

OFFICE | TO LET

[VIEW ONLINE](#)



OFFICE AT MORGAN REACH HOUSE, 136 HAGLEY ROAD, EDGBASTON, B16 9NX
1,000 SQ FT (92.90 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office On The Calthorpe Estate
With Secure Parking, Excellent Transport Links
And Flexible Workspace

- Prestigious Calthorpe Estate Location
 - Ground Floor Office Suite
 - Two Open Plan Office Suites
 - Private Meeting Room/Boardroom
 - Fitted Kitchen Facilities
 - 3x Allocated Car Parking Spaces
 - Landscaped Secure Business Park
 - Excellent Road, Rail & Metro Links
-



DESCRIPTION

The property comprises a detached three storey office building occupying a secure, landscaped site on the prominent southern side of Hagley Road, benefiting from secure on-site car parking.

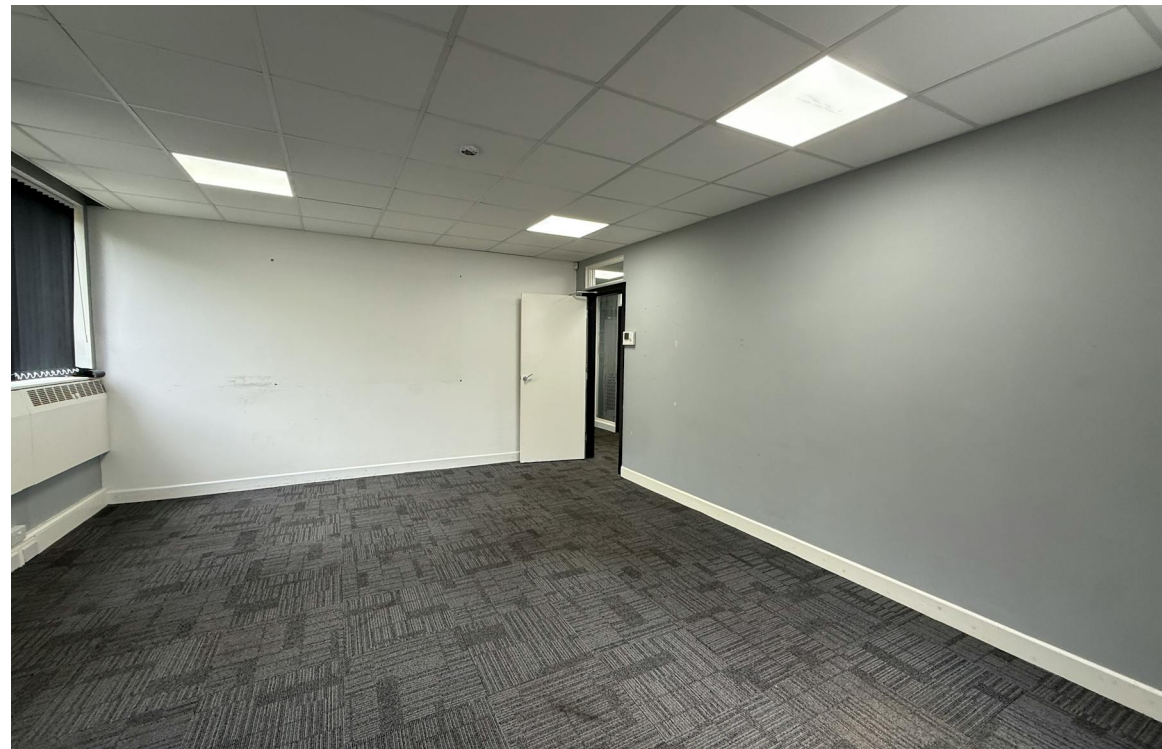
The available accommodation is situated on the ground floor and comprises two spacious open plan office suites together with a separate private office, ideal for use as a boardroom or meeting room. The suite also benefits from its own fitted kitchen.

Specification includes large double glazed casement windows with fitted blinds, carpet tiled flooring, suspended ceilings incorporating LED lighting, and perimeter trunking providing power, data and telecommunications throughout.

Communal W/C facilities are available on each floor of the building.

Externally, the property is set within attractive landscaped grounds and benefits from secure on-site car parking.

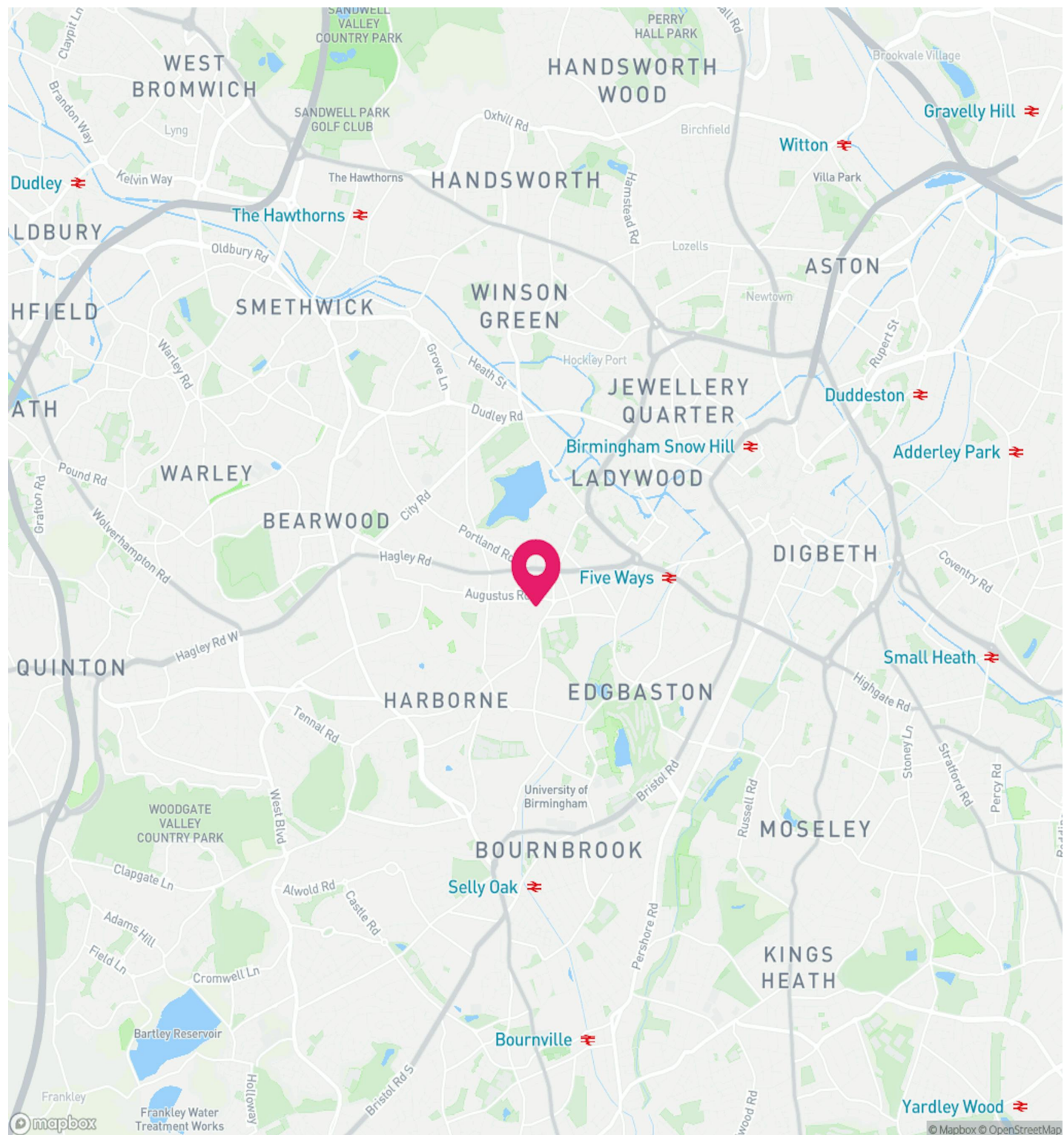
Three allocated car parking spaces are included within the lease, with additional spaces potentially available by separate negotiation, subject to availability.



