

OFFICE | TO LET



GROUND FLOOR, 10 HARBORNE ROAD, BIRMINGHAM, B15 3AA

2,368 SQ FT (219.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Prestigious Grade A Office Space
Fronting Harborne Road in Edgbaston, with 2x
Car Parking Spaces

- LED Energy Efficient Lighting
 - CAT 6 Cabling (up to 10GB at 250 MHz)
 - 24/7 Security Access Systems
 - IP Door Entry System and Cameras to Common Parts
 - High Quality Toilet Facilities/Disabled WC
 - 2 Car Parking Spaces
 - Fully Refurbished Lift
 - Energy Efficient Boilers
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DESCRIPTION

The subject suite is situated on the Ground Floor of a prominent detached three storey office building fronting Harborne Road.

Specification includes:

- New LED Energy Efficient Lighting Achieving an Illuminance of 500 Lux
- Energy Efficient Boilers
- CAT 6 Cabling – Suitable for up to 10GB Ethernet at 250 MHz
- 24/7 Security Access Systems
- IP Force Door Entry System
- IP Cameras for the Common Areas and Outside of the Premises
- High Quality Toilet Facilities on Each Floor with Dyson™ Airblades
- Fully Refurbished Lift
- Option of Superfast Connectivity of 20Mb for Each Occupier on a Dedicated One-to-One Service (this is 100% secure and is covered by a service level agreement)
- Disabled Toilets on Ground Floor
- Two Car Parking Spaces



LOCATION

The property is located fronting Harborne Road in Edgbaston, an established business centre to the west of Birmingham City Centre.

The building is close to Five Ways, Brindley Place and Broadway Plaza with Five Ways forming part of the city's ring road which offers easy access to the city centre via Broad Street and the M6 via the A38(M) Aston Expressway.

Five Ways train station is a 5-minute walk whilst Birmingham New Street Station is 2 miles distant.

To the west, Hagley Road, (A456) is a main arterial route linking central Birmingham with J3 of the M5 approx. 3 miles away.



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.

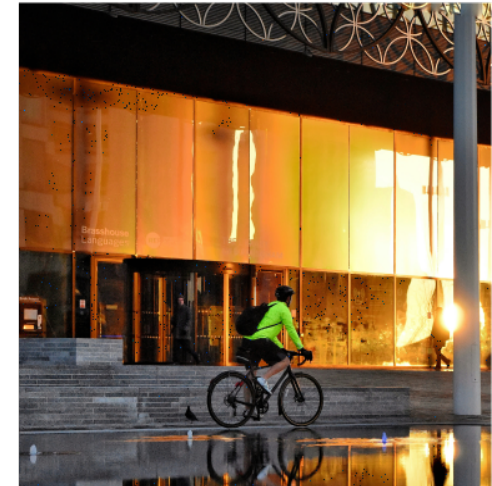
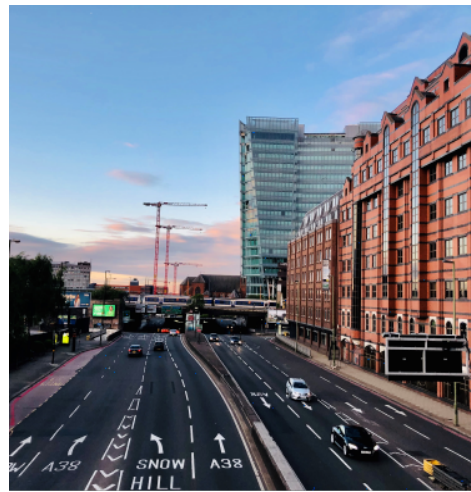
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 on a new lease, with length to be agreed, at a passing rental of £35,520 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT.

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 Siddall Jones.

SERVICE CHARGE

n/a

LEASE

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

RENT

£35,520 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



Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com



Sophie Froggatt

0121 638 0500 |
07842013854
sophie@siddalljones.com



Ryan Lynch

0121 638 0800 |
07710022800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500 |
07745521743
scott@siddalljones.com

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