

34 Harborne Road  
Edgbaston, Birmingham  
B15 3AA



TOTAL FLOOR AREA:

3,303 sq. ft

## LOCATION

The property is prominently located on Harborne Road within Edgbaston Village. The property is readily accessible via public transport, with Five Ways Train Station as well as Edgbaston Tram stop a short walk away. There are also numerous bus routes on Hagley Road and Five Ways roundabout within a 5-minute walk. Harborne Road is one of the busiest roads in Edgbaston for both footfall and road traffic and the subject property is in a prime location between Boston Tea Party and The Physician. Birmingham is the UK's second largest city, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers.

## DESCRIPTION

This attractive, self-contained, modern period building is arranged over three floors and has a mixture of large open plan floorplates and cellular offices. The property also benefits from 13 dedicated car parking spaces.

## ACCOMODATION

The accommodation comprises of the following approximate NIA floor areas:

<b>GROUND FLOOR:</b>	<b>970 sq. ft</b>
<b>FIRST FLOOR:</b>	<b>1,070 sq. ft</b>
<b>SECOND FLOOR:</b>	<b>1,263 sq. ft</b>
<b>TOTAL:</b>	<b>3,303 sq. ft</b>

## TENURE

The accommodation is available by way of a new lease on terms to be agreed.

## CAR PARKING

13 car parking spaces.

## RENT

**Upon Application** – please contact the Joint Agents for further details.

## ESTATE CHARGE

There will be a contribution due to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area.

## BUSINESS RATES

The in-going tenant will be responsible for the payment of local Authority Rates. The rates are currently in the process of being re-assessed.

## EPC RATING

E.

## LEGAL COSTS

Each side to be responsible for their own costs incurred in the Transaction.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the joint letting agents Hexagon Commercial Property or BNP Paribas.

