

# TO LET – NEWLY REFURBISHED OFFICES

38 George Rd, Edgbaston,  
Birmingham, B15 1PL



- **Newly refurbished offices.**
- **from 1,945 sq. ft to 4,052 sq. ft**
- **Outside the ULEZ**
- **Close to Five Ways railway station and Five Ways Shopping Centre.**
- **Generous car parking**
- **On the Calthorpe estate.**

## LOCATION

The premises front onto George Rd, lie close to the junction with Islington Row Middleway and form part of Birmingham's prestigious Calthorpe estate.

## DESCRIPTION

The premises comprises of a refurbished office property that benefits from accommodation over ground and first floors, appropriate staff facilities and allocated car parking for 10 vehicles. Each floor can also be let separately.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor GIA** – 180.72 sq. m (1,945 sq. ft)

**First Floor GIA** – 195.86 sq. m (2,107 sq. ft)

**Total GIA** – 376.58 sq. m (4,052 sq. ft)

## TENURE

The premises are available by way of a new fully repairing and insuring lease on terms to be agreed.

## EPC

The property has an EPC rating of B (43).  
A copy of the EPC is available upon request.

## RENT

**£60,000** per annum exclusive of rates, service charge and VAT.

## VAT

The property is registered for VAT purposes.

## BUSINESS RATES

Rateable Value – **c£32,250 p.a (for one floor)**

Rates Payable – **c£16,092 p.a (for one floor)**

Interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

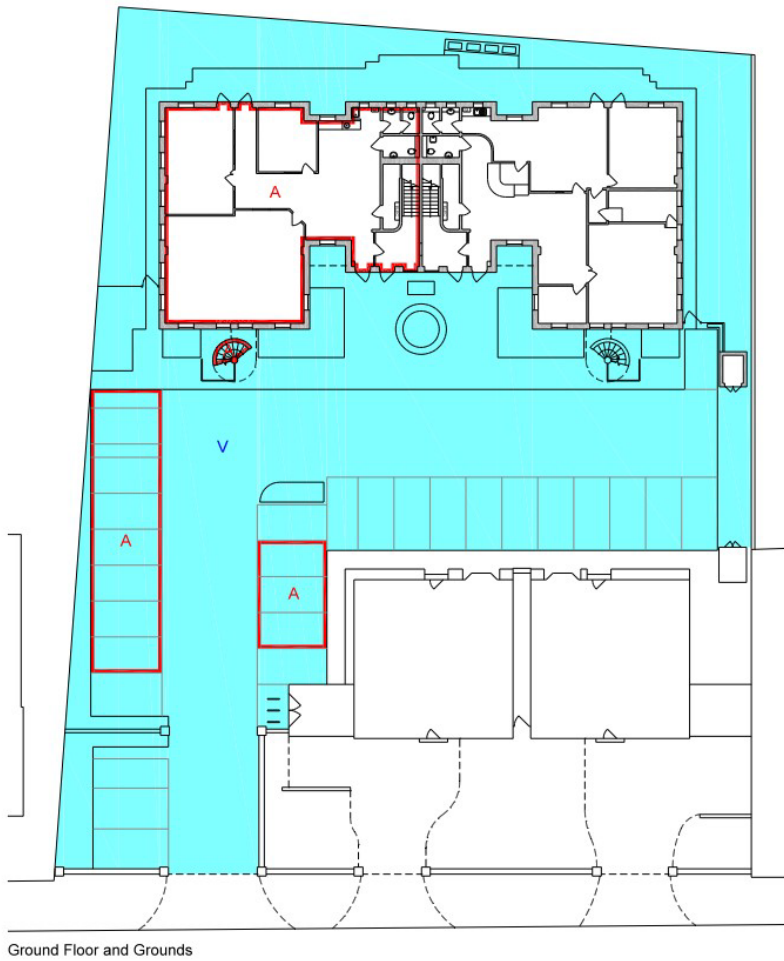


**CREATIVE RETAIL**

PROPERTY CONSULTANTS

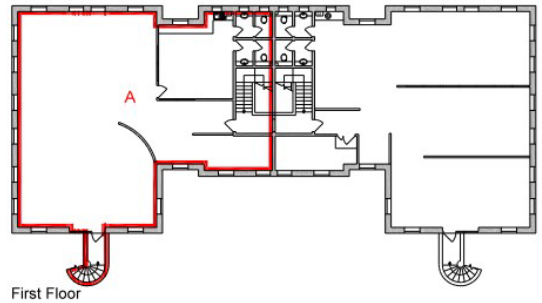
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Property Address:

