

OFFICE | TO LET

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46 CALTHORPE ROAD, EDBGASTON, BIRMINGHAM, B15 1RP
2,960 SQ FT (274.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Self-Contained Office Premises,
Arranged over Three Levels with Car Parking

- Forecourt Car Parking and Three Allocated Car Parking Spaces to the Rear
- Excellent Communication Links



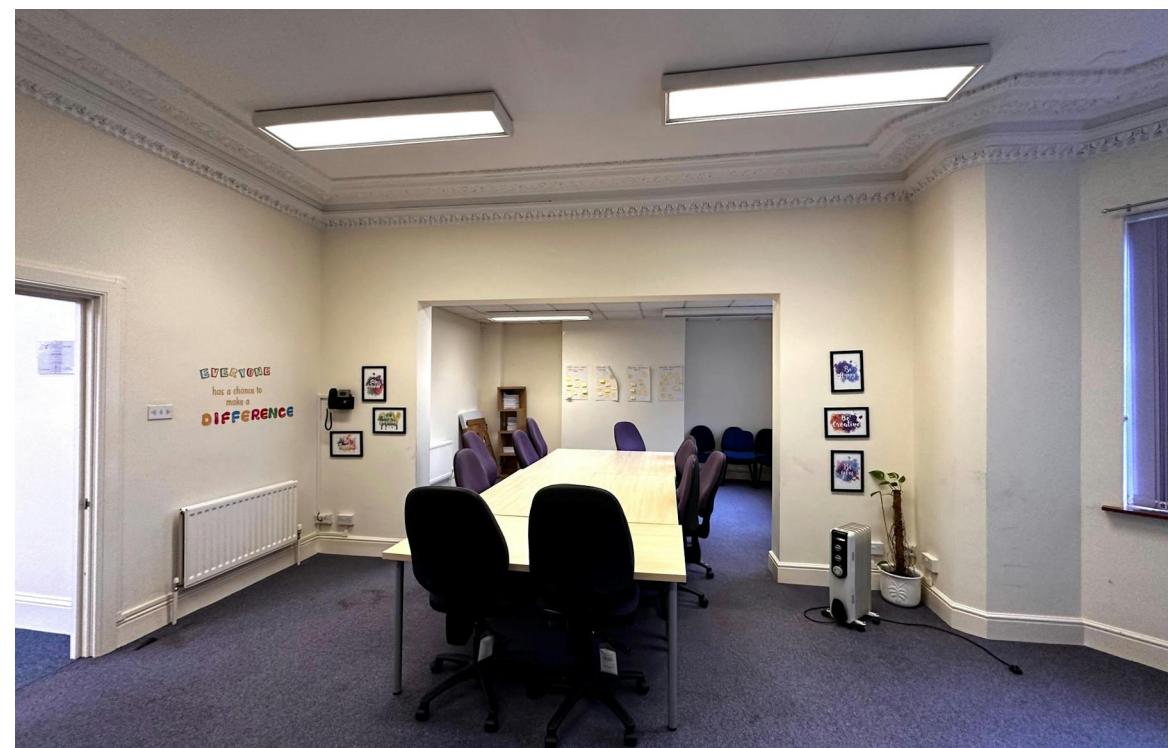
DESCRIPTION

46 Calthorpe Road comprises a prominent semi-detached period office building fronting Calthorpe Road in the affluent area of Edgbaston.

The space is arranged over three levels with a variety of offices within the building and some larger open plan rooms to the rear of the building.

The property has been decorated to a modern and traditional style retaining many character features with the ground floor providing a welcoming reception area with large open plan office to the front and rear of the premises.

Externally, the building benefits from forecourt car parking and a further three allocated car parking spaces to the rear.



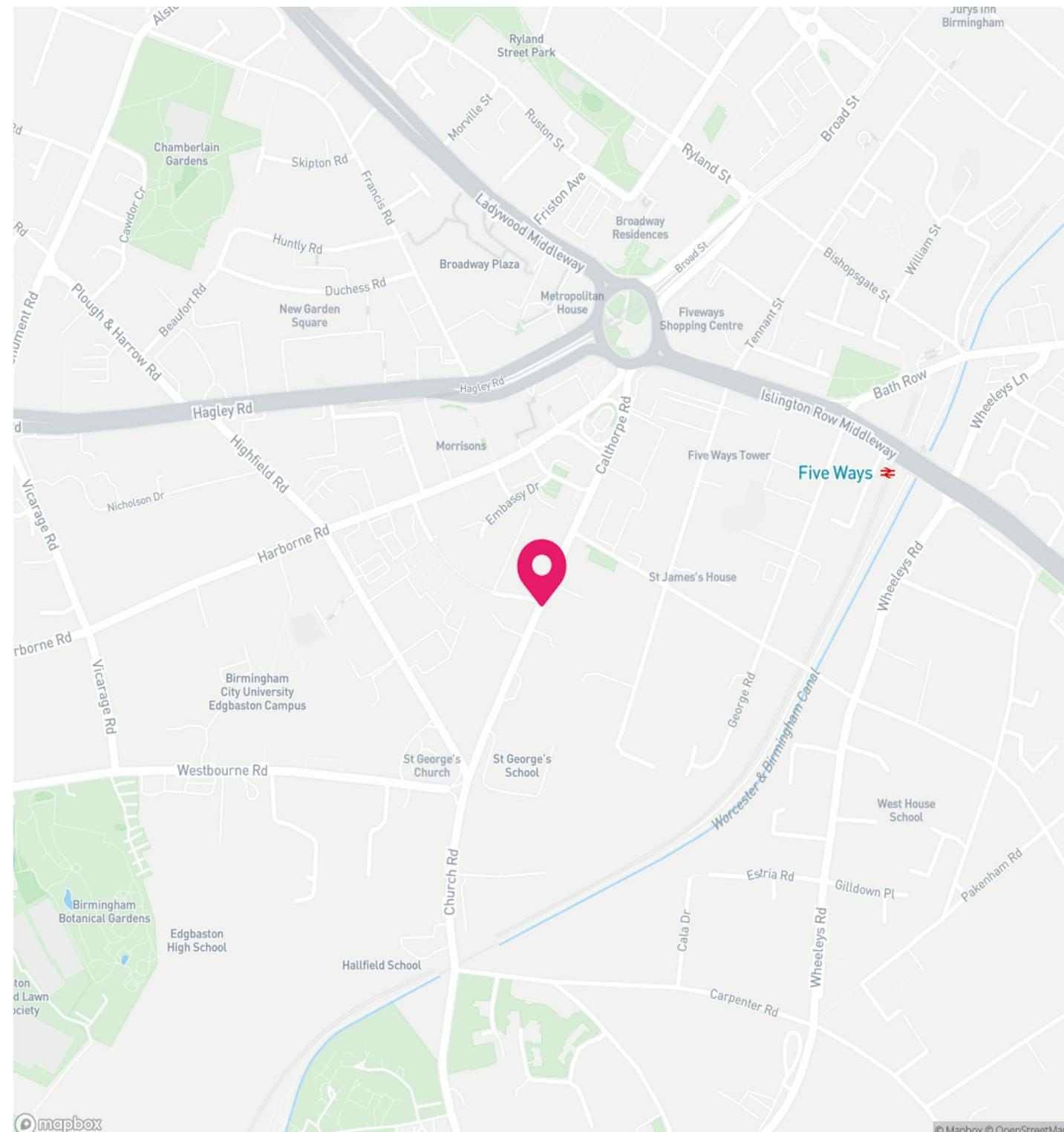
LOCATION

The property occupies a prominent location fronting the Calthorpe 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 new 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.

The location offers quick access Brindley Place, Symphony Hall, ICC, and NIA all within 5 minutes walking distance and the city centre is a 10-15-minute walk.



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.

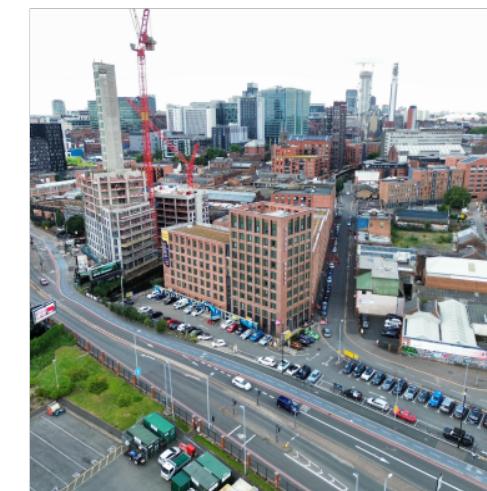
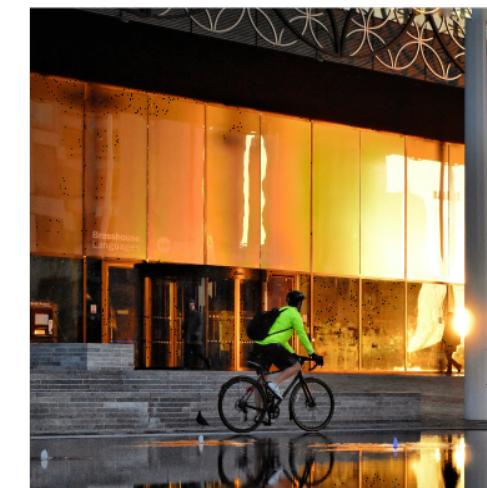
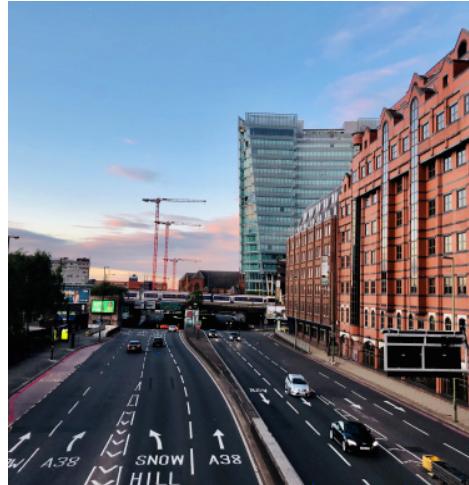
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

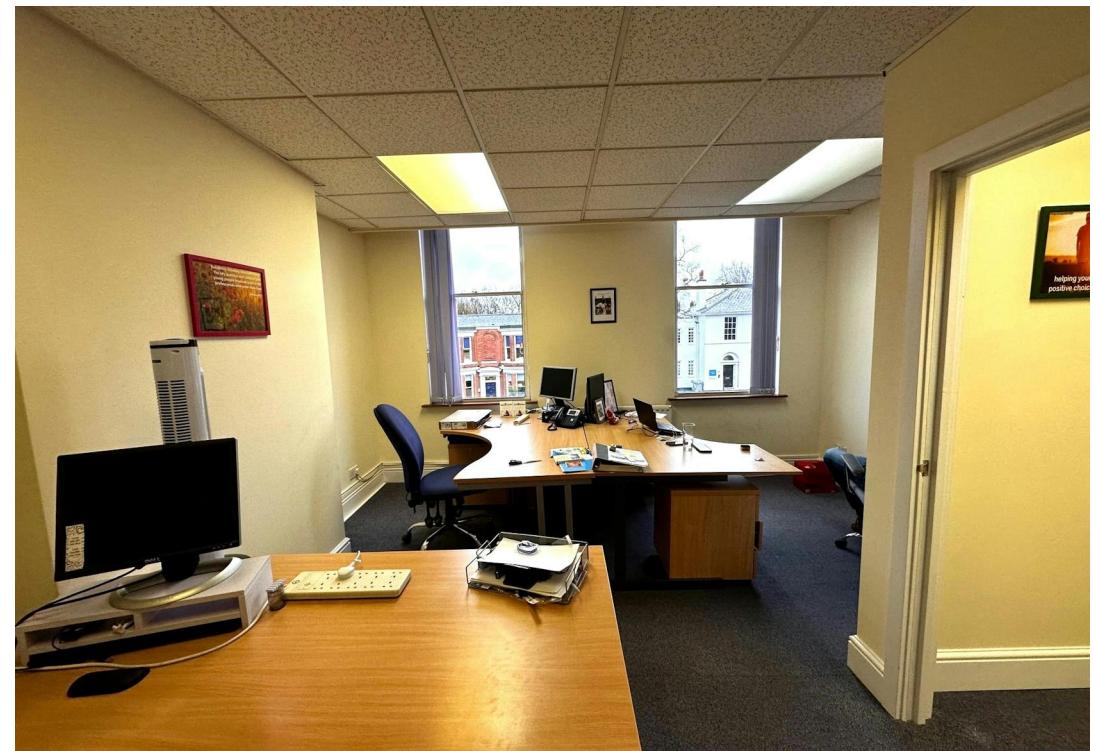
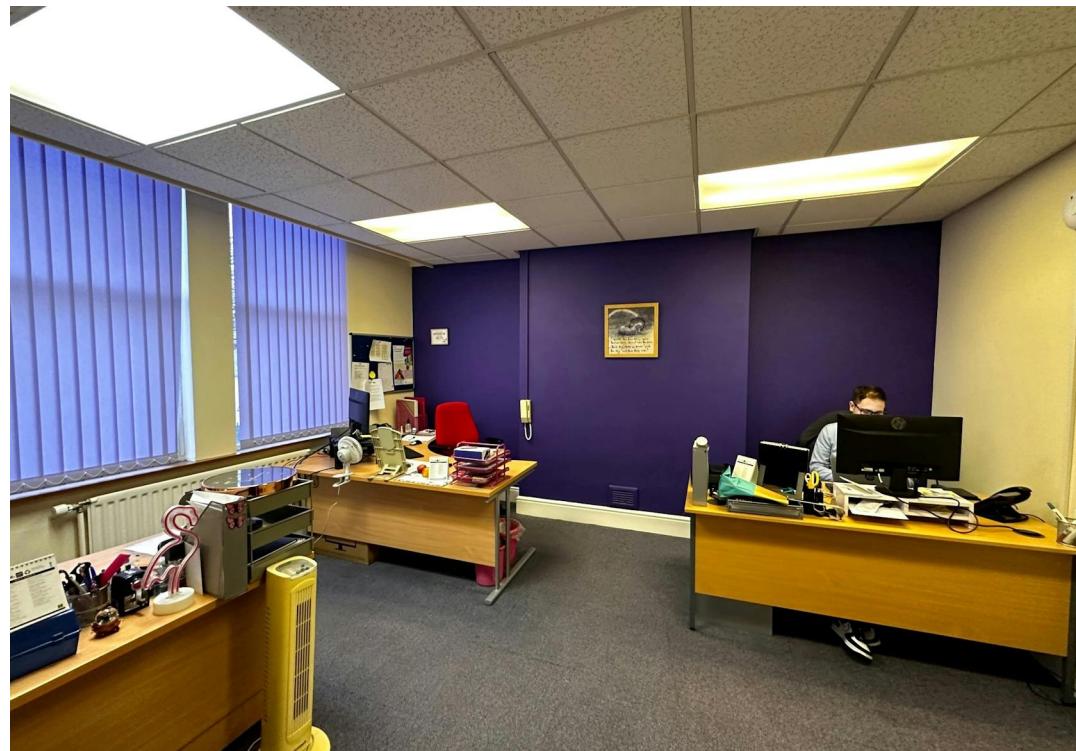
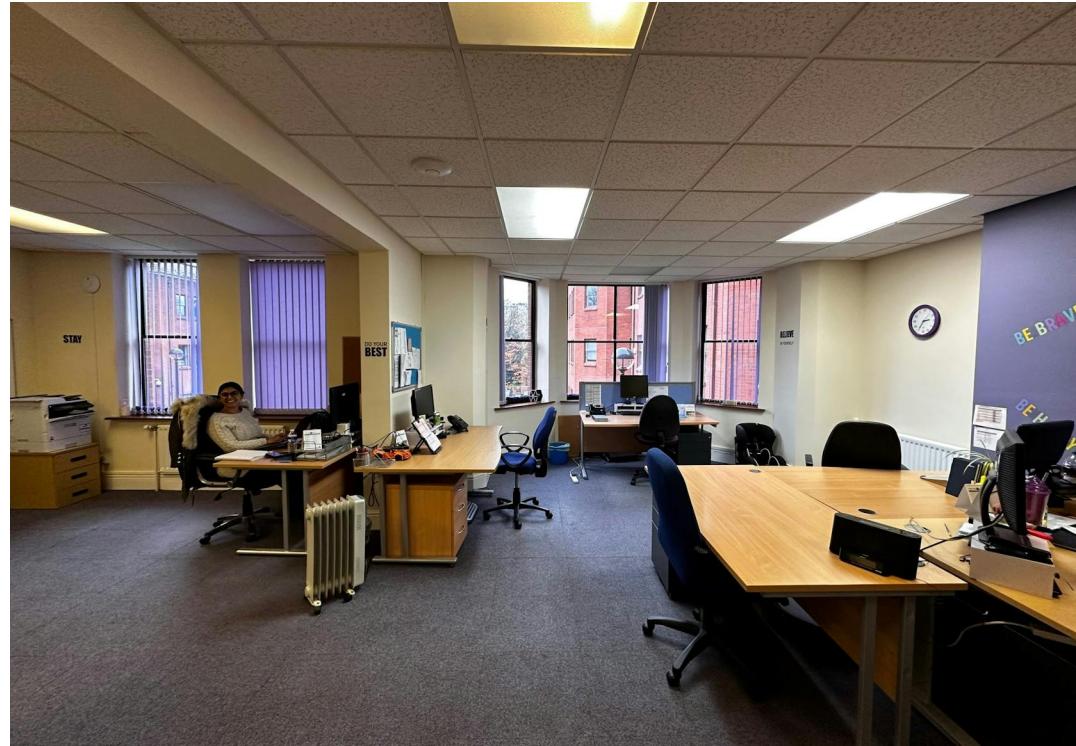
Central location, global reach: A strategic location offers quick train connections:

