

OFFICE | TO LET

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14 FREDERICK ROAD, EDGBASTON, BIRMINGHAM, B15 1JD

1,162 SQ FT (107.95 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Office Space within Stunning Georgian Building near Edgbaston Village with 3x Car Parking Spaces on Site

- Newly Refurbished Throughout
 - 4x Office Spaces
 - Near Edgbaston Village
 - 3x Car Parking Spaces
 - Gas Central Heating
 - Air Conditioned
-



DESCRIPTION

This newly refurbished office space is located within an elegant Georgian building on the prestigious Calthorpe Estate.

Internally, the building offers high-quality office accommodation across two floors, with gas central heating throughout. The available space on the ground floor comprises four rooms, providing excellent potential for window displays. The premises are equipped with air conditioning, as well as electric and internet points. The layout is designed to comfortably accommodate 16-20 people.

Shared facilities include a kitchenette and WC, with accessibility provisions for disabled visitors.

The office can be provided furnished at an additional cost, if required.

The property also further benefits from 3x allocated parking spaces.

Please note that Davidsons Estates will be relocating within Edgbaston due to expansion



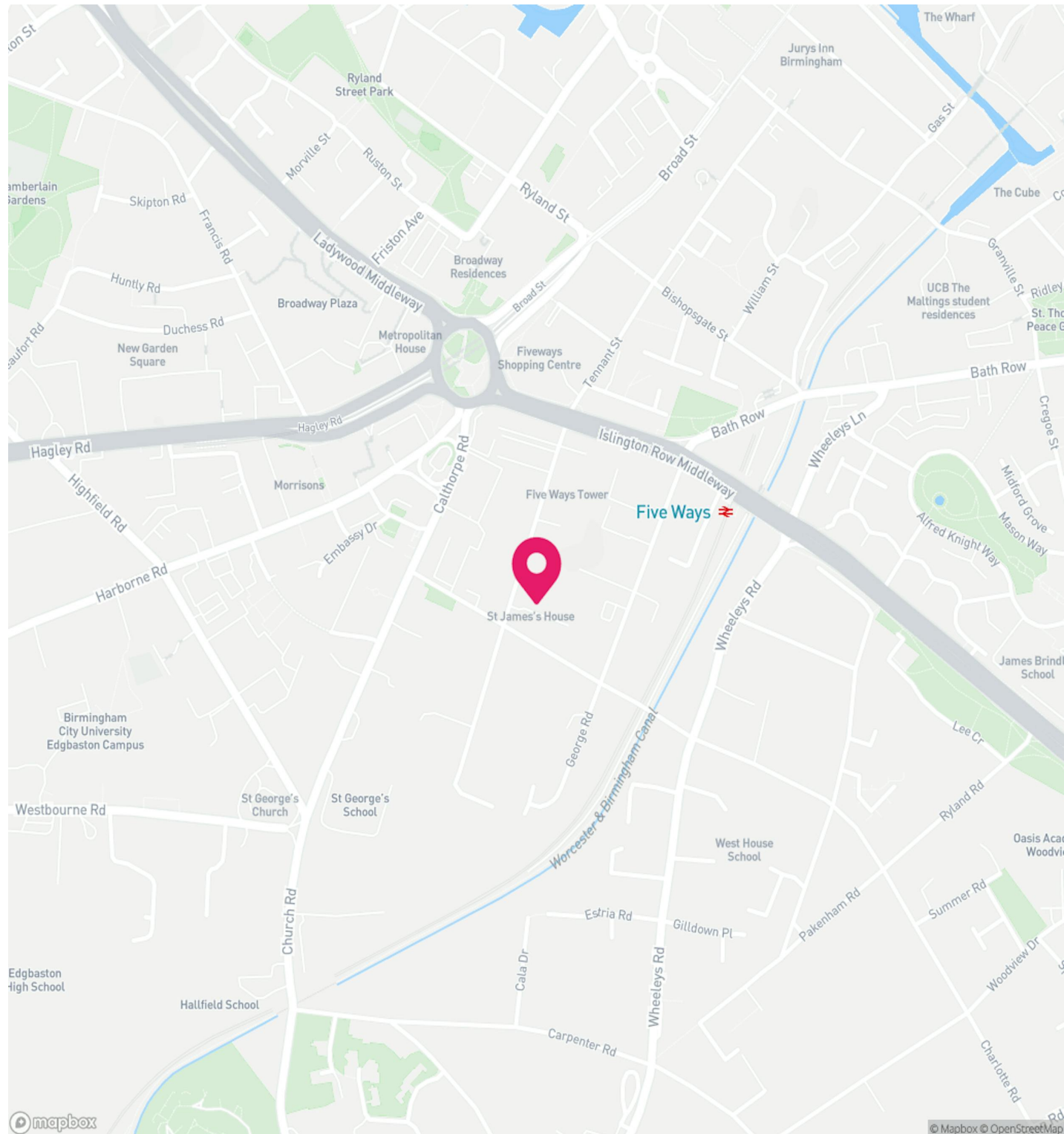
LOCATION

The property occupies a prominent location fronting the Frederick Road in the heart of Edgbaston, 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.

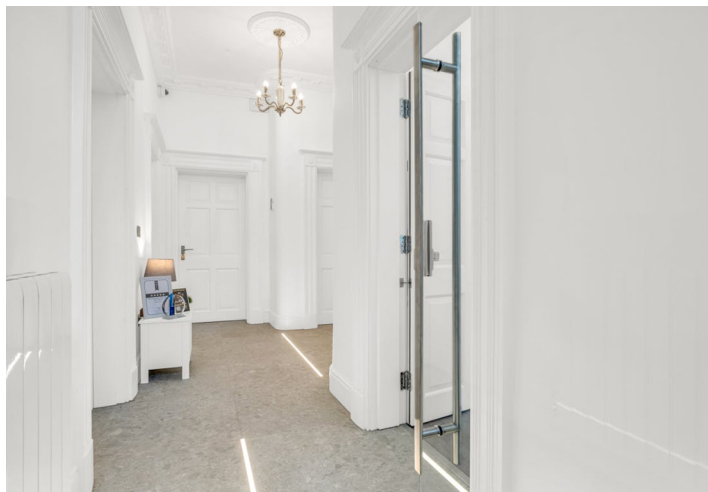
Transport links are excellent with Five Ways railway station a short walk away, providing a 3-minute cross city service to Birmingham New Street.

In addition, the Edgbaston Village Metro stop is situated on the Hagley Road and provides a 6-minute connection to the City Centre.

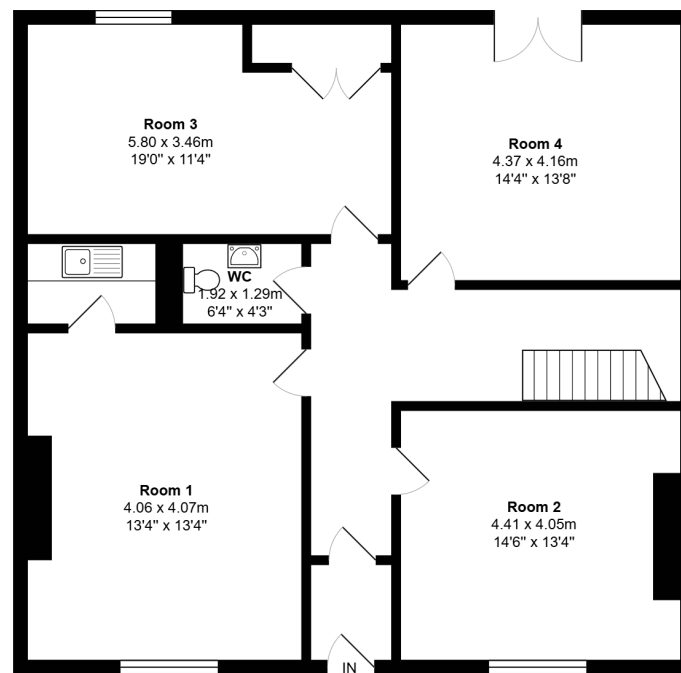
The location offers quick access to Brindley Place, Symphony Hall, ICC, and NIA all within 5 minutes walking distance and the City Centre is a 10–15-minute walk.







FLOOR PLAN



Total Area: 108.0 m² ... 1162 ft²

All measurements are approximate and for display purposes only

TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £36,000 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, which we understand is payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY

The property will be available in July 2025, upon completion of legal formalities.

VIEWINGS

Please arrange via Siddall Jones.

LEASE

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

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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