

OFFICE

30A Harborne Road

Birmingham



CALTHORPE
ESTATES



Self-contained space 2,623 sq ft



Prime opportunity

This self-contained property provides versatile ground and first floor accommodation, well-suited to a range of uses, from professional offices to retail or leisure operators seeking a highly visible and characterful presence.

Set across two floors, the property delivers a well-balanced layout that can be readily adapted to suit a variety of business needs. Expansive windows flood the interiors with natural light, creating a bright and welcoming environment, while the building's prominent position ensures exceptional visibility and presence.

Availability

Ground Floor	1,367 sq ft
First Floor	1,256 sq ft
Total	2,623 sq ft



Costs

Rent

- £52,000 per annum

Service Charge

- N/A

CCTV Charge

- £2,000 per annum

Business Rates RV

- £55,500 per annum



Keeping Edgbaston safe

Calthorpe Estates, through Edgbaston Estates Security (EES) in partnership with West Midlands Police, operates a state-of-the-art Public Space IP CCTV scheme across Edgbaston Village

Licensed EES operators monitor the area, capturing high-quality footage and liaising instantly with Police when incidents arise. Proactively managed by a team who know the Estate inside out, the scheme has helped keep local crime levels exceptionally low since 1999. From businesses to residents and visitors, everyone can enjoy Edgbaston with confidence, knowing security is always on duty.



On-site Street Warden

A Street Warden actively patrols the area from 2pm to 10pm, Monday to Friday, providing visible, on-the-ground security.

Proactive Monitoring

Public Space CCTV is actively monitored Monday to Sunday from 7pm to 7am, including Bank Holidays.

Trusted Police Partnership

One of five West Midlands Police CCTV partners with a dedicated fibre optic link; operators alert Police instantly and remain on call until incidents are resolved.

Proven Safety Impact

Continuous upgrades since 1999 help maintain low crime and a secure environment for businesses, residents and visitors.



Location

Perfectly positioned in Edgbaston, 30A Harborne Road offers unrivalled connectivity for businesses, with fast and flexible links across Birmingham and the wider Midlands.

Road

The nearby A456 and city ring road provide easy access by car, with seamless connections to the M5, M6, and the wider national motorway network.

Rail

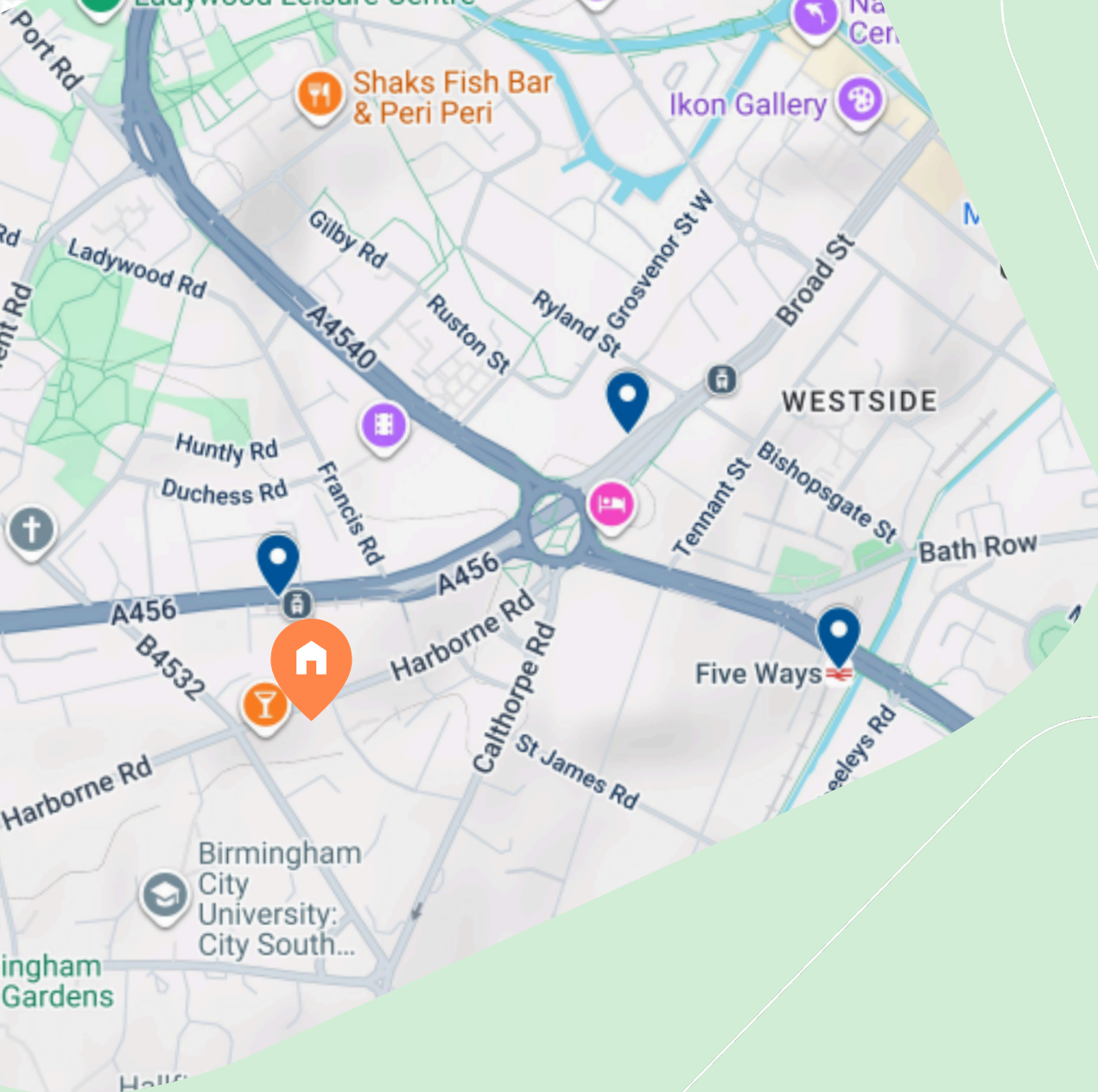
Just moments from Five Ways Station, occupiers benefit from swift and reliable rail links to Birmingham City Centre in under 10 minutes, with convenient onward connections across the wider Midlands and beyond.

Bus

A range of nearby bus routes further enhances accessibility, connecting 30A Harborne Road to key destinations across Edgbaston and central Birmingham.

Metro

The Edgbaston Village Metro stop offers quick and convenient access to Birmingham City Centre and the surrounding region, supporting effortless commuting for employees and visitors alike.





Edgbaston Village

Ideally located on Harborne Road, in the heart of Edgbaston Village, this is a rare opportunity to secure space within one of Birmingham's most desirable districts.

Surrounded by a vibrant mix of independent restaurants, cafés, bars, and boutique retailers, the property benefits from a lively yet refined setting, perfect for balancing business with lifestyle.



**Voted one
of the 'best
places to live
in Britain'**

Sunday Times



Edgbaston Village Artisan Market

Held on the second Saturday of every month from April to December, the Edgbaston Village Artisan Market brings up to 80 independent stalls of food, drink, crafts and gifts to the heart of Edgbaston.

Drawing thousands of visitors from across Birmingham and beyond, the Edgbaston Village Artisan Market creates a lively, community-focused atmosphere that drives footfall and visibility, offering businesses the advantage of being at the centre of one of the city's most dynamic destinations.



'Birmingham's biggest and best market'

I Choose Birmingham



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ESTATES

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Creating *Exceptional* Places