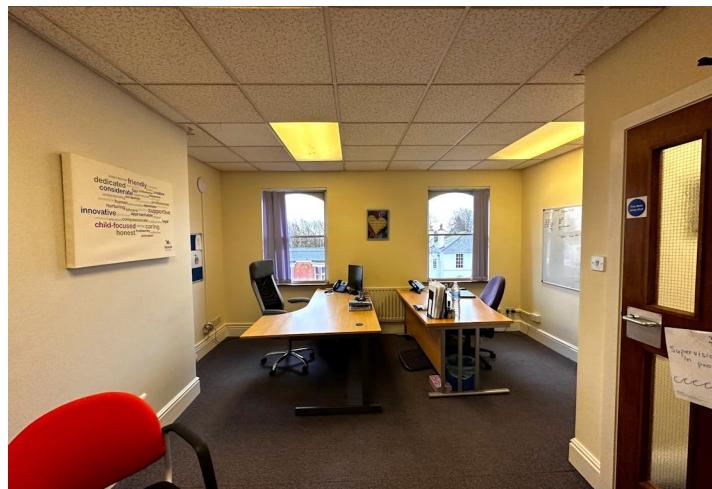
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







VAT

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

RATEABLE VALUE

£36,750

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.

VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during the transaction.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

RENT

£55,000 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

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CONTACT



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