

OFFICE | TO LET



3 VICARAGE ROAD, EDGBASTON, BIRMINGHAM, B15 3ES

2,100 SQ FT (195.10 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Self-Contained Office Premises
with Car Parking



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.

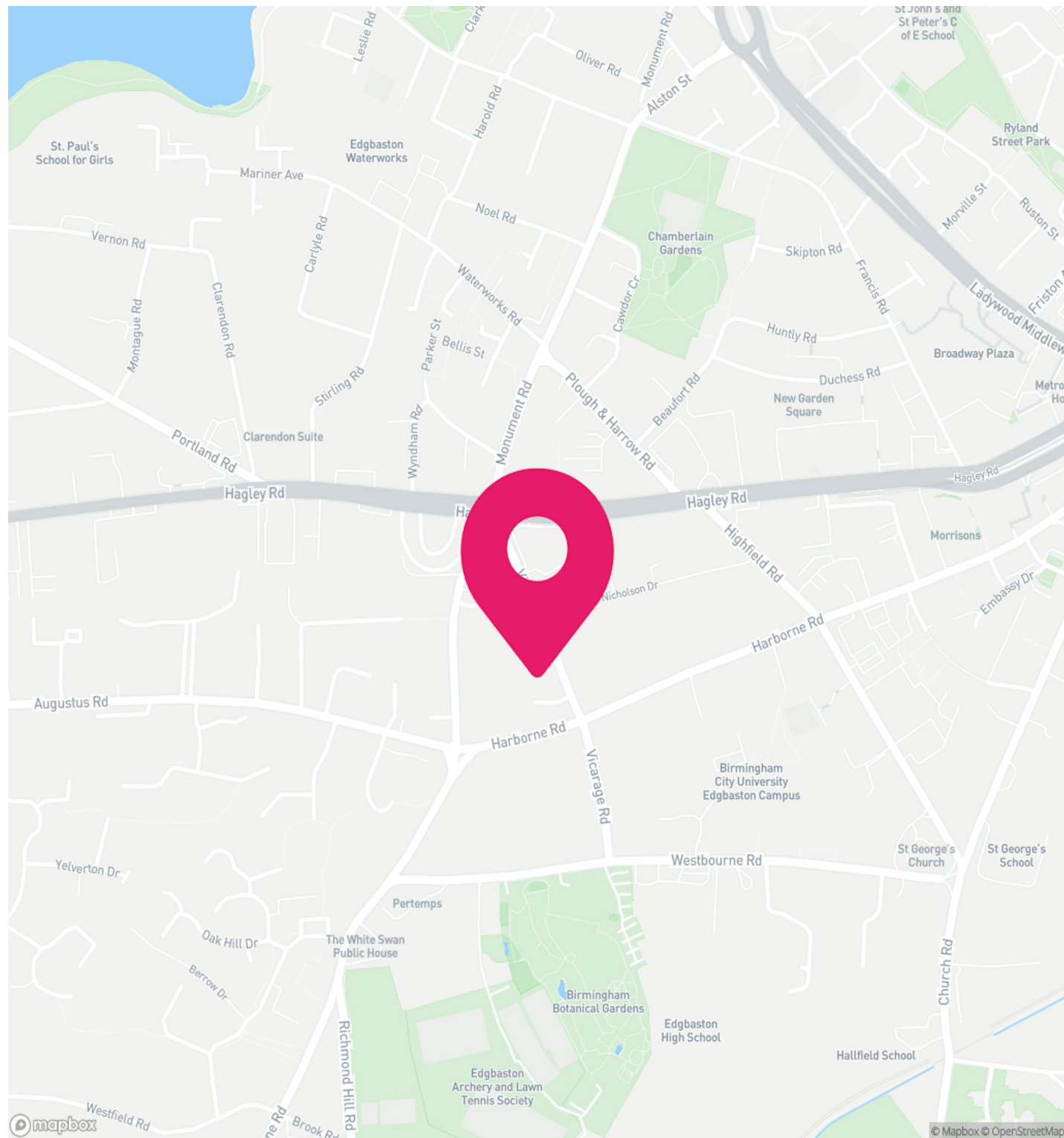


LOCATION

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.



SERVICE CHARGE

n/a

LEASE

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

RENT

£34,000 per annum

POSSESSION

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

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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