

SERVICED OFFICE | TO LET

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QUADRANT COURT, 49 CALTHORPE ROAD, EDGBASTON, B15 1TH
151 TO 2,450 SQ FT (14.03 TO 227.61 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Serviced Offices Spaces in Prime Edgbaston Area, Offering Flexible Workspace, Excellent Amenities and Transport Connectivity

- On Site Car Parking (by negotiation)
- Modern Refurbished Office Building
- Flexible, Quality Workspace
- CAT 2 Lighting & Central Heating
- Double Glazed Windows Throughout
- Passenger Lift to all Floors
- Kitchen & WC Facilities on Each Level
- Managed Reception & Monitored CCTV
- Meeting Rooms and Lounge Areas
- 24/7 Access with On Site Amenities

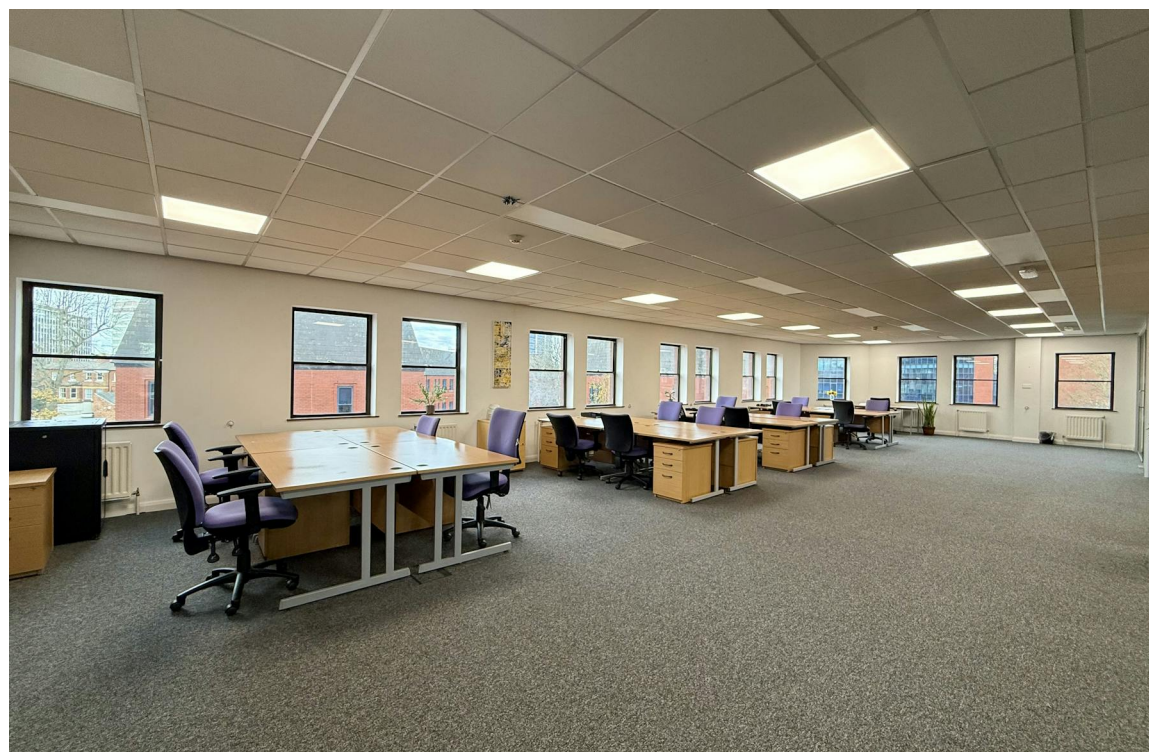
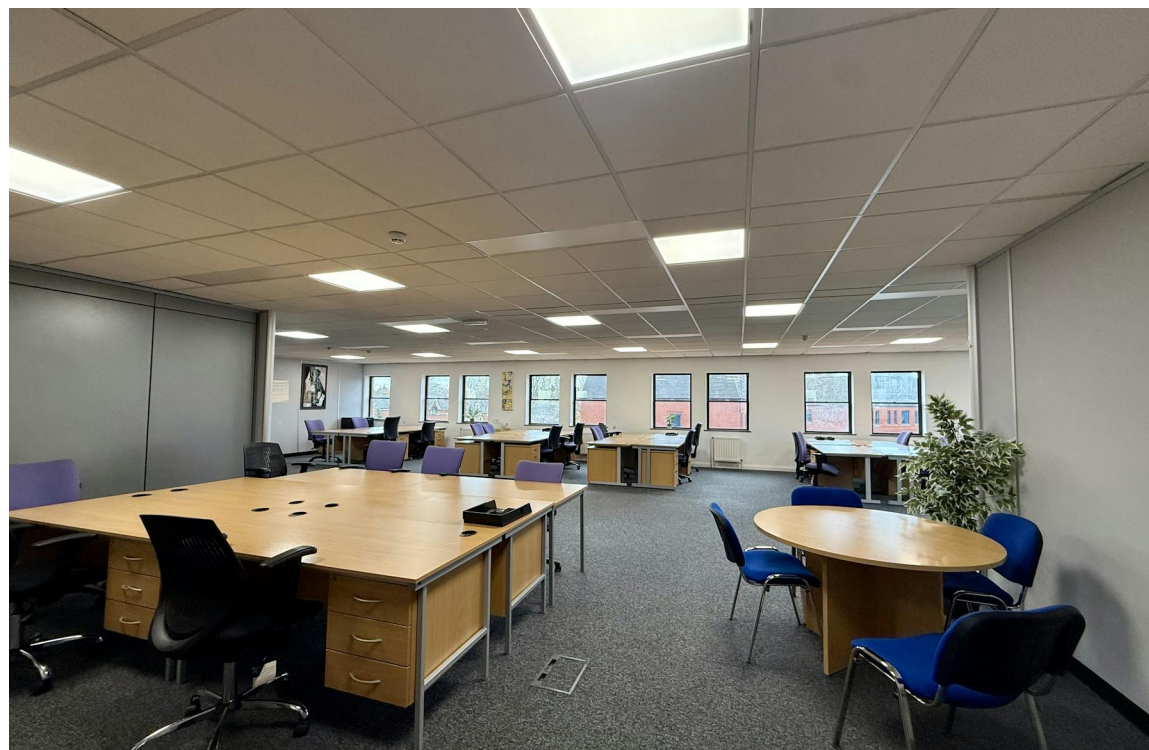


DESCRIPTION

The property comprises a modern three storey detached office building of brick construction, surmounted by a pitched tiled roof. The accommodation has been refurbished to a high standard throughout and offers well-presented, flexible workspace suitable for a range of occupiers.

Internally, the offices benefit from solid carpeted floors, plastered and painted walls, suspended ceilings with CAT 2 lighting, gas central heating, double-glazed windows, fitted kitchen facilities and WC accommodation. A passenger lift serves all floors. Occupiers also benefit from an extensive suite of on-site amenities, including:

- Electricity and heating
- 24/7 access
- Office and communal cleaning
- WC facilities on all floors
- Fitted kitchen areas
- Shower facilities
- Stylish managed reception
- On-site security with monitored CCTV
- Refuse collection
- Buildings maintenance
- Landscaping and internal planting
- Free WiFi
- Access to meeting rooms, lounge areas and a videoconferencing studio
- Administrative support services

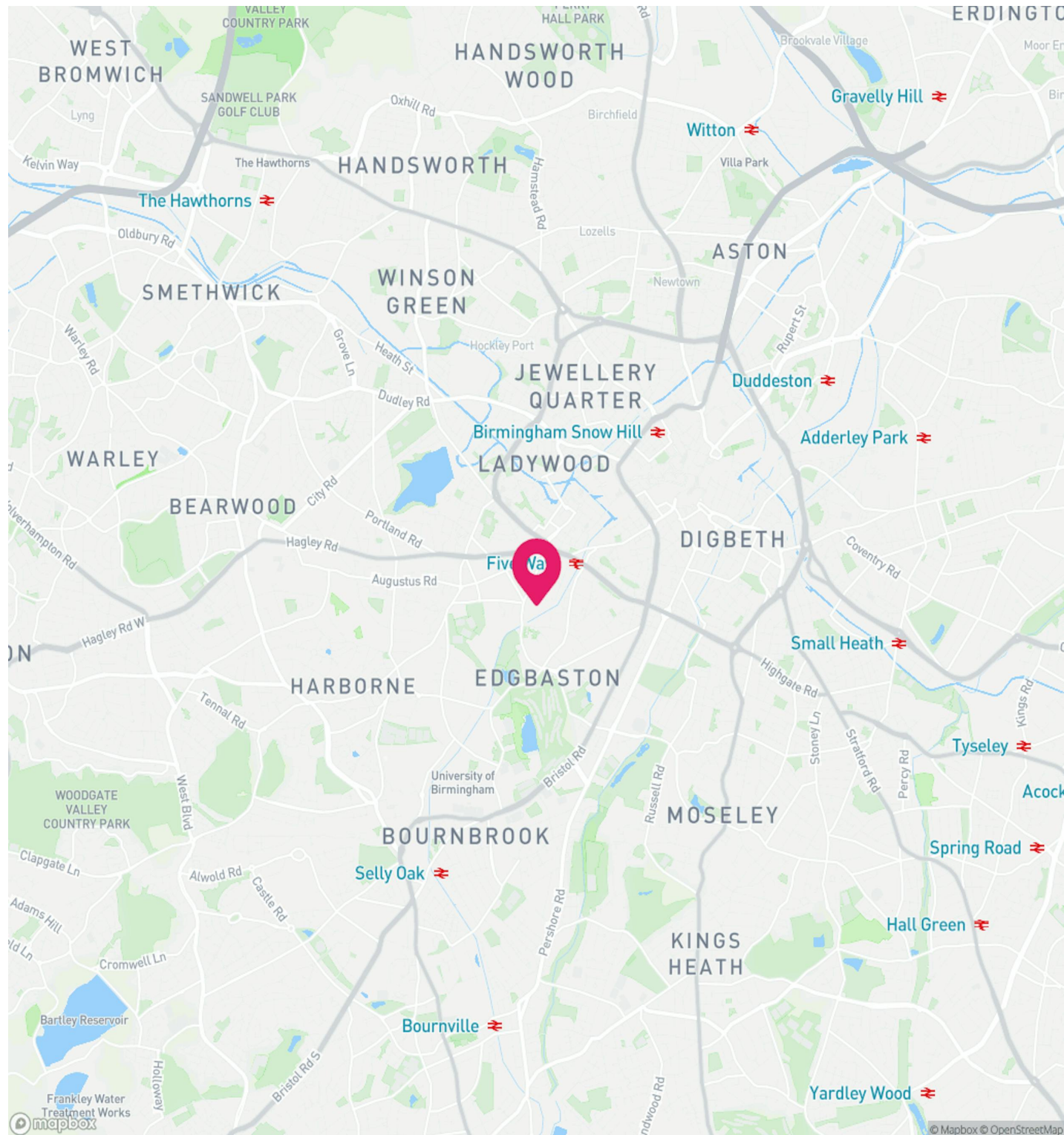


LOCATION

The property is situated fronting Calthorpe Road at its junction with Embassy Drive in the heart of Edgbaston Village, 1 mile south west of Birmingham City Centre.

Communication links are excellent with the property being within walking distance to the Five Ways train station, which is located just one stop away from Birmingham New Street and within a short walk of the Edgbaston Village Tram stop on the Hagley Road.

Motorway access is provided via the M5 (Junction 3), which in turn links to the M6 (Junction 8) to the North and the M42 (Junction 4a) to the south.



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.

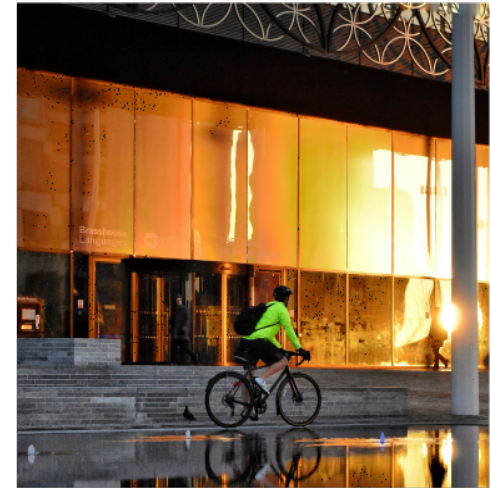
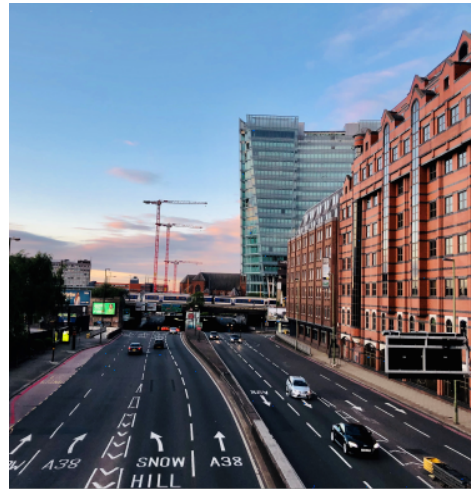
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

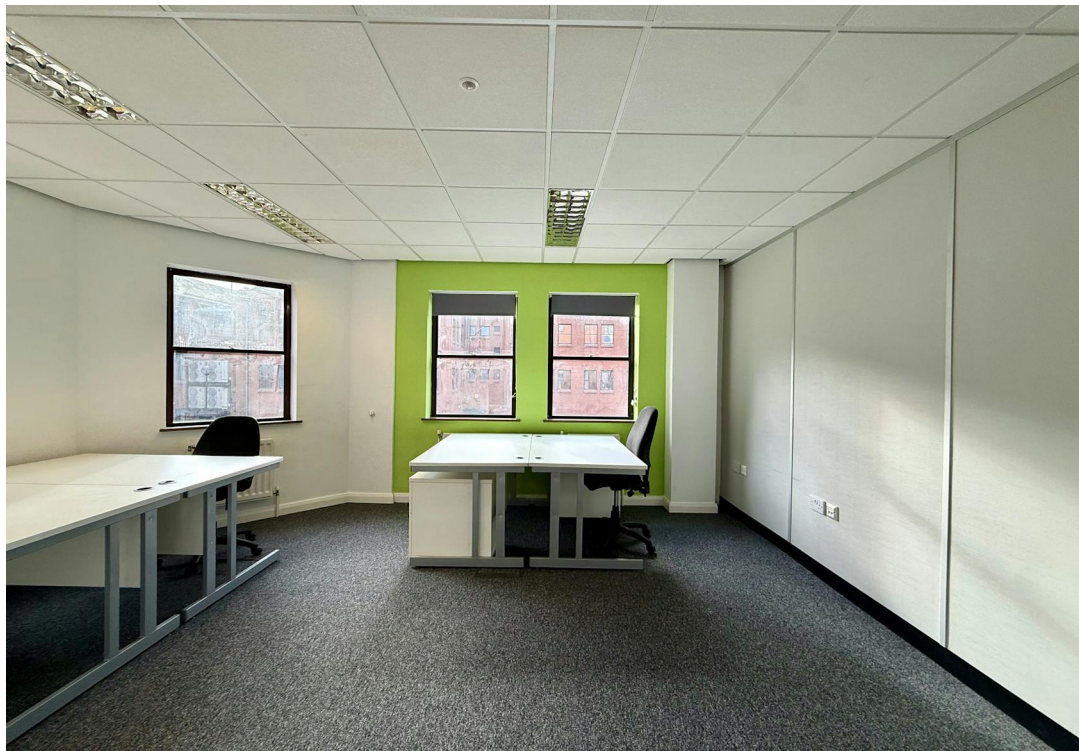
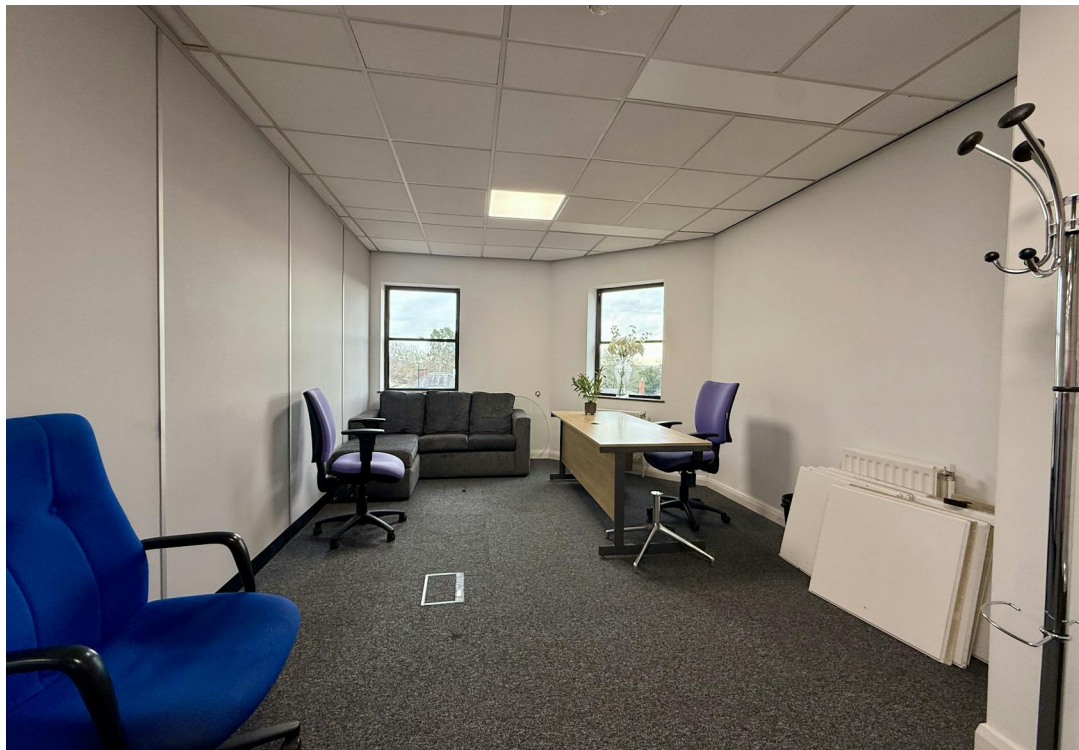
Central location, global reach: A strategic location offers quick train connections:

