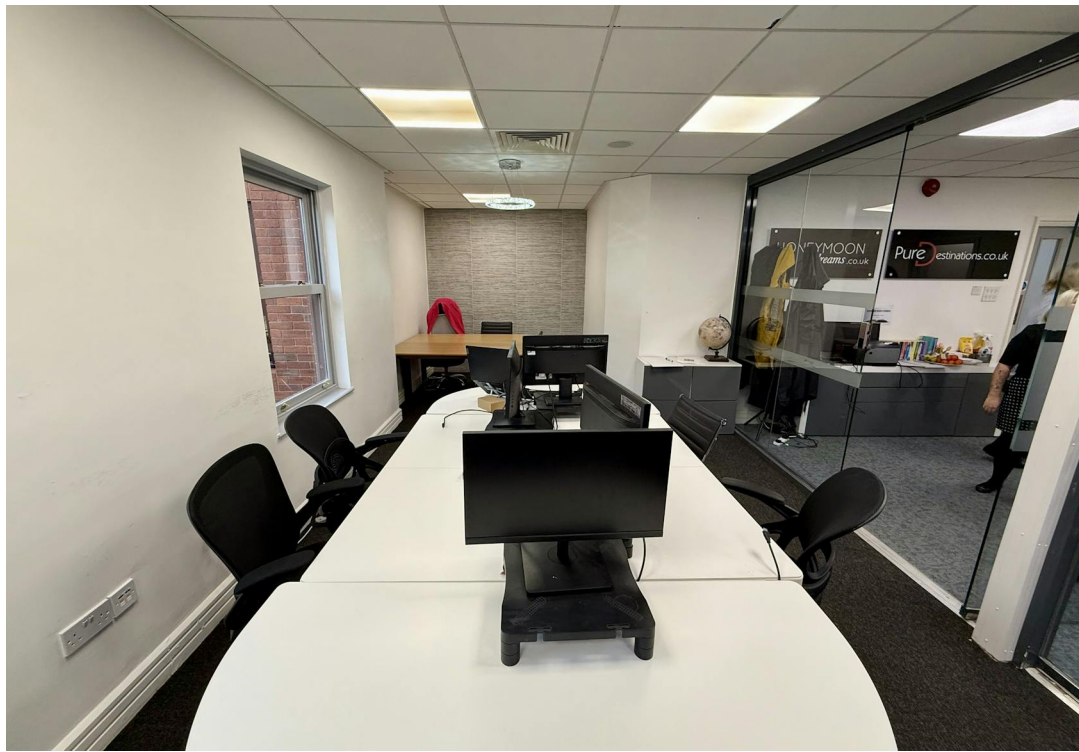
Central location, global reach: A strategic location offers quick train connections:

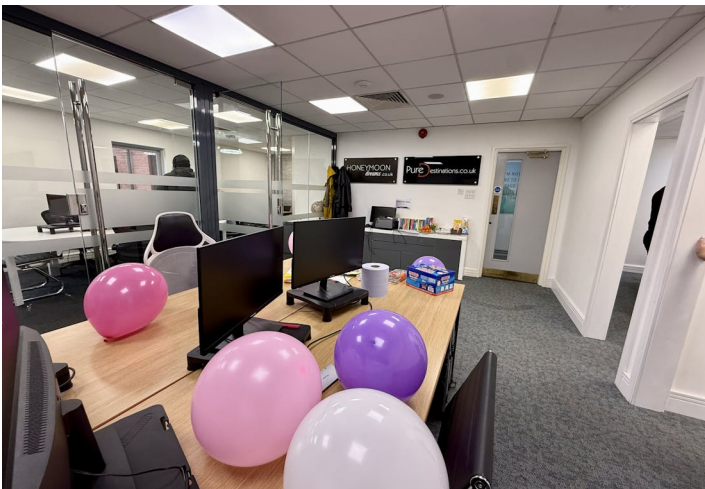
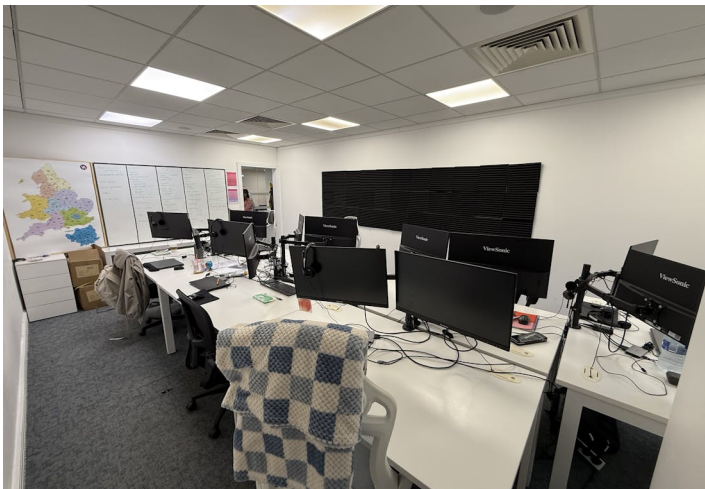
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







TENURE

The property is held Long Leasehold for a term of 125 years from 25th March 1986.

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.

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices 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.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

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VIEWING

Strictly via the sole agent Siddall Jones.

SERVICE CHARGE

n/a

POSSESSION

The property is immediately available following the completion of legal formalities.

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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