

Front Offices, 4 Vicarage Road | Edgbaston | Birmingham | B15 3ES

Modern offices set within beautiful Georgian building in Edgbaston's commercial district – office and medical uses consented

330m²
(3,551ft²)

- Beautifully fitted office space
- Highly sought-after location
- Set in the heart of leafy Edgbaston
- Designated car parking for 5 vehicles
- Outside Birmingham's Clean Air Zone
- Short walk to **Greenfield Crescent**, **The Physician** and many other occupier amenities



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

FHP are delighted to present to the market this modern office accommodation situated in a highly sought-after part of Edgbaston's commercial district.

Location

4 Vicarage Court is located on Vicarage Road, a leafy part of Edgbaston's commercial district which is directly accessed from A453 Hagley Road & Harborne Road offering excellent connectivity to Birmingham City Centre.

Connectivity has been further improved with the opening of the Edgbaston Village Metro Stop is within a 2-minute walk of the subject premises, reaching Birmingham City Centre in 6 minutes.

Amenities in the vicinity include a quality casual and Michelin star dining options, cafes, bars, fitness studios and further retail outlets on Greenfield Crescent. Birmingham's Famous Botanical Gardens is also located within a 5-minute walk.





Description

The space provides modern office accommodation set within a beautiful Georgian building. A rear extension provides further, open plan office accommodation. Features of the building include:

- Secure entrance
- Designated offices and board rooms
- Raised floors
- Designated parking spaces for up to 5 vehicles at the rear of the building
- Good natural light
- Close to public transport links

Floor Areas

The accommodation is arranged as follows:

Description	M ²	Ft ²
First Floor	138	1,485
Second Floor	153	1,646
Second Floor	39	420
Total:	330	3,551

(These measurements are given for information purposes only)



Location



Gallery



Contact

Business Rates

We are verbally advised by Birmingham City Council Business Rates Department that the property is assessed as follows:

Offices

Rateable Value (2023): £34,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Birmingham City Council)

Service Charge

A service charge will be levied to cover the Landlords expenditure relating to common area repairs and maintenance. The service charge currently equates to approx. £1.76 per sq ft.

Lease Terms

A new lease is available for a term of years to be agreed. Please call the agent to discuss space availability and quoting rents.





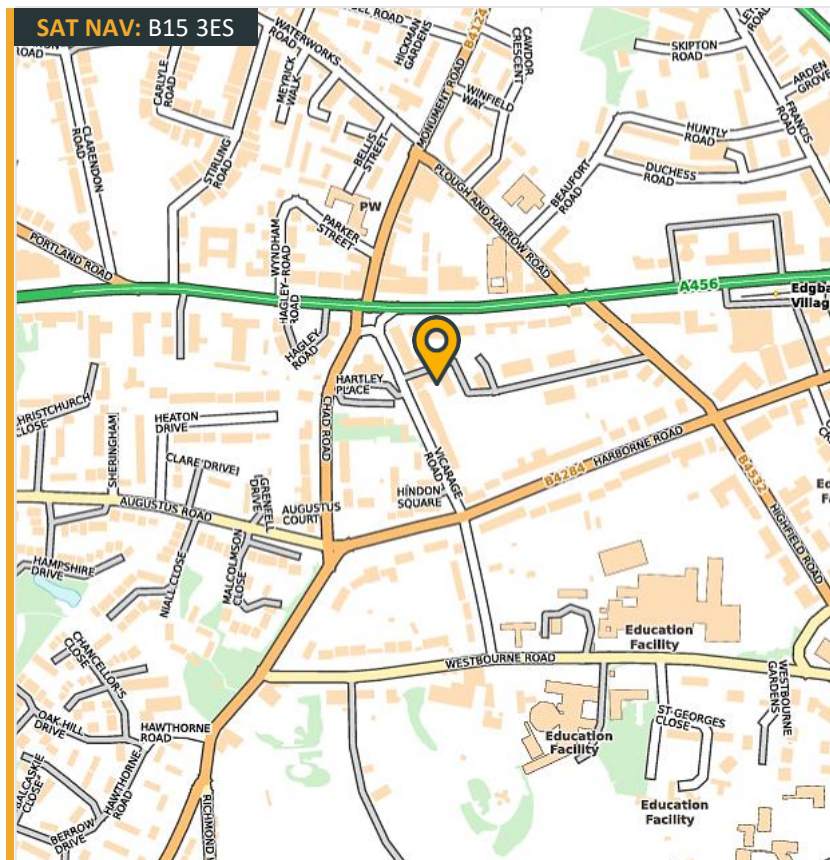
Location



Gallery



Contact



EPC

The building is rated 78 (D).

VAT

VAT is charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Caine Gilchrist

07538 606 880

caine.gilchrist@fhp.co.uk

Oliver Daniels

07896 035 805

oliver.daniels@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

25/10/2024