

TO LET

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

£30,000 for each floor per annum exclusive.

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.**

Planning

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

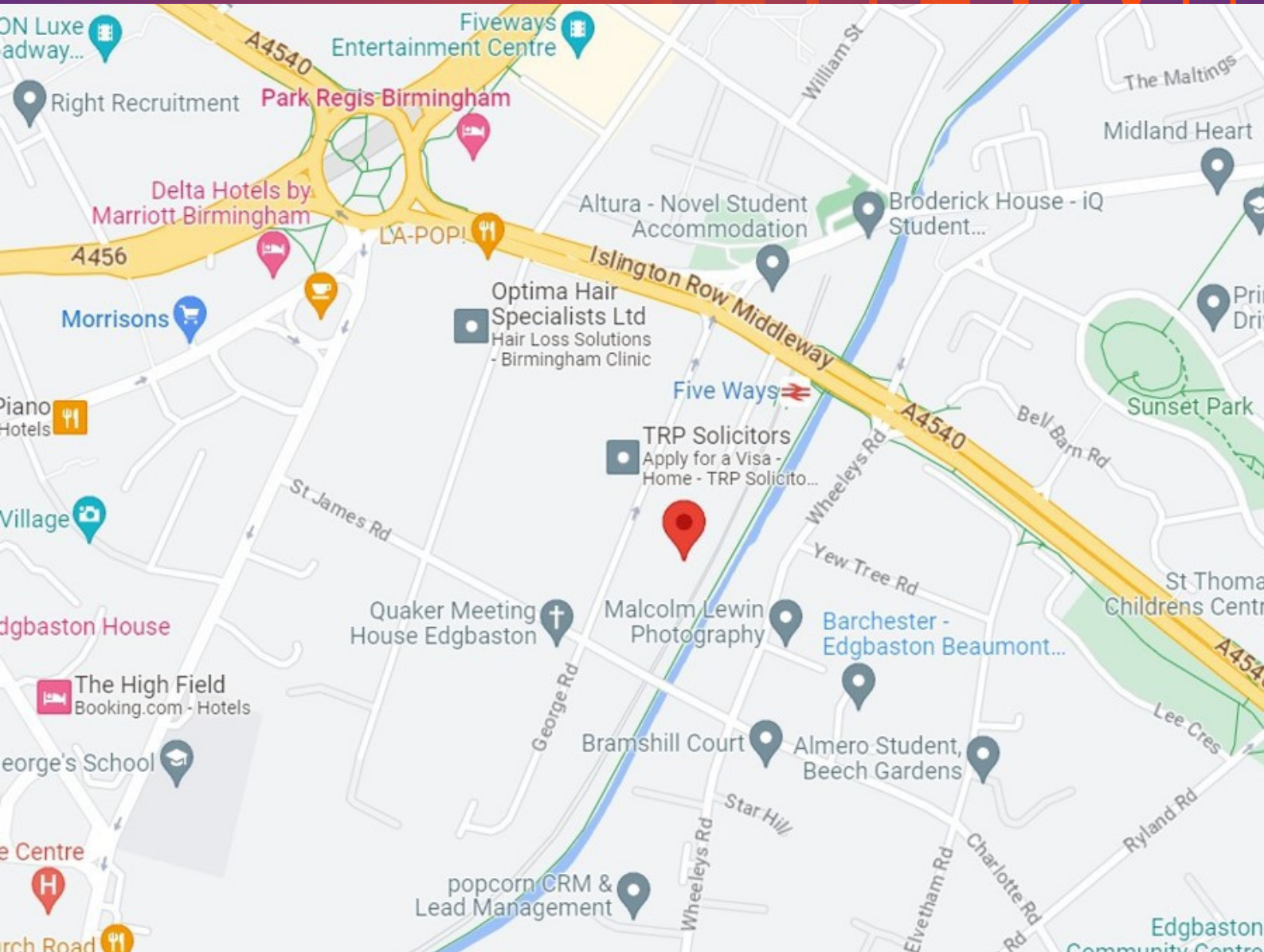
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail