

TO LET/FOR SALE– 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

£30,000 for each floor per annum exclusive of rates, service charge and VAT.

PRICE

£850,000 for the long leasehold interest for a term of years expiring Sept 2113 at a fixed ground rent of **£300 p.a.**

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.

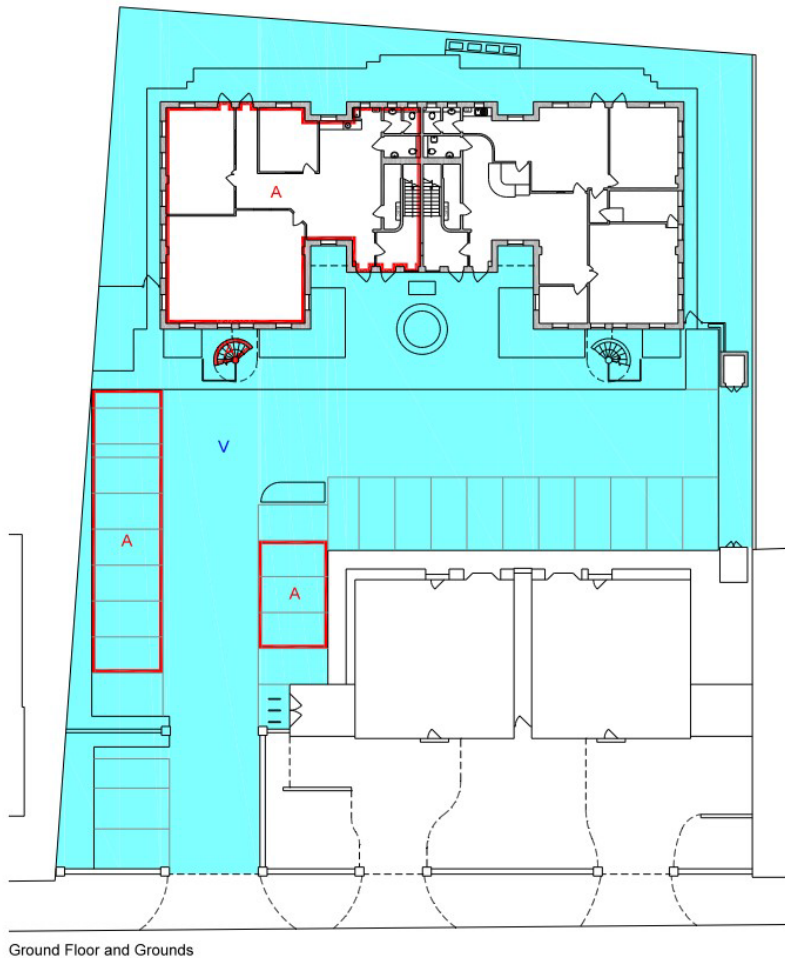
SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

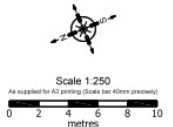
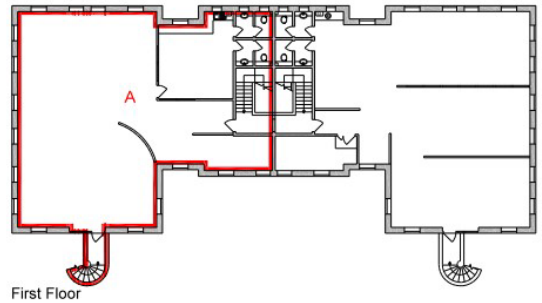
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Property Address:

Unit 1, 38 George Road, Edgbaston
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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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Any queries regarding this plan should be referred back to the sales team.
Do not photocopy or reproduce this plan as the scale may be incorrect.
Written documentation may contain more precise descriptions of boundary positions.

CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

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For more information, please contact:

George Xydias

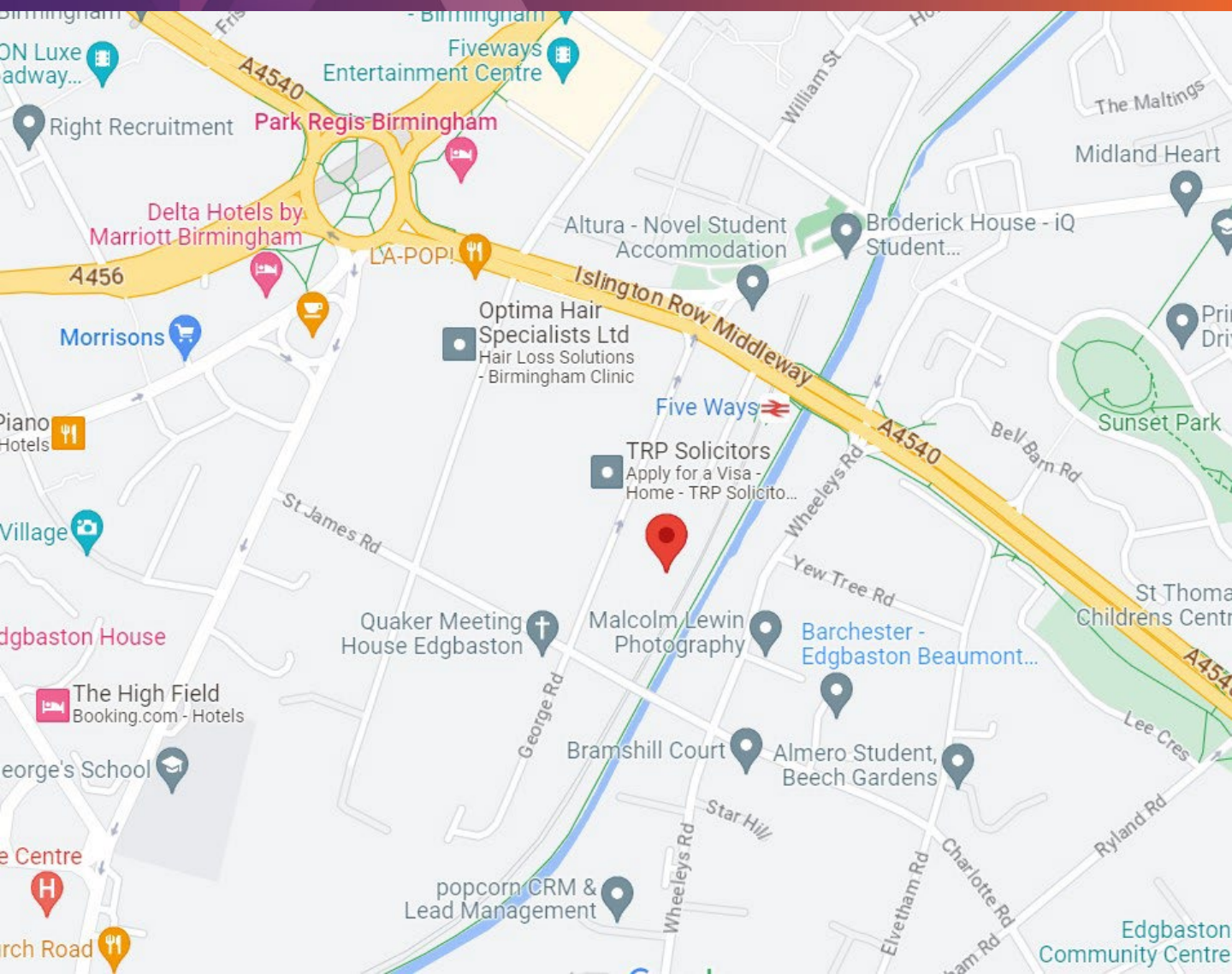
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