

HEALTHCARE, OFFICE, RETAIL | FOR SALE

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THE CLOISTERS, UNIT 8, GEORGE ROAD, EDGBASTON, BIRMINGHAM, B15 1NP

1,800 SQ FT (167.23 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Two-Storey Office Building

- Suspended Ceiling with Inset Lighting
 - Gas Central Heating
 - Carpet Flooring
 - Floor Boxed with Power and Data
 - Double Glazed Windows/ Window Blinds
 - Emulsion Coated Walls
 - 4 Car Parking Spaces Included
 - Outside Clear Air Zone
 - Internet Connected Line - 100mg
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DESCRIPTION

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

The ground floor opens into a large and welcoming reception area with access into an open plan office space and partitioned meeting/board room.

Welfare facilities are also provided.

The first floor comprises further office space with welfare facilities.

The property benefits from:

Suspended ceiling with inset lighting

Gas central heating

Carpet flooring

Floor boxed with power and data

Double glazed windows / window blinds

Emulsion coated walls

The property also includes 4 car parking spaces and other parking is available close by.

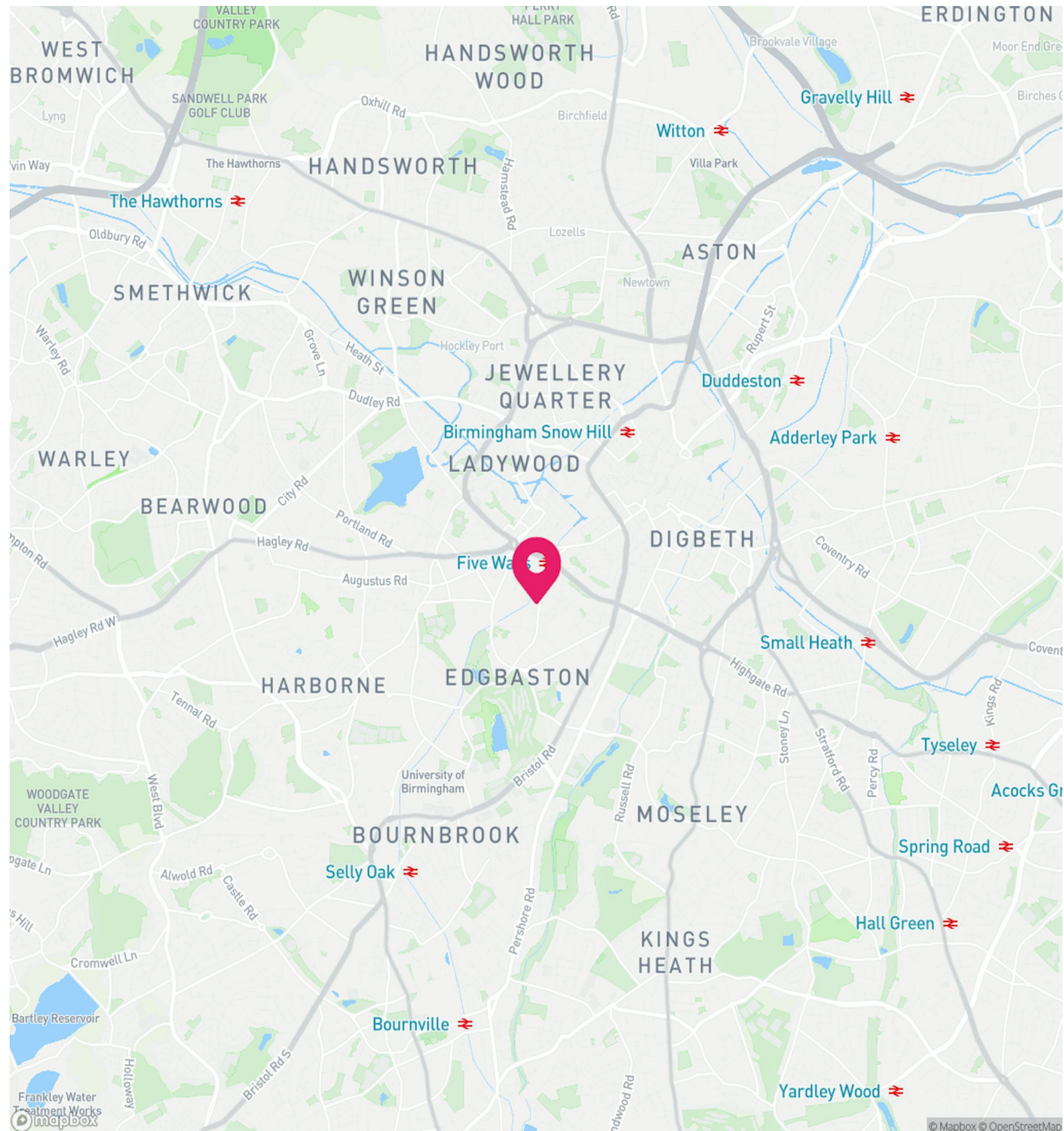


LOCATION

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 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.