LOCATION

The property is prominently situated just off Hagley Road (A456) within the prestigious Calthorpe Estate, one of Birmingham's most established and sought-after business locations. The estate is bounded by Hagley Road to the north and Bristol Road (A38) to the south.

Located approximately 1.5 miles west of Birmingham City Centre, the property benefits from excellent connectivity, with Five Ways just a short distance away. Communication links are superb, with convenient access to the A456, A38 and Birmingham's wider motorway network, together with regular bus services, nearby rail connections from Five Ways Station, and the recently extended West Midlands Metro line serving Edgbaston Village, further enhancing accessibility to Birmingham City Centre and the wider region.



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.

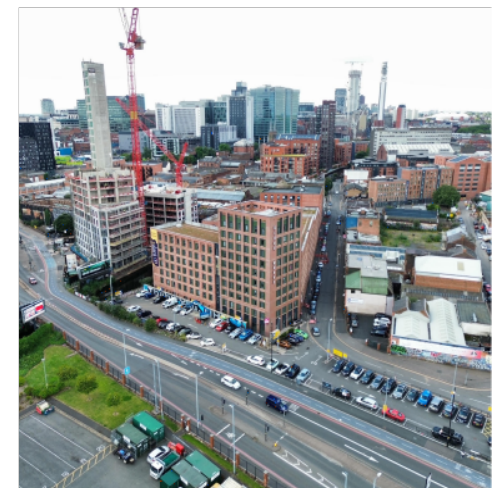
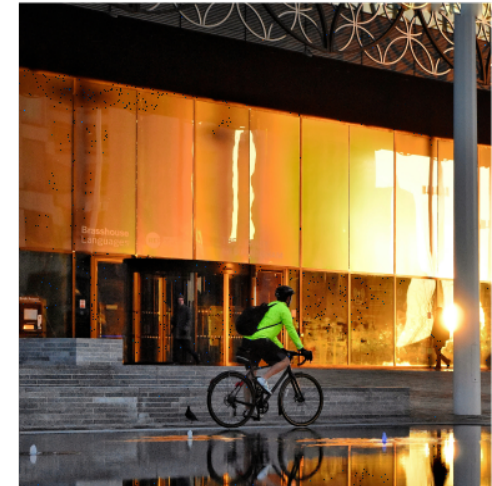
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

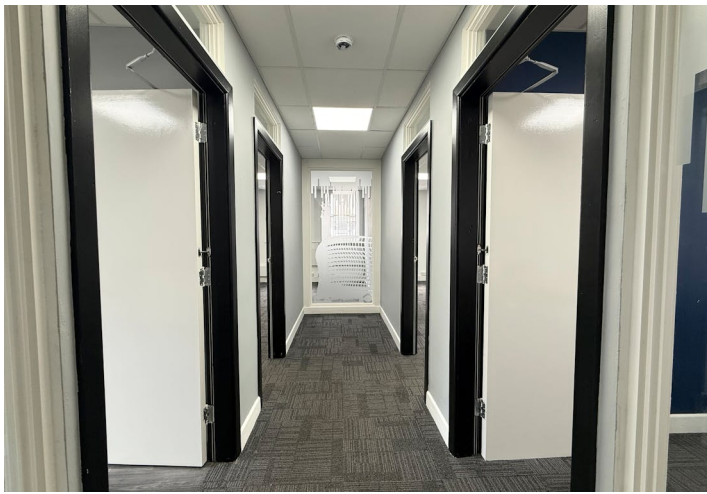
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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 to let on a new lease with length to be agreed at £12,500 (exclusive) per annum.

SERVICE CHARGE

A service charge is payable towards the upkeep, maintenance and management of the communal areas. The service charge also includes water and electricity costs.

VAT

All prices quoted are exclusive of VAT which we understand is not 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

Strictly via the sole agent Siddall Jones.

RENT

£12,500 per annum

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

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)