

TO LET OR FOR SALE

38 George Road, Edgbaston, Birmingham,
West Midlands, B15 1PL

NEWLY REFURBISHED OFFICES



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.

EPC

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

Accommodation

The premises comprise of the following approximate floor area:

Ground Floor NIA - 180.72 sq. m (1,945 sq. ft)

First Floor NIA - 195.86 sq. m (2,107 sq. ft)

Total NIA - 376.58 sq. m (4,052 sq. ft)

Rent/Guide Price

£30,000 for each floor per annum exclusive.

Alternatively, the premises are available on a long leasehold basis as a guide price of **£875,000**.

Tenure

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

VAT

The property is registered for VAT purposes.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

Service Charge

A formal Service Charge is in place to cover the cost of the cleaning and maintenance of the common parts. We have been advised that contributions are approximately **£1.49 per sq ft**.

Use

The premises will be used as professional or administrative offices only.

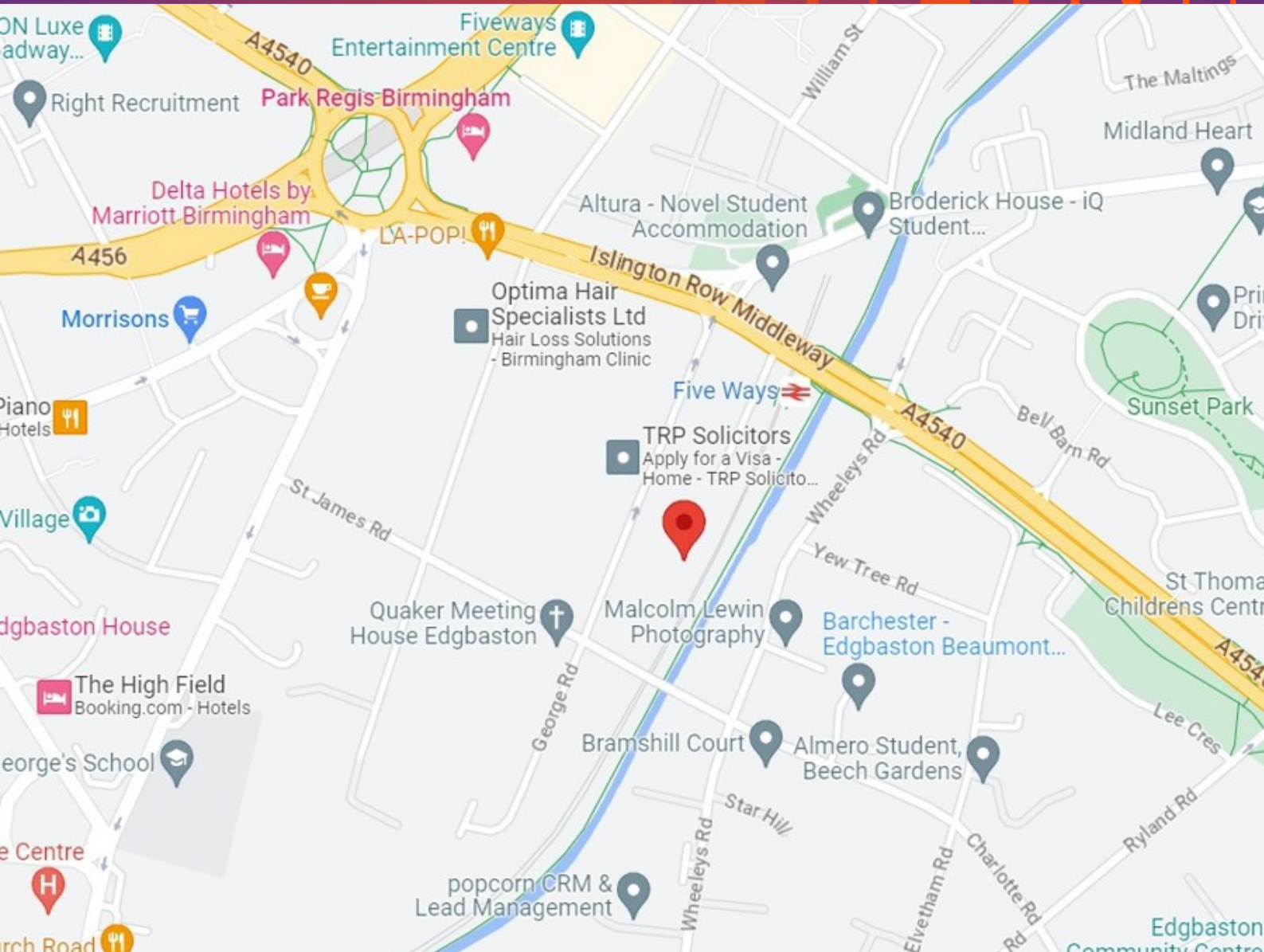
Viewings

Strictly by appointment with the Sole Retained Agents.

TO LET or FOR SALE

38 George Road, Edgbaston, Birmingham,
West Midlands, B15 1PL

NEWLY REFURBISHED OFFICES



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

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias

07956 014510

george@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail