

**Period Building To Let**  
**From 1,667 sq ft to 4,015 sq ft**

# ELEGANT PERIOD PROPERTY

**42 Calthorpe Road is an attractive self-contained period property which lends itself well as office space or is a great opportunity to create a bespoke high quality medical practice.**

With stunning feature windows, high ceilings and original fire places, the property is arranged across two separate buildings connected by a fabulous large conservatory which could make an ideal reception or breakout area.

The property comprises a mixture of offices/meeting rooms, WC facilities, kitchenettes. The property has both raised access floors and perimeter trunking and is heated via a gas central heating system.

This prestigious address consists of two fully self-contained period buildings, providing occupiers with a unique opportunity to create something different.

Arranged over the ground and first floors, both buildings benefit from superb natural daylight and are currently linked by a generous conservatory which overlooks a beautiful courtyard area.

To fully appreciate the scale of this property, viewing is highly recommended.





Take a virtual  
tour of the  
building.



## A premium specification

Both buildings have their own front entrances or can be accessed via the conservatory, and benefit from the following:



Outside Clean Air Zone



12 on-site parking spaces with  
additional parking available



High speed broadband  
available in the area



Excellent natural daylight



Comfort heating & cooling



Period features including high ceilings,  
large windows and glazed roofing



Mixture of open plan  
and cellular rooms



Kitchenette/breakout space



Fully carpeted with  
raised access floors

# CONFIGURATION

Ground Floor - 2,194 sq ft (377 sq m)

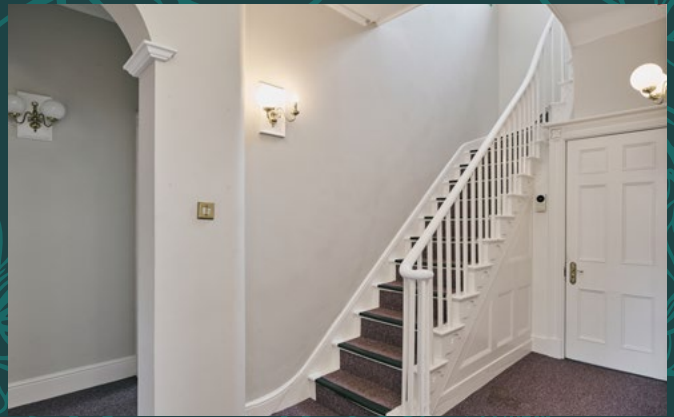
First Floor - 1,821 sq ft (377 sq m)



| Floor        | Building       | Sq ft        | Sq m       |
|--------------|----------------|--------------|------------|
| Ground       | Front Building | 836          | 77.67      |
| First        | Front Building | 831          | 77.20      |
| Ground       | Rear Building  | 817          | 75.90      |
| First        | Rear Building  | 1,004        | 93.27      |
| Ground       | Conservatory   | 527          | 48.96      |
| <b>Total</b> |                | <b>4,015</b> | <b>373</b> |

Floor Space
  Core

For indicative purposes only. Not to scale.



# ONE OF BIRMINGHAM'S MOST DESIRABLE LOCATIONS

**42 Calthorpe Road is situated in a prominent position in the Edgbaston Commercial District located within the heart of Edgbaston Village.**

Located outside the Clean Air congestion charge zone, this vibrant leisure and lifestyle location is within easy walking distance from Brindleyplace, Centenary Square and the city centre.

