

OFFICE | TO LET / FOR SALE

[VIEW ONLINE](#)



75-76 FRANCIS ROAD, EDGBASTON, BIRMINGHAM, B16 8SP

6,500 SQ FT (603.87 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Freehold Headquarter Office
Premises Located in Edgbaston

- NIA 6,500 ft²
 - Rent on Application
 - Offers in Excess of £1.6M for Freehold Interest
 - Well Presented Headquarter Office Premises which May be Suitable for Alternative Uses STP
 - 11 Secure Rear Car Parking Spaces
 - Attractive Grade II Listed Facade
 - Accommodation Split Across Lower Ground, Ground, First and Second Floor Levels
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DESCRIPTION

The property comprises a modern four-storey office building set behind an attractive Grade II listed façade. 75-76 Francis Road benefits from two separate pedestrian entrance doors from the front elevation, with a central staircase serving all floors and offering scope to split the accommodation if required.

The accommodation is arranged over lower ground, ground, first and second floors, providing modern and flexible floorplates capable of accommodating a variety of occupier layouts. The space offers a mix of open-plan and cellular office accommodation, including meeting rooms and a boardroom at lower ground floor level, together with a reception area, disabled WC facilities and open-plan offices at ground floor level.

The upper floors provide predominantly open-plan office accommodation, benefiting from dual-aspect natural light and kitchenette facilities, allowing flexibility for a range of business uses.

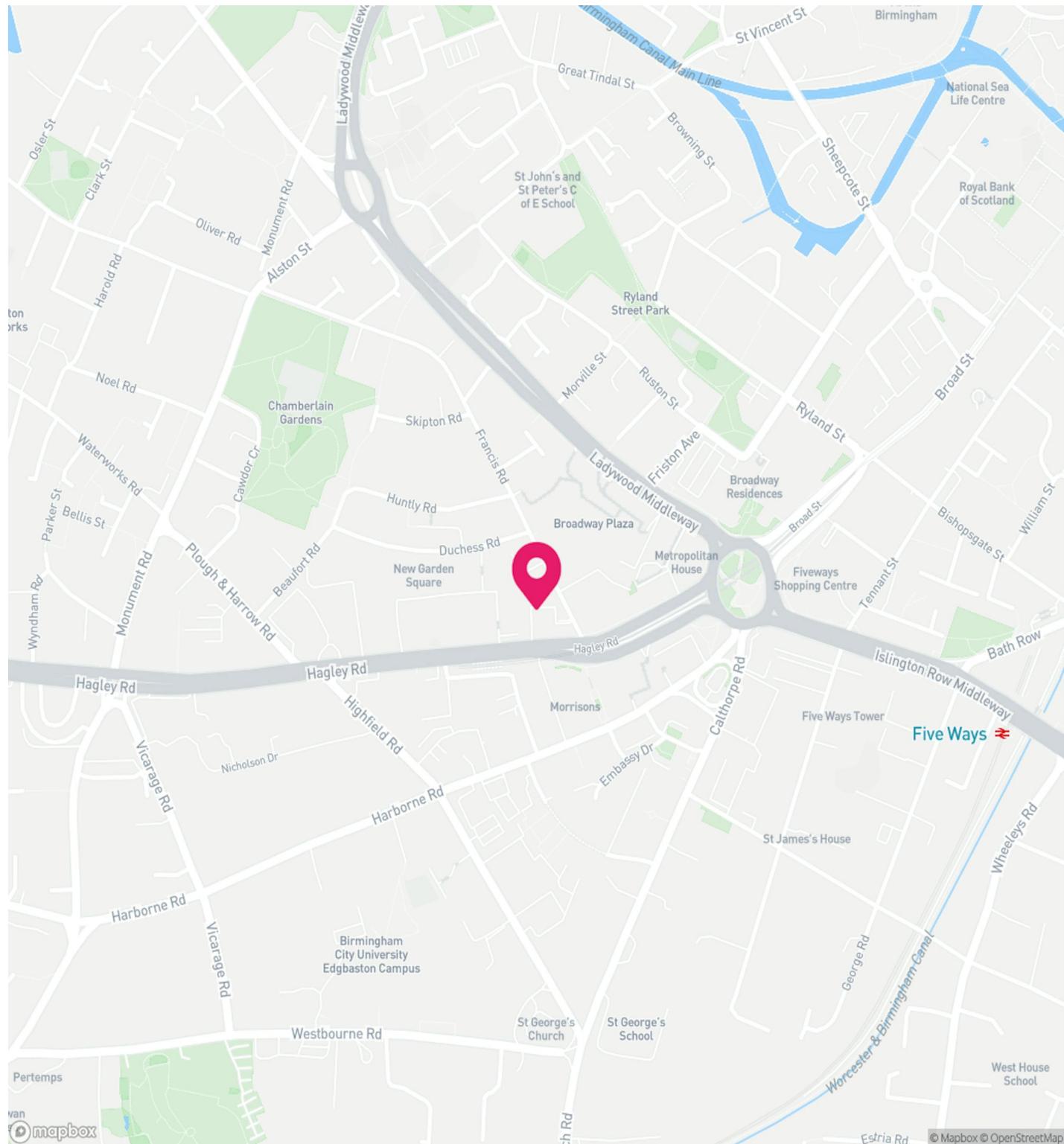
Externally the property benefits from 11 secure car parking spaces via a gated driveway to the side of the premises.



LOCATION

Francis Road is situated in close proximity to Hagley Road (A456), the principal arterial route into Birmingham City Centre from the west and the final junction prior to the Five Ways Roundabout.

The property lies outside the Birmingham Clean Air Zone, providing unrestricted vehicular access, and benefits from excellent connectivity. Public transport links are readily available, with Five Ways Station and the West Midlands Metro both nearby, offering direct services into the city centre and the wider Birmingham conurbation.



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.

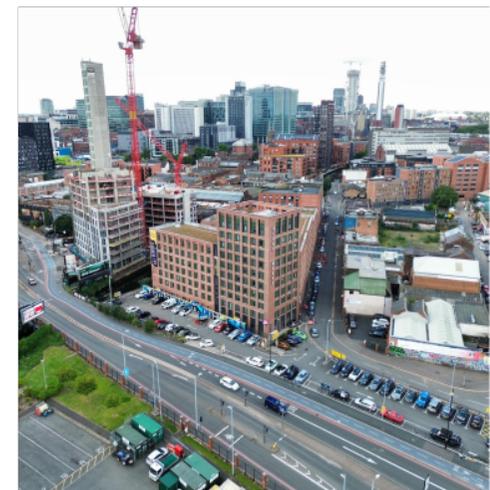
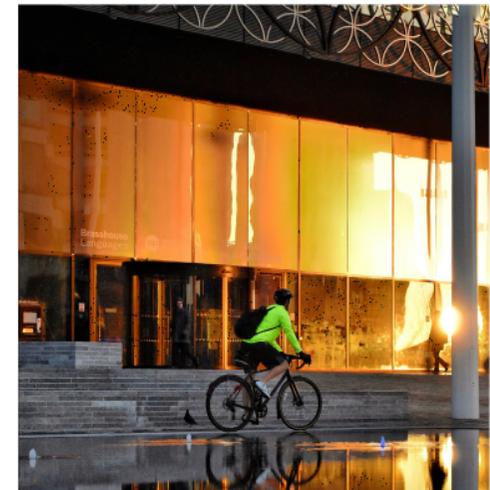
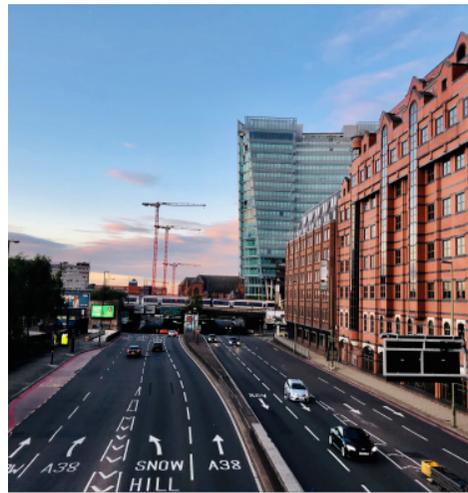
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





PRICE

Offers in excess of £1,600,000 for the freehold interest, subject to contract.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

EPC

C (67)

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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