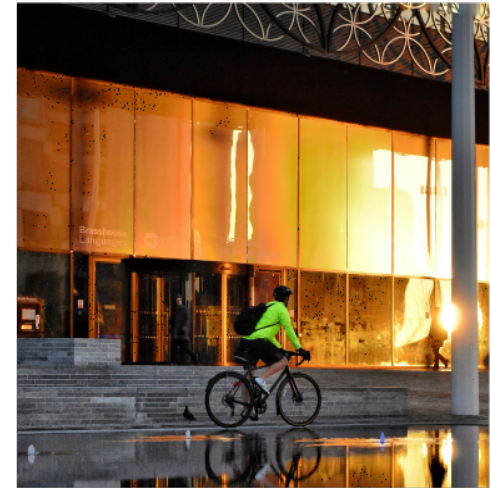
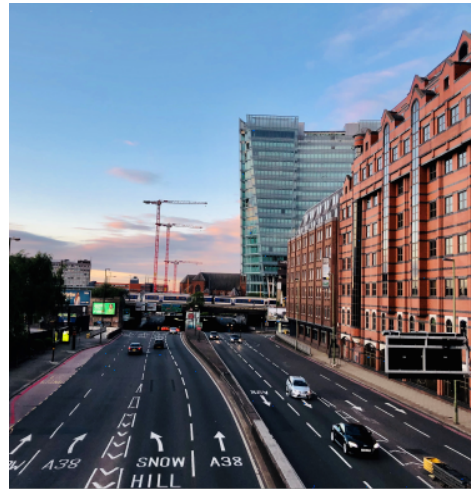
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

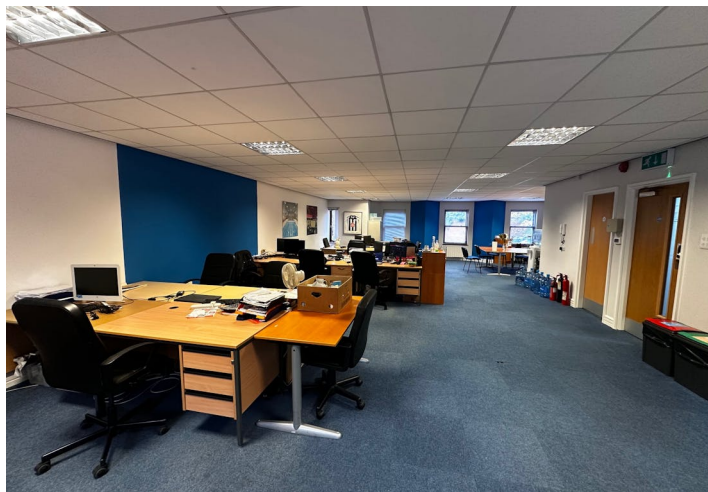
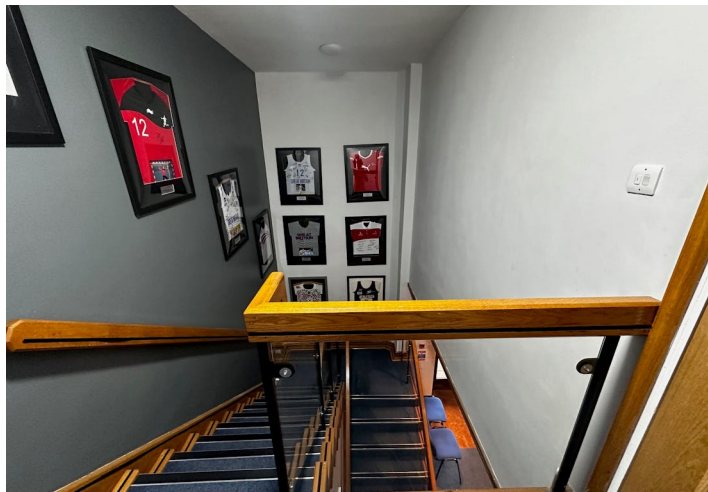
Central location, global reach: A strategic location offers quick train connections:

- 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 small 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.

PRICE

Offers in the region of £360,000

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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The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/10/2025

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