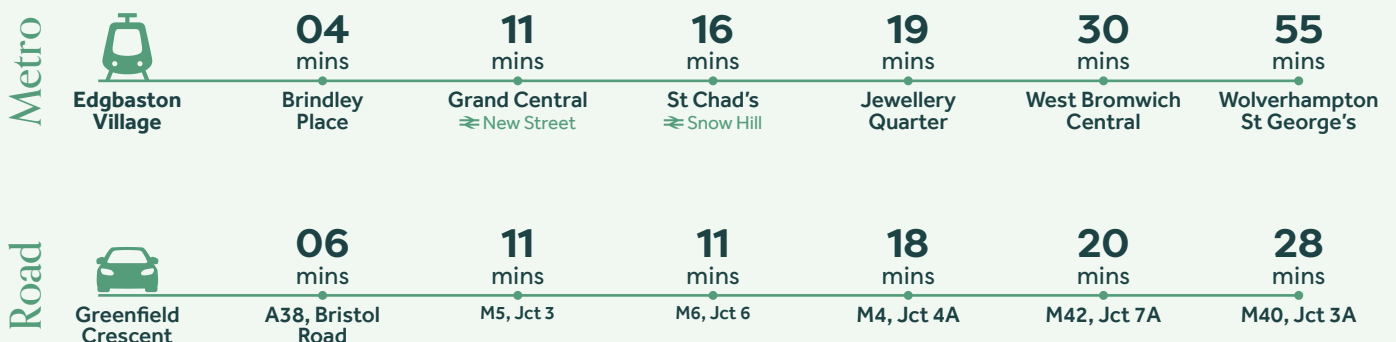


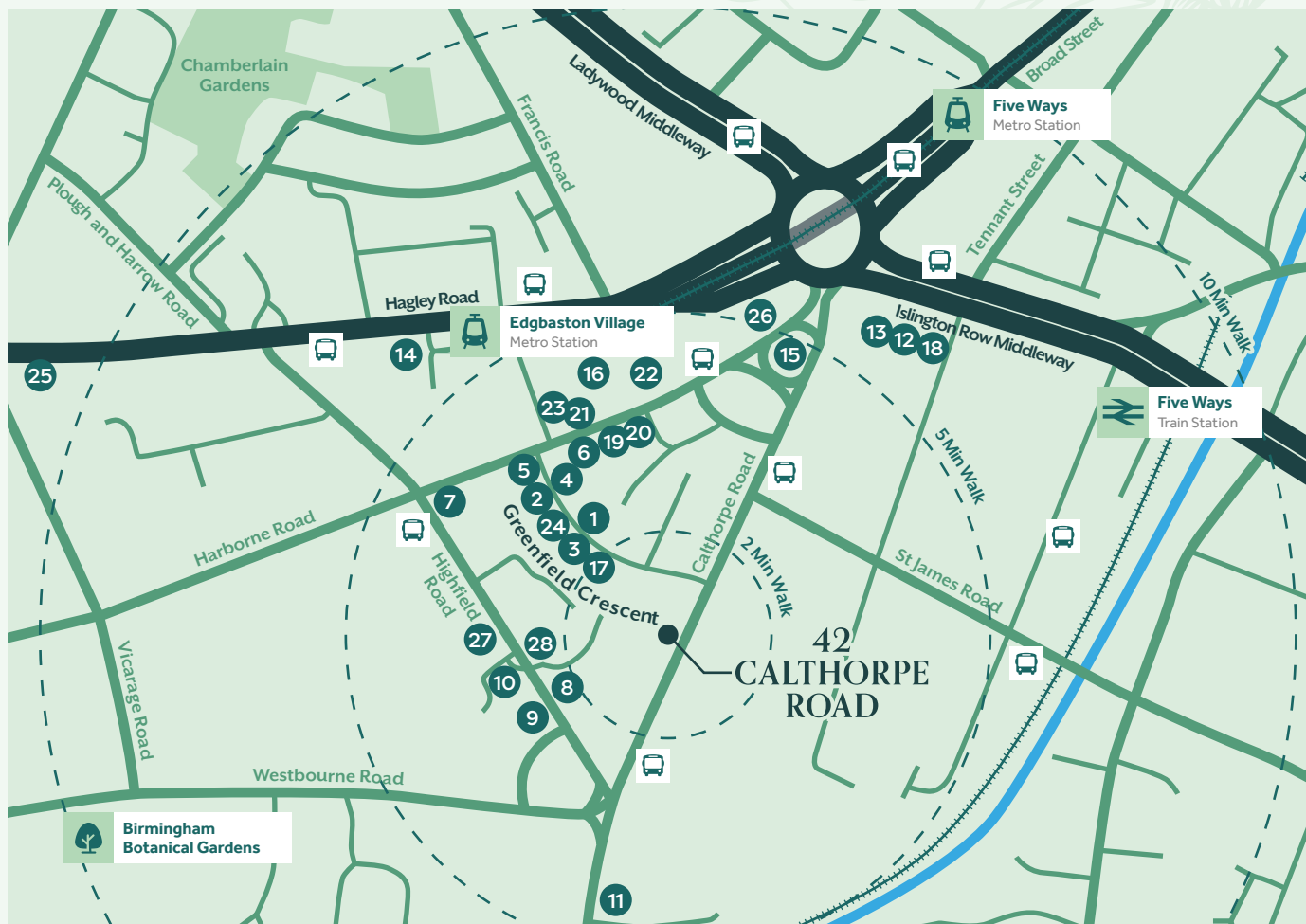
## Well connected

**The property is well connected by rail, bus, tram and road.**

Birmingham City Centre, is just over 1 mile/18 minute walk away. The Edgbaston Village Metro tram stop is a few minutes walk, taking you into Birmingham City Centre in 10 minutes and as far as Wolverhampton in just under an hour. Fiveways Rail station is also around a 10 minute walk away providing a 3 minute cross city service to Birmingham New Street.

If you are travelling by road, Edgbaston is just off the city's ring road and the A456, one of the main arterial routes in and out of the City. The location also offers good access to the M5, M6 and the national motorway network. Numerous bus routes can be accessed connecting to Birmingham and surrounding areas.





## Quality amenities around every corner

**At 42 Calthorpe Road you really do have everything on your doorstep!  
The property is well serviced with an abundance of leisure and retail businesses.**

### Bars & Restaurants

- 1 Chapter
- 2 Loki Wine
- 3 Smoke and Ash
- 4 Village Kitchen
- 5 Boston Tea Party
- 6 The Blue Piano
- 7 The Physician
- 8 The Highfield
- 9 Simpsons
- 10 Baloci
- 11 Three Church Road
- 12 La-Pop
- 13 Laghi's
- 14 Damascena
- 15 Costa Coffee
- 16 Starbucks

### Retail

- 17 KIN Home
- 18 Eye Opticians
- 19 Neptune
- 20 OKA
- 21 BoConcept
- 22 Morrisons

### Health & Fitness

- 23 Anytime Fitness
- 24 Edgbaston Wellness Clinic
- 25 STRIIT Fitness

### Hotels

- 26 Delta Hotels by Marriott
- 27 Edgbaston House
- 28 High Field Town House



## Terms

The property is available to let as a whole or as single buildings on a FRI lease basis. Lease terms to be agreed.

## Car Parking

12 car parking spaces are included with the property (spaces to be apportioned appropriately if the property is split). Additional spaces within the Calthorpe Estate available on a separate licence.

## Service & Estate Charge

A service charge will be payable if the property is taken as a single building.

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area and an estate wide service charge towards the village.

Further information is available upon request.

## Rent

Rent on application. All subject to contract.

## Business Rates

The tenant will be responsible for the payment of business rates.

## EPC Rating

E (109)

## VAT

All figures are exclusive of VAT which will be payable.

## Legal Costs

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## 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.

# Further information

To find out more or book a viewing, please contact our joint letting agents:



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