

Ground Floor Rear Offices, 4 Vicarage Road | Edgbaston | Birmingham | B15 3ES

High specification office in Edgbaston's commercial district

554m²
(5,963ft²)

- Beautifully fitted office space
- Highly sought-after location
- Set in the heart of leafy Edgbaston
- Designated car parking for 8 vehicles
- Outside Birmingham's Clean Air Zone
- Short walk to **Greenfield Crescent**, **The Physician** and many other occupier amenities



TO LET



Location



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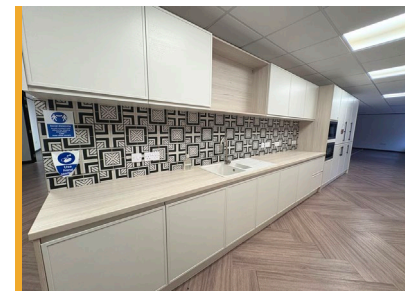
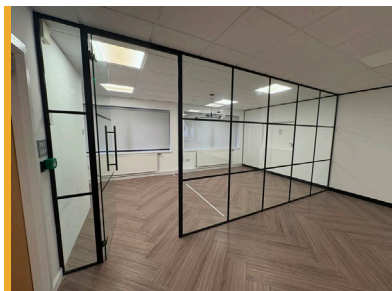
FHP are delighted to present to the market this modern office accommodation situated in a highly sought-after part of Edgbaston's commercial district.

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.





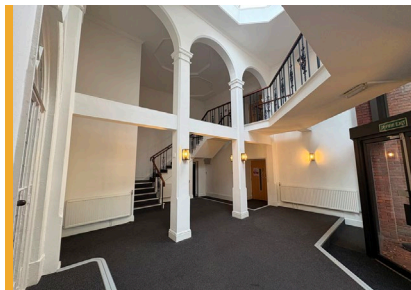
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Description

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 8 vehicles at the rear of the building
- Good natural light
- Close to public transport links

Floor Areas

From measurements take we understand the floor areas of the property to be:

554m² (5,963ft²)

(These measurements are given for information purposes only)





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Business Rates

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

Offices

Rateable Value (2023): £81,000

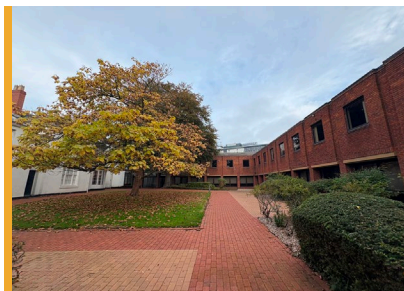
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Birmingham City Council)

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.





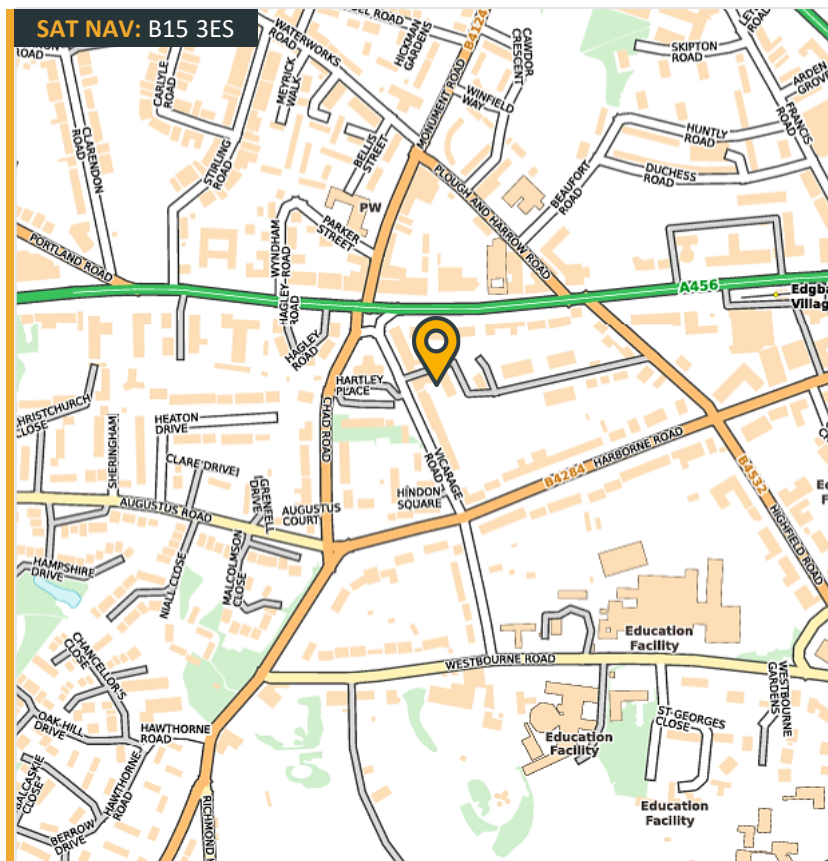
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EPC

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:

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