

**AVISON  
YOUNG** ft

75-76 Francis Road, Edgbaston, Birmingham, B16 8SP

Office To Let / For Sale | £18 per sq ft / Offers in excess of £1,600,000 | 6,500 sq

Prominently located modern four storey office building with Grade II listed façade.



## Key Points

- Prominent location

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- Recently refurbished

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- 11 On site parking spaces

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- Flexible Terms

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- Amenities nearby

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- Outside ULEZ

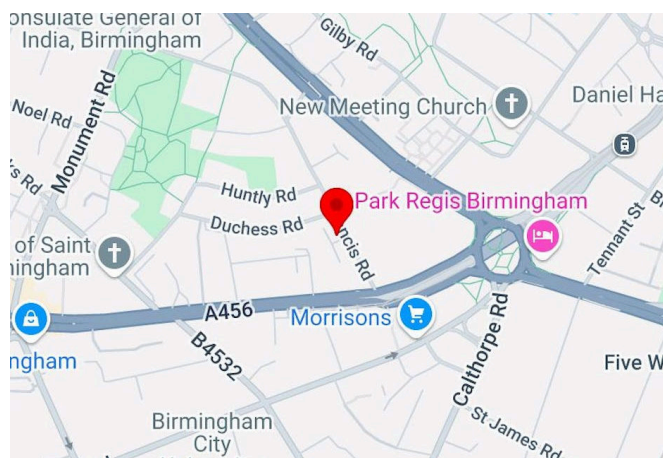
## Description

The property comprises a modern four storey building, behind a Grade II listed façade. 75-76 Francis Road has two separate pedestrian entrance doors from the front elevation, there is one central staircase but there is scope to split the floors.

The accommodation is over lower ground, ground, first and second floors with modern floorplates providing flexibility in terms of configuration to suit occupier needs i.e. there is a mixture of cellular offices and open plan layout with board room located on the lower ground floor.

## Location

Francis Road is situated in close proximity to the Hagley Road (A456), the main road in to Birmingham City Centre from the west and the last junction before the Five Ways roundabout. The location sits outside the chargeable, Birmingham Clean Air Zone and is readily accessible, being well served by public transport links, including Five Ways train station and the Metro which provides direct access into the City centre.



### Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,496	138.98	Available
Ground	1,879	174.56	Available
1st	1,791	166.39	Available
2nd	1,449	134.62	Available
<b>Total</b>	<b>6,615</b>	<b>614.55</b>	

### Specifications

Situated in a prominent location  
Just outside of the ULEZ zone  
Varied selection of amenities nearby

### Amenities & Specifications

Total parking spaces: 11

### Availability

Available Immediately

### Summary

- Rent: £18 per sq ft
- Price: Offers in excess of £1,600,000
- Business rates: £5.87 per sq ft
- Service charge: n/a
- EPC: C (67)
- Lease: New Lease

### Further information

- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings



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