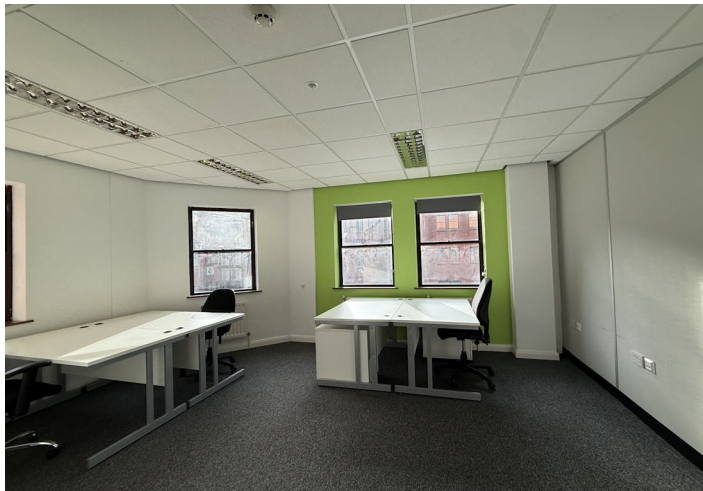
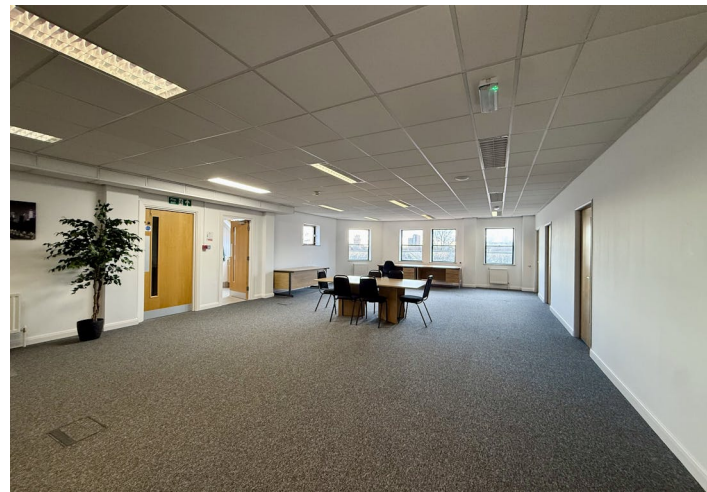
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Ground - G06	215	19.97	£716 /month 4 Desks	Available
1st - 107	215	19.97	£716 /month 4 Desks	Available
1st - 114	296	27.50	£895 /month 4 Desks	Available
1st - 117	282	26.20	£950 /month 4 Desks	Available
2nd - 204	673	62.52	£2,245 /month 14 Desks	Available
2nd - 207	248	23.04	£825 /month 5 Desks	Available
2nd - 211	269	24.99	£895 /month 4 Desks	Available
2nd - 216	282	26.20	£940 /month 7 Desks	Available
3rd - 301	2,450	227.61	£6,000 /month 40 Desks	Available
3rd - 304	151	14.03	£550 /month 3-4 Desks	Available
Total	5,081	472.03		

CAR PARKING

On site car parking is available via separate negotiation, subject to availability.

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 suites are available immediately upon completion of legal formalities.

VIEWING

Please contact Siddall Jones for a viewing.

RENT

£550 - £6,000 per month

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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