



HARBORNE  
ROAD

## OFFICES - TO LET

EDGBASTON, BIRMINGHAM B15 3AA

Fully Refurbished and with the benefit  
of 32 car parking spaces

15,632 sq ft  
(1,452.28 sq m)





*A prominent detached office building in Edgbaston*

## LOCATION

The premises has a main frontage on Harborne Road in the heart of the thriving Edgbaston commercial district on the Calthorpe Estate in one of the UK's largest conservation areas. Harborne Road is also at the heart of the 'Edgbaston Village' area where a mix of uses are now found including restaurants, bars, cafés, gym, hotels and retail units. Edgbaston is also one of the prime residential areas of Birmingham.

## DESCRIPTION

A self contained detached office building with mix of mansard and flat roof, having red brick external elevations. Originally built as part of The Apex Scheme. Internally the building currently has two front doors in the Harborne Rd frontage with secondary access to the rear. The office space has been fully refurbished and provides:

- Plastered painted walls
- Suspended ceiling with recessed LED lighting
- Carpeted raised access floors with floor boxes
- New combined comfort cooling and heating system
- New WC facilities.

The space is provided over 3 open plan floor plates, in 2 distinct but linked wings per floor. Lift access to all floors with male and female WC's located within each core, plus there is a disabled WC on the ground floor.

*In one of the UK's largest conservation areas*



## Local Amenities

*There are various restaurants, cafés and bars within close walking distance, including;*

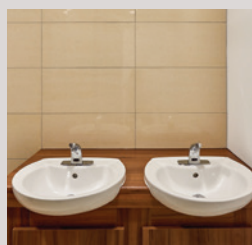
- Blue Piano
- El Borracho de Oro
- Costa Coffee
- Simpsons Michelin starred restaurant
- 'The Edgbaston', boutique hotel and bar
- The Highfield
- The Physician.





*Other amenities  
close by include;*

- The Marriott Hotel
- Morrisons supermarket
- Fitness club
- Crèche/nursery facilities
- Five Ways leisure facilities including cinemas, bars and restaurants
- Edgbaston Golf Club
- Priory Tennis Club
- Broad Street and Brindleyplace
- Birmingham Botanical Gardens.



## ACCOMMODATION

The premises has been measured in accordance with the RICS code of measuring practice 6th edition and provides the following approximate net internal floor areas;

	Sq Ft	Sq M
Ground Floor	4,910	456.15
First Floor	5,173	480.58
Second Floor	5,183	481.52
Ground Floor Reception	366	34.03
<b>Total</b>	<b>15,632</b>	<b>1,452.28</b>

## DISPOSAL

A new lease will be granted at terms to be agreed.  
Consideration will be given to letting in parts.

All negotiations are subject to contract.

## ESTATE SERVICE CHARGE AND RATEABLE VALUE

The current estate service charge ( Dec 2016 ) is £5,091.76 pa and the RV for the building from April 2017 is £127,000. Occupiers should confirm RV and rates payable direct with the Local Authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises has an EPC rating of C(60).  
EPC available upon request.

## PARKING

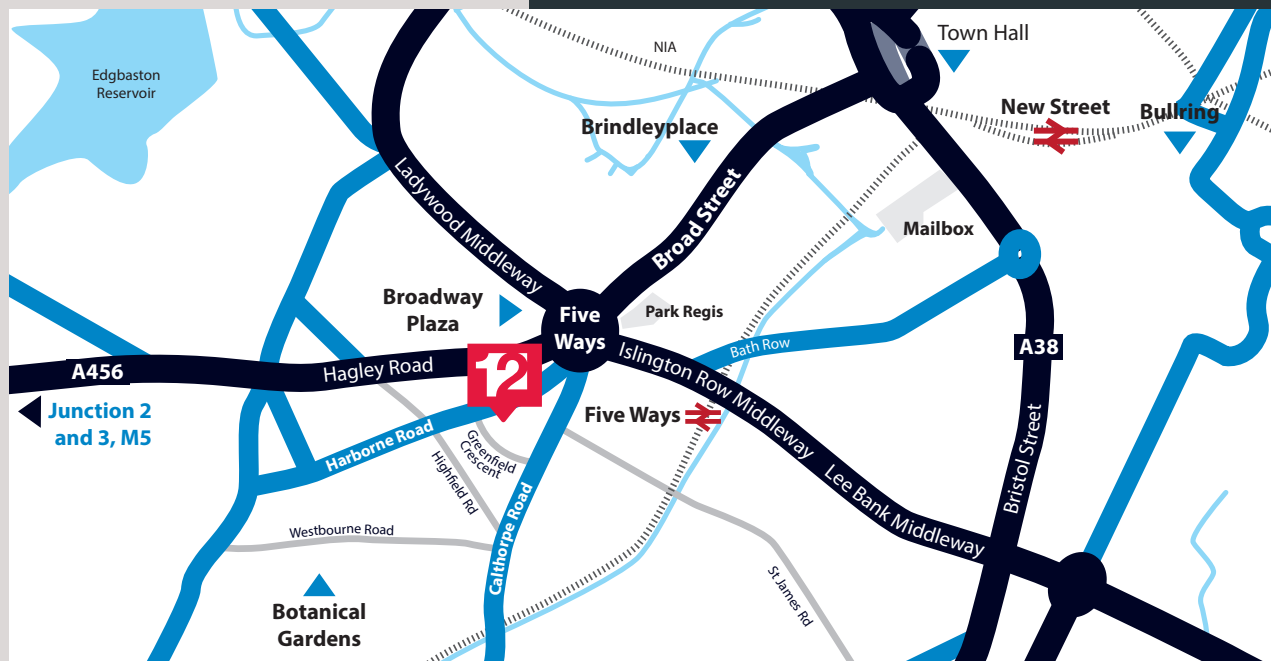
The building benefits from 32 car parking spaces, located in a dedicated car park to the rear.

## LEGAL COSTS

Each side will be responsible for their own legal costs.

## VAT

VAT will be paid on rent and service charge at the prevailing rate.



**B15 3AA**

## VIEWING AND FURTHER INFORMATION

By appointment with;

**Philippa Pickavance** - 0121 454 4676  
pp@philippapickavance.co.uk

**Jonathan Thomas** - 01865 595143  
jonathan@jrbtncommercialproperty.co.uk



**Philippa  
Pickavance**  
REAL ESTATE

**0121 454 4676**

www.philippapickavance.co.uk



**jrbtn**  
Commercial Property

**01865 595143**

www.jrbtncommercialproperty.co.uk

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