

3 Vicarage Road, Edgbaston, Birmingham, B15 3ES



TO LET

Characterful Self-Contained Office Premises with Parking

Net Internal Area: 2,100 ft² (195.00 m²) approx.

Location

The property occupies a prominent location fronting Vicarage Road in the heart of Edgbaston Village, boasting a wide range of shopping, leisure, restaurant, and café facilities in the immediate vicinity and being situated just outside of Birmingham's Clean Air Zone.

Communication links are excellent with Five Ways railway station a short walk, providing a 3-minute cross city service to Birmingham New Street. In addition, the Edgbaston Village Metro stop is situated on the Hagley Road and provides a 6-minute connection to the city centre, shortly followed by the SPRINT with direct connections to Quinton.

The location offers quick access to Brindley Place, Symphony Hall, ICC, and the NIA which are within 5 minutes walking distance.

Description

The property comprises a Grade II listed two storey stucco fronted villa, now used as an office building, which we believe was built in around 1830.

The property benefits from an attractive full width veranda to the ground floor front elevation. A single storey flat roofed extension was added at a later date to a side elevation and provides open plan office accommodation.

Internally the building provides a mix of open plan and individual offices, having mainly carpeted floors and painted plastered walls, with Cat 2 lighting and chandeliers to hall and landing.

WC and shower facilities are located on the ground floor, with further facilities off a half landing on the stairs that give access to the first floor.

Further stairs lead down from the inner hallway to a small basement.

Six allocated car parking spaces are located to the rear of the premises.

Accommodation

Total (NIA) 2,100 ft² (195 m²) approx.

Rental / Terms

The property will be available to let on a new lease with length to be agreed at £34,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

Rateable Value: £28,750
Rates Payable: £14,375 per annum

Planning Use

We understand the property has planning permission under Use Class E (Office).

Services

We understand that both mains electricity and water are available on site. The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.

Availability / Viewings

The property is available immediately upon completion of legal formalities. Viewings are strictly via the sole letting agent Siddall Jones on **0121 638 0500**.

