

OFFICE | TO LET / FOR SALE

[VIEW ONLINE](#)



APEX CENTRE, 55 CALTHORPE ROAD, EDGBASTON, BIRMINGHAM, B15 1TH
2,194 TO 9,382 SQ FT (203.83 TO 871.62 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Well Located Modern Office Building, with Car Parking, Available for Sale or to Let (as a Whole or Suite by Suite)

- Modern Office Premises
 - Part Refurbished
 - 17 Car Parking Spaces
 - Suites From 2,207 - 9,247 ft²
 - Available To Let or For Sale (as a Whole or Individual Suites)
 - 8 Person Passenger Lift
 - Air Conditioning
 - Excellent Communication Links
-



DESCRIPTION

The property comprises a prominent detached office building, being situated just off the Five Ways island, one of the city's main arterial routes, and at the heart of the thriving Edgbaston Village district. Located between Harborne Road and Calthorpe Road.

Available on a floor by floor basis or as a whole the property comprises modern office accommodation with each floor having its own toilet facilities, kitchen area and gas central heating. The property also has the benefit of an 8 person passenger lift.

The ground floor, formerly occupied by Handelsbanken features a spacious and inviting reception area, two generous meeting rooms, and a well designed open plan office space. Additional amenities include a dedicated fitted kitchen and canteen, toilets and welfare facilities, ensuring comfortable and functional workspace.

The upper floors comprise a versatile mix of both open plan and cellular office space, all benefiting from modern specification's including: carpet floor coverings, suspended ceiling, inset lighting, floor boxes, gas fired central heating, air conditioning and neutral decor.

Externally the property benefits from generous allocated car parking for 17 vehicles.

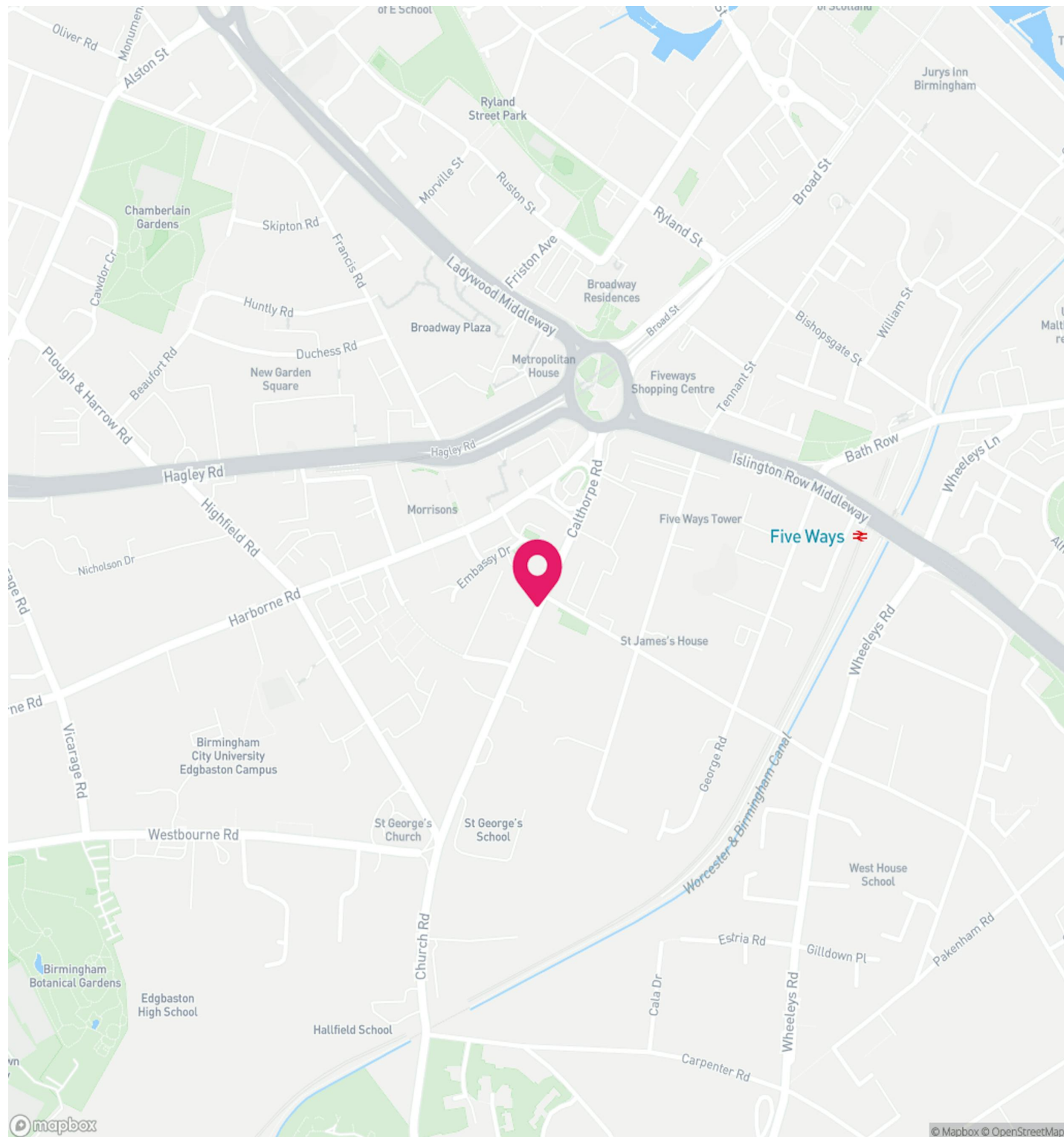


LOCATION

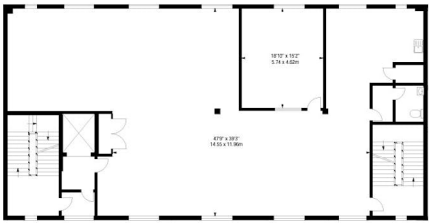
The property is situated fronting Calthorpe Road at its junction with Embassy Drive in the heart of Edgbaston Village, 1 mile south west of Birmingham City Centre.

Communication links are excellent with the property being within walking distance to the Five Ways train station, which is located just one stop away from Birmingham New Street and within a short walk of the Edgbaston Village Tram stop on the Hagley Road.

Motorway access is provided via the M5 (Junction 3), which in turn links to the M6 (Junction 8) to the North and the M42 (Junction 4a) to the south.









FIRST FLOOR
Gross Internal Area = 3032 F1' - 281.87 M²
Net Internal Area = 2448 F1' - 227.05 M²

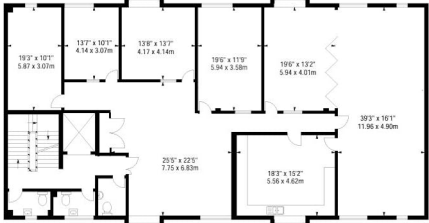
Property Details

55 CALTHORPE ROAD
BIRMINGHAM



SCALE - 1:150 @ A4
REFERENCE NUMBER : 106814
Plans Drawn : 04.03.2025

Tel: 0454 337 2023
info@bkrforwards.co.uk
www.bkrforwards.co.uk
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SECOND FLOOR
Gross Internal Area = 3032 F1' - 281.87 M²
Net Internal Area = 2519 F1' - 242.30 M²

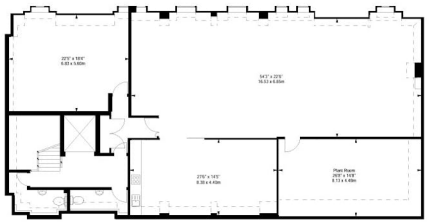
Property Details

55 CALTHORPE ROAD
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THIRD FLOOR
Gross Internal Area = 2927 F1' - 271.80 M²
Net Internal Area = 2129 F1' - 197.78 M²

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APPROX. GROSS INTERNAL AREA*
11986 F1' - 1113.50 M²
(Whole Building)

APPROX. NET INTERNAL AREA*
9382 F1' - 871.59 M²
(Whole Building)

APPROX. GROSS INTERNAL AREA*
11986 F1' - 1113.50 M²
(Whole Building)

APPROX. NET INTERNAL AREA*
9382 F1' - 871.59 M²
(Whole Building)

APPROX. GROSS INTERNAL AREA*
11986 F1' - 1113.50 M²
(Whole Building)

APPROX. NET INTERNAL AREA*
9382 F1' - 871.59 M²
(Whole Building)

AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Ground - Ground floor suite	2,194	203.83	£32,910 /annum	Available
1st - First Floor Suite	2,444	227.06	£36,660 /annum	Available
2nd - Second Floor Suite	2,615	242.94	£39,225 /annum	Available
3rd - Office	2,129	197.79	£31,935 /annum	Available
Total	9,382	871.62		

PLANNING USE

We understand the property has planning under Use Class E (offices) and may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority:
Birmingham City Council - Website:
www.birmingham.gov.uk

TENURE

The property is held Long Leasehold on a lease from Calthorpe Estate for 125 years (less 10 days) from 29.09.1986 at a current ground rent of £640 per annum, which increases by £160 pa every 10 years.

PURCHASE PRICE

Consideration would be given to a sale of the property as a whole or on a floor by floor basis. Please contact the agent for further information on pricing or to arrange a viewing.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£15 per sq ft on a new lease with length and term to be agreed.

POSSESSION

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

BER

B (46)

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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