

OFFICE | TO LET

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COACH HOUSE, 14A FREDERICK ROAD, EDGBASTON, BIRMINGHAM, B15 1JD

1,099 SQ FT (102.10 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High-Quality, Self-Contained Office with Private Car Parking on the Prestigious Calthorpe Estate in Edgbaston

- Grade II Listed Office Building
 - Self-Contained Premises
 - Arranged Over Two Floors
 - High-Quality Internal Finish
 - Reception, Offices And Meeting Room
 - Fitted Kitchenette And WC
 - Air Conditioning And Heating
 - Off-Road Parking For Two Vehicles
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DESCRIPTION

This self-contained, Grade II listed office building forms part of the established Calthorpe Estate in Edgbaston. The property has been renovated and maintained to a high standard, incorporating quality materials and finishes throughout, and is well suited for use as professional offices.

The accommodation is arranged over two floors. On the ground floor, there is a large reception area which leads into a main office, separated by full-height glass partitioning. To the rear is a meeting area, with access to a kitchenette, a rear vestibule, and a ground floor WC. The first floor provides an open office or staff lounge area, with an adjoining Director's office separated by a glazed partition. Both rooms feature exposed timber beams and benefit from natural light via windows to the front and side elevations.

The interior finishes include wood-effect laminate flooring on the ground floor and carpeted flooring on the first floor with spotlight ceiling lighting throughout. The building is fitted with a gas-fired central heating system, air conditioning units in key rooms, and a security alarm and fire alarm system.

Additional features include data and power points in all main office areas, CCTV cameras, and smoke alarms. The kitchenette is fitted with base units, an integrated stainless steel sink with chrome mixer tap, and has tiled splash backs. The WC includes a toilet, washbasin, radiator, and wall-mounted hand dryer.

Access to the building is from the front via a private entrance, and there is a fire escape at the rear leading to a small terrace and courtyard area. The property also benefits from two private car parking spaces.

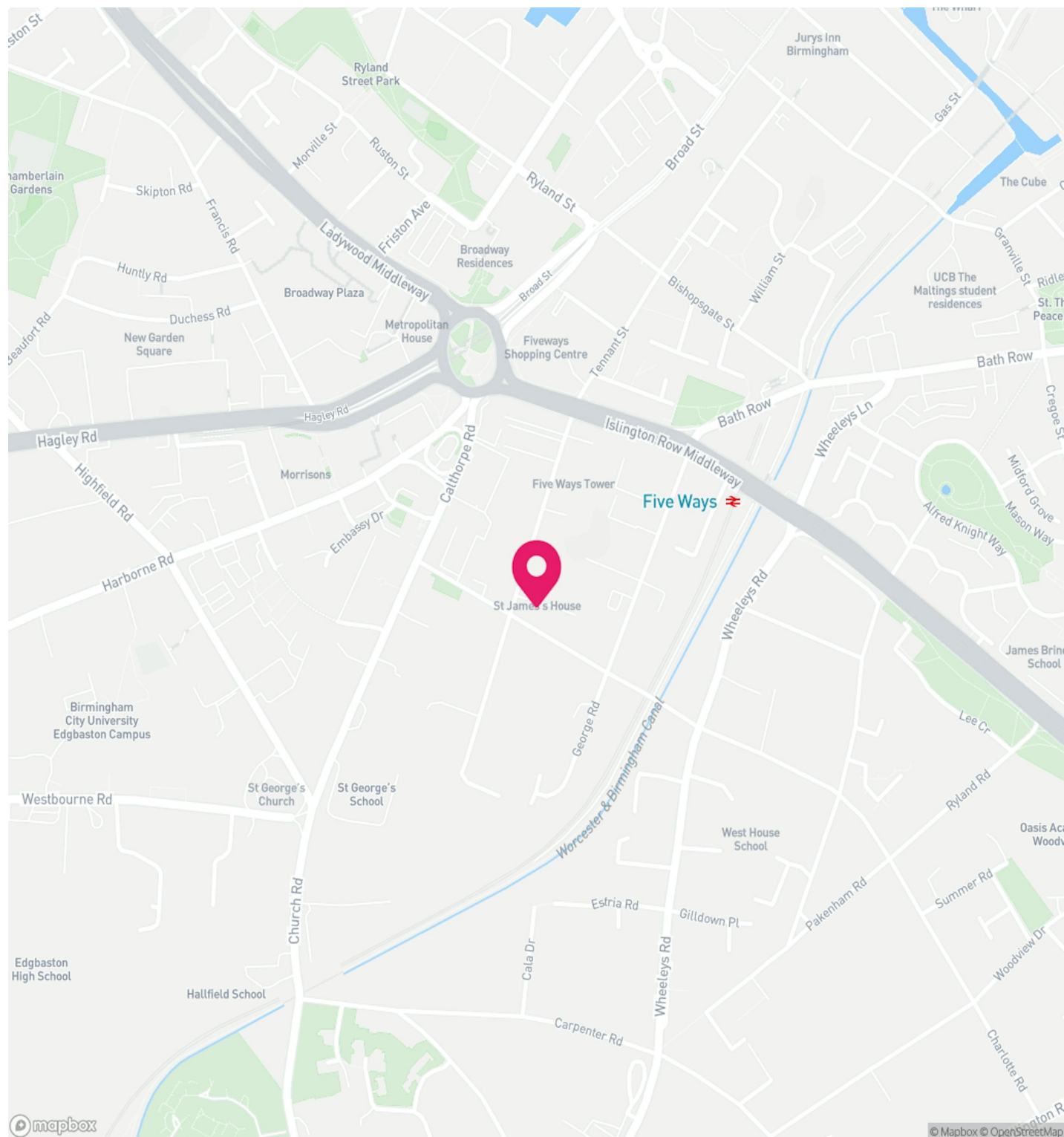


LOCATION

The property occupies a prominent position fronting Frederick Road in the heart of Edgbaston, an affluent and well-connected area just outside Birmingham's Clean Air Zone. It benefits from immediate access to a wide range of shopping, leisure, dining, and café amenities, creating a vibrant and convenient working environment.

Transport links are excellent. Five Ways railway station is just a short walk away, offering a fast 3-minute cross-city service to Birmingham New Street. The Edgbaston Village Metro stop, located on nearby Hagley Road, provides a direct 6-minute connection to the City Centre.

The property also enjoys close proximity to key destinations including Brindley Place, Symphony Hall, the ICC, and the NIA, all within a 5-minute walk, while Birmingham City Centre is easily reached on foot in around 10–15 minutes.



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.

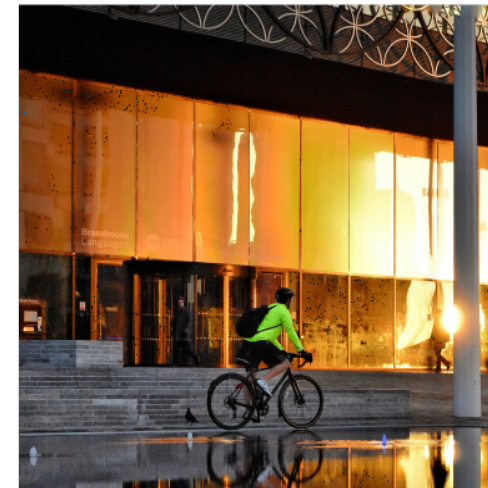
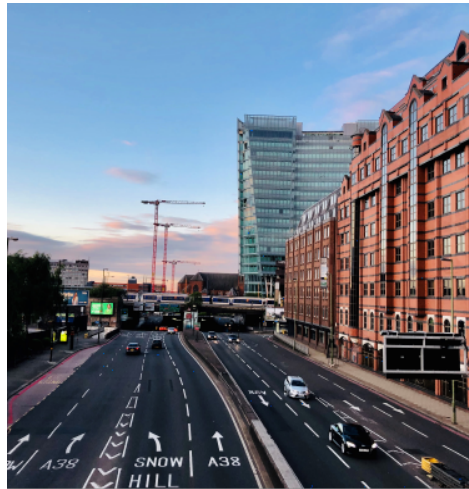
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 £30,000 per annum (exclusive).

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.

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Please contact Siddall Jones.

LEASE

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

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



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

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