Unit 1, 38 George Road, Edgbaston  
Birmingham, B15 1PL



First Floor



Location Map - Scale 1:1250

Key:

- A Extent Of Demise
- V Shared Access

Version Information:  
v2.0 - 22.11.2022 - Fire exits within demises, wider access

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Scale 1:250  
As supplied for A2 printing (Scale bar shows metres)  
0 2 4 6 8 10  
metres

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For more information, please contact:

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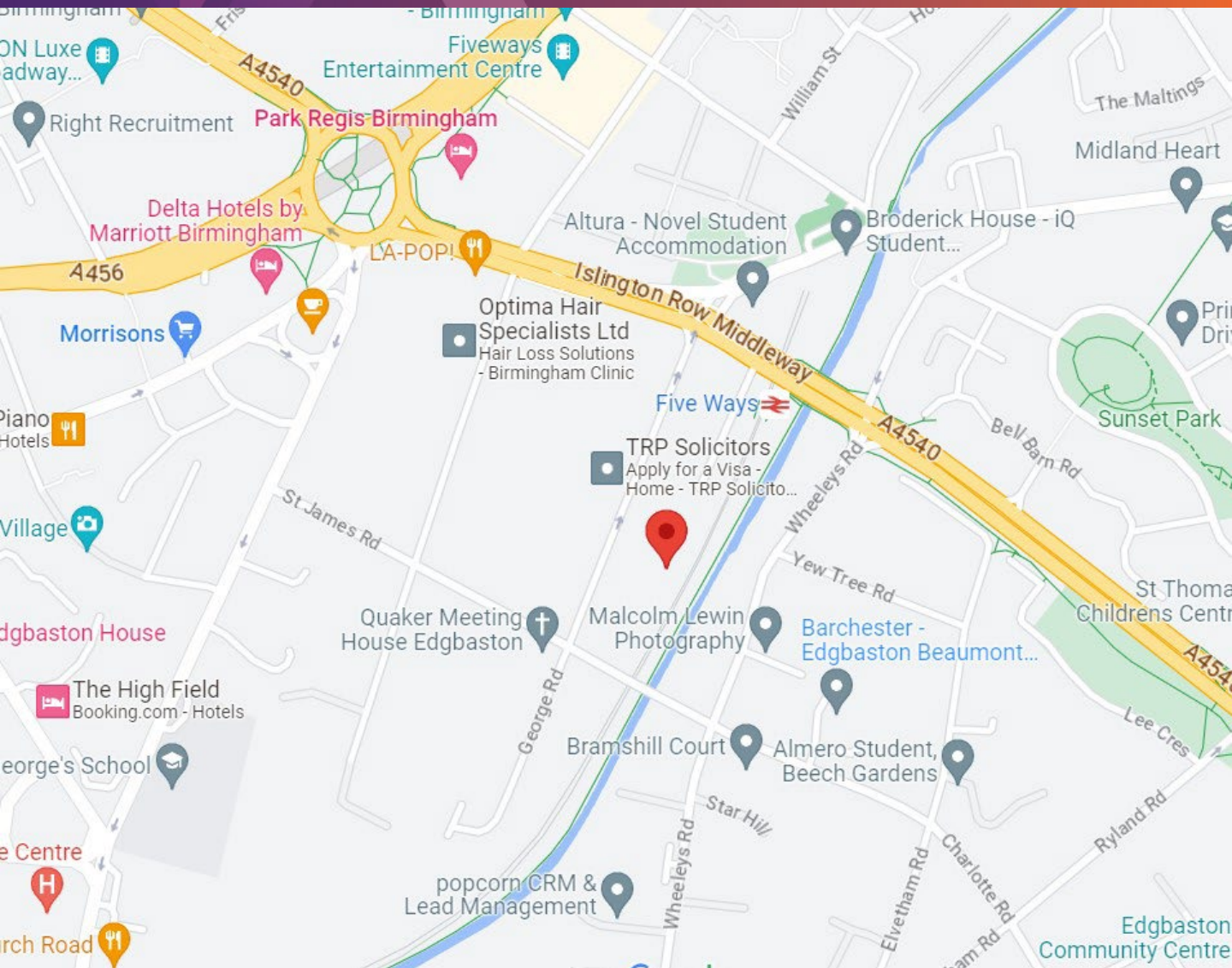
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