

OFFICE | FOR SALE

[VIEW ONLINE](#)



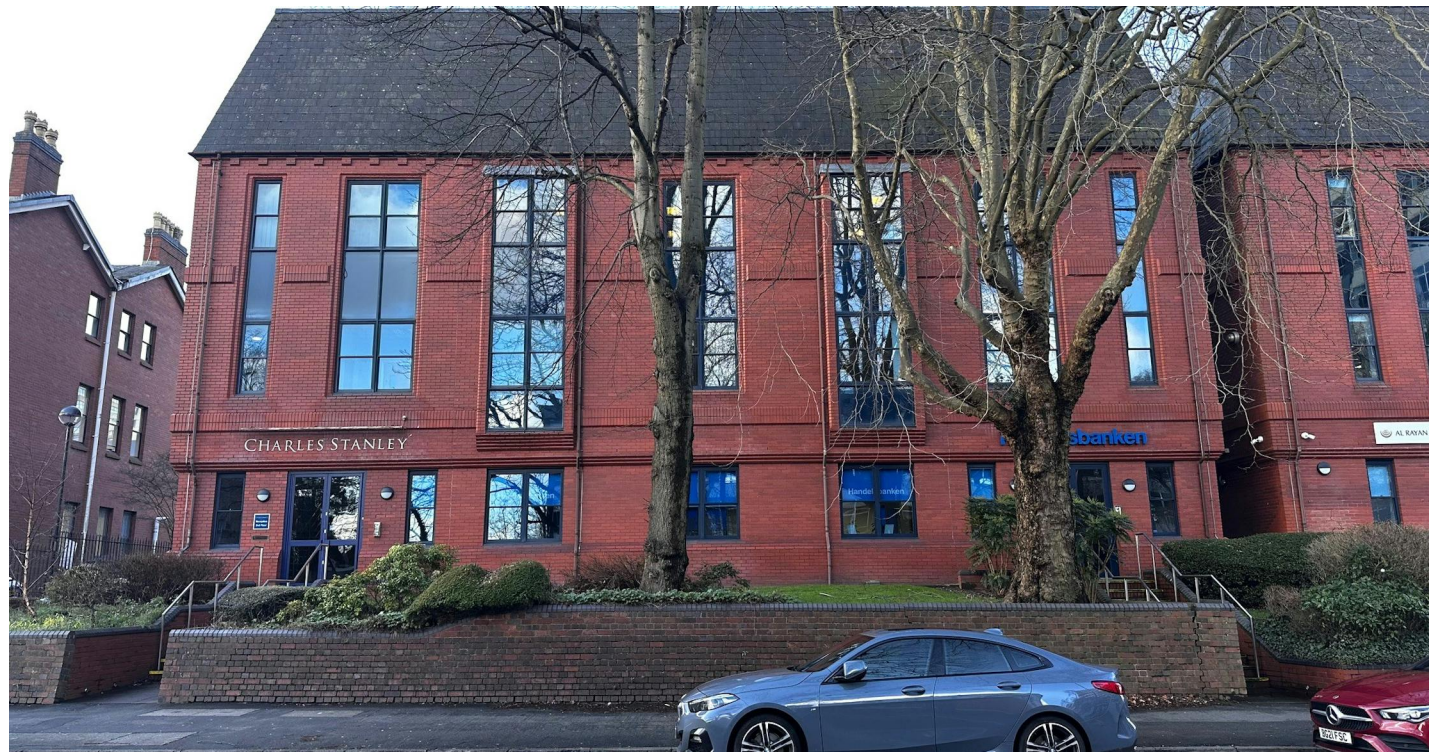
APEX CENTRE, 55 CALTHORPE ROAD, EDGBASTON, BIRMINGHAM, B15 1TH

9,382 SQ FT (871.62 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Well Located Modern Office Building with 17 Car Parking Spaces, Available for Sale or to Let (as a Whole or Suite by Suite)

- Modern Office Premises
- Part Refurbished
- 17 Car Parking Spaces
- Floors From 2,207 - 9,247 ft2
- Available To Let or For Sale (as a Whole or Individual Suites)
- 8 Person Passenger Lift
- Air Conditioning
- Excellent Communication Links



## DESCRIPTION

The property comprises a prominent detached office building, being situated just off the Five Ways island, one of the city's main arterial routes, and at the heart of the thriving Edgbaston Village district. Located between Harborne Road and Calthorpe Road.

Available on a floor by floor basis or as a whole the property comprises modern office accommodation with each floor having its own toilet facilities, kitchen area and gas central heating. The property also has the benefit of an 8 person passenger lift.

The ground floor, currently occupied by Handelsbanken until Q4 2026 features a spacious and inviting reception area, two generous meeting rooms, and a well designed open plan office space. Additional amenities include a dedicated fitted kitchen and canteen, toilets and welfare facilities, ensuring comfortable and functional workspace.

The upper floors comprise a versatile mix of both open plan and cellular office space, all benefiting from modern specification's including: carpet floor coverings, suspended ceiling, inset lighting, floor boxes, gas fired central heating, air conditioning and neutral decor.

Externally the property benefits from generous allocated car parking for 17 vehicles.

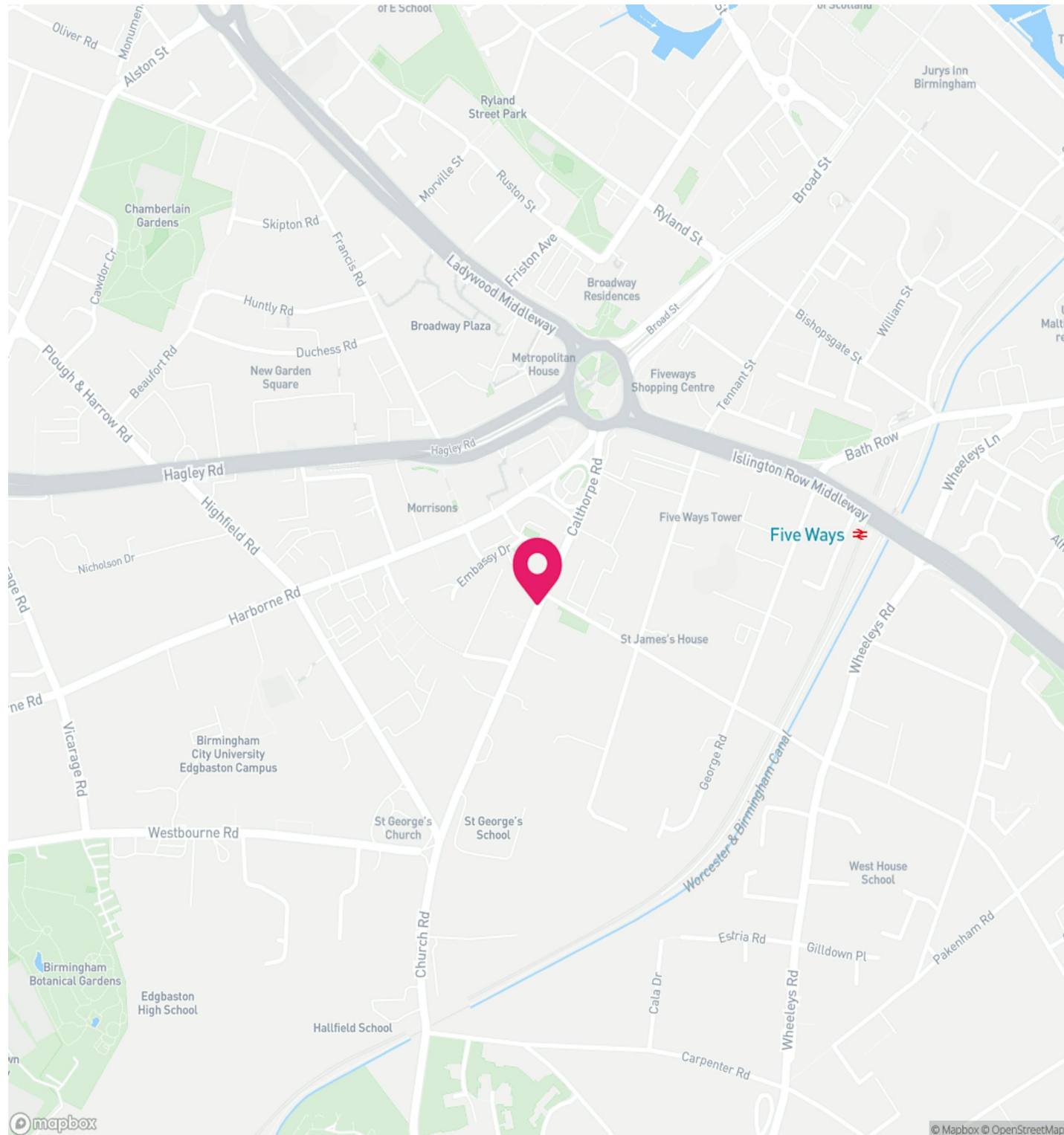


## LOCATION

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.

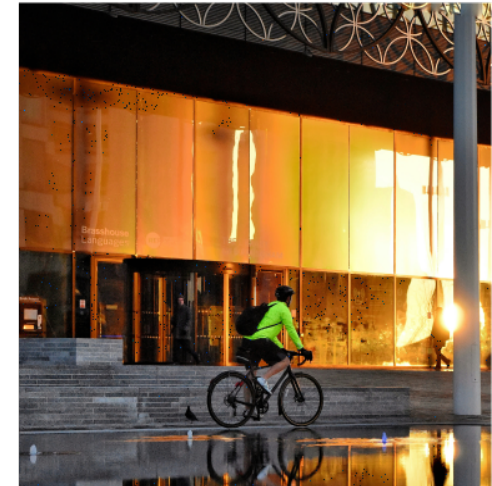
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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          | Availability |
|-----------------------------|--------------|---------------|--------------|
| Ground - Ground floor suite | 2,194        | 203.83        | Occupied     |
| 1st - First Floor Suite     | 2,444        | 227.06        | Available    |
| 2nd - Second Floor Suite    | 2,615        | 242.94        | Available    |
| 3rd - Office                | 2,129        | 197.79        | Available    |
| <b>Total</b>                | <b>9,382</b> | <b>871.62</b> |              |

## PLANNING USE

We understand the property has planning under Use Class E (offices) and may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority Birmingham City Council - Website: [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

## TENURE

The property is held Long Leasehold on a lease from Calthorpe Estate for 125 years (less 10 days) from 29.09.1986 at a current ground rent of £640 per annum, which increases by £160 pa every 10 years.

## EPC

EPC - B (45)

## PURCHASE PRICE

Consideration would be given to a sale of the property as a whole or on a floor by floor basis. Please contact the agent for further information on pricing or to arrange a viewing.

## SERVICE CHARGE

n/a

## 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.

## PRICE

Offers in the region of £1,400,000 Long Leasehold

## POSSESSION

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

## EPC

B (46)

## 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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