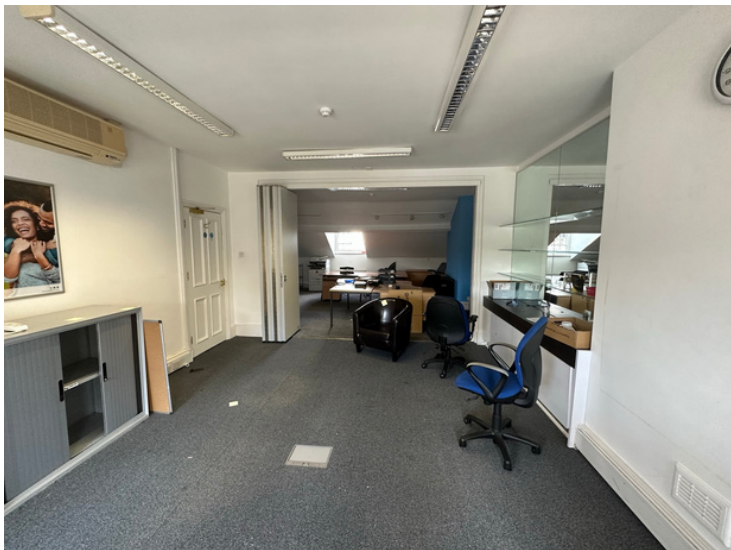
**SUBJECT TO CONTRACT**



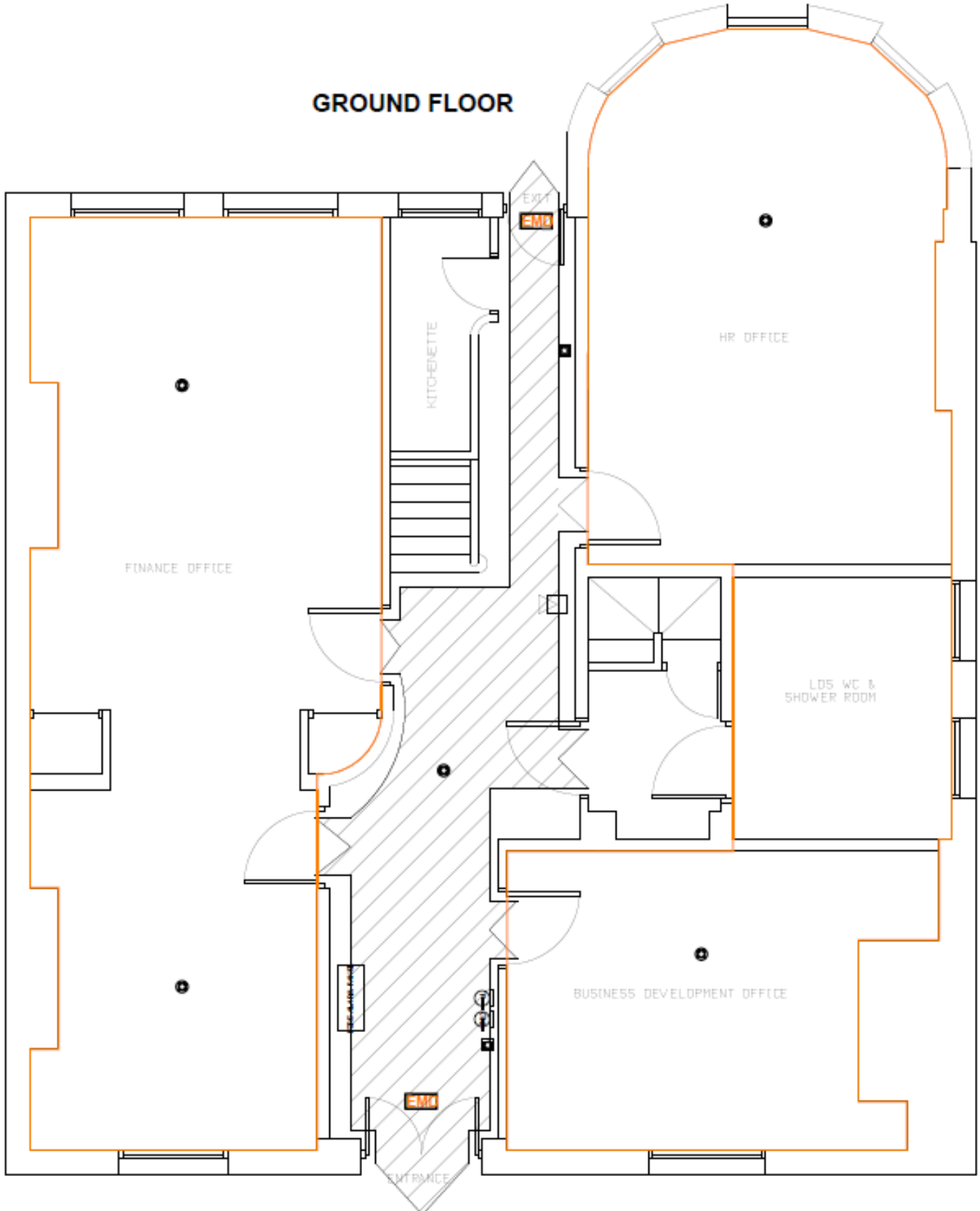
# 34 Harborne Road

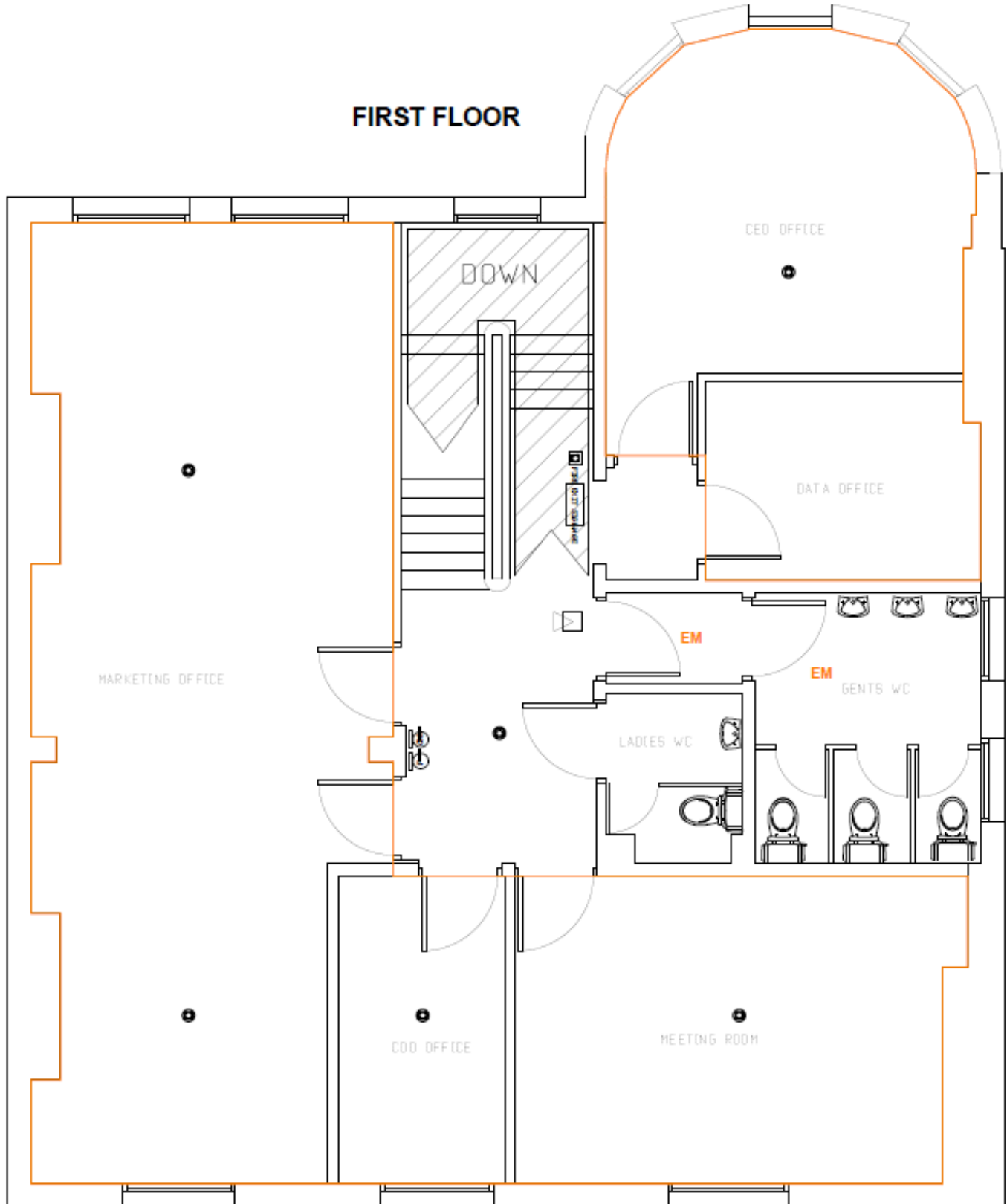
Edgbaston, Birmingham

