

PRIME OFFICE OPPORTUNITY



24A CALTHORPE ROAD
EDGBASTON | BIRMINGHAM B15 1RP

Lambert
Smith
Hampton

Executive Summary

A rare opportunity to acquire an attractive period property situated within the sought after, affluent and leafy district of Edgbaston.

24A Calthorpe Road benefits from an existing contemporary office fit-out having been comprehensively refurbished in 2015, as well as having it's own private car park.

The property is available immediately for sale by way of private treaty and with the benefit of vacant possession upon completion.

Offers are invited in excess of £3,000,000 for the long leasehold interest.







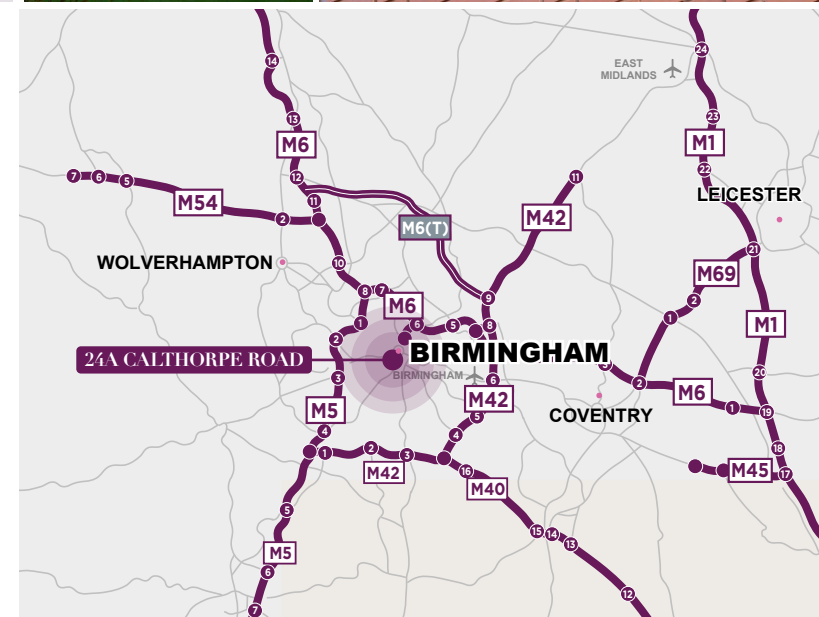
Location & Situation

Birmingham is England's second city and lies in the heart of the country, 85 miles north of Bristol, 88 miles South of Manchester, 150 miles South of Leeds and 118 miles North West of London.

Birmingham is a highly accessible city and benefits from good access by air, rail and road. More specifically, Birmingham is situated at the centre of the national motorway network, served by four railway stations and benefits from the city's own international airport.

The property is located in Edgbaston, which is an affluent suburban area of Central Birmingham. The property is situated on Calthorpe Road, approximately 2 miles South West of Birmingham city centre.

Local amenities and five ways railway station and the Birmingham metro are all within a 5 minute walk from the building, providing services to Birmingham New Street and links to the national network thereafter.



Description

The subject property comprises a grade two listed, semi detached office building dating from 1840, situated in an attractive courtyard setting.

It provides three stories of office accommodation which was substantially refurbished by the occupier in 2015.

There are 26 car parking spaces allocated within the car park shared with two neighbouring occupiers in the development.

Beyond the main ground floor reception area, the internal accommodation is comprised predominantly of open plan office space, complimented by a variety of ancillary meeting and board room facilities. The premises also provide kitchen and break out facilities, and provide male and female WCs on every floor.

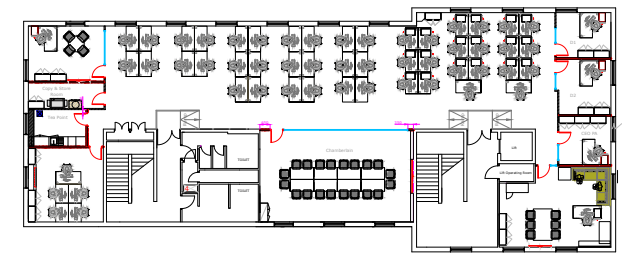
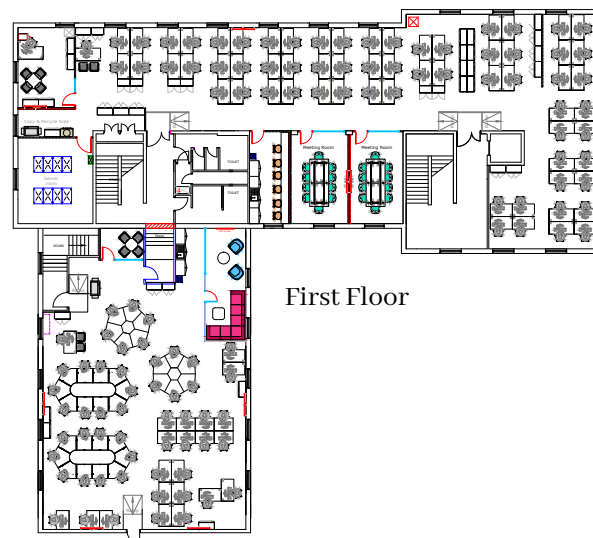
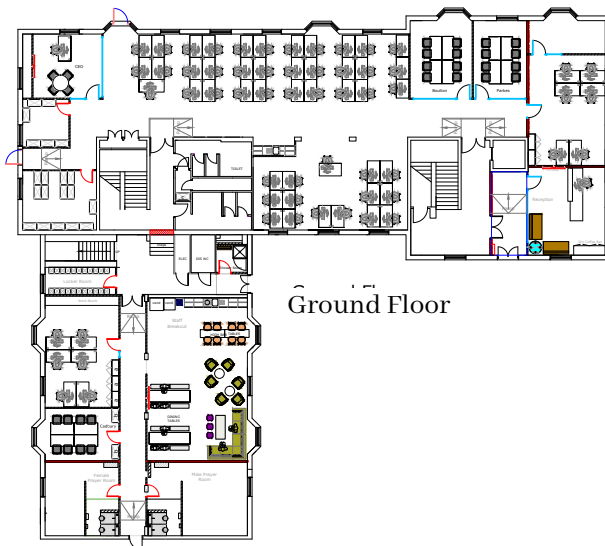


Accommodation

We calculate the subject property comprises the following net internal areas (NIA):

Floor	Use/Occupier	Area (sq ft)	Area (sq m)
Ground	Office, Reception & Staff Amenities	6,553	608,79
First	Office & Staff Amenities	6,695	621,98
Second	Office & Staff Amenities	4,202	390,38
Total		17,450	1,621.14

The current building site is approx. 17,637 sqft. There are 26 car parking spaces demised to the building. The car park and the common grounds affair are managed by management company which is made up of the occupier, estate managing agents, and the tenants of the 2 neighbouring offices which form part of the development.



Tenure

The subject property is leasehold. The ground rent payable is to £1,500 per annum. The head lease has an unexpired term of 84 years, expiring in September 2107.

The service charge for the repair and maintenance of the grounds is approximately £50,000 per annum.

A copy of the current estate service charge budget is available upon request.



The Site

We calculate the area of the site to be approximately 0.20 acres (0.08 hectares). This area is measured from a plan, and we have not verified it on site.



VAT

The subject property is currently not elected for VAT purposes and as such VAT will not be chargeable in respect of the agreed purchase premium. Please note however that VAT is applicable in respect of the Estate Service Charge.

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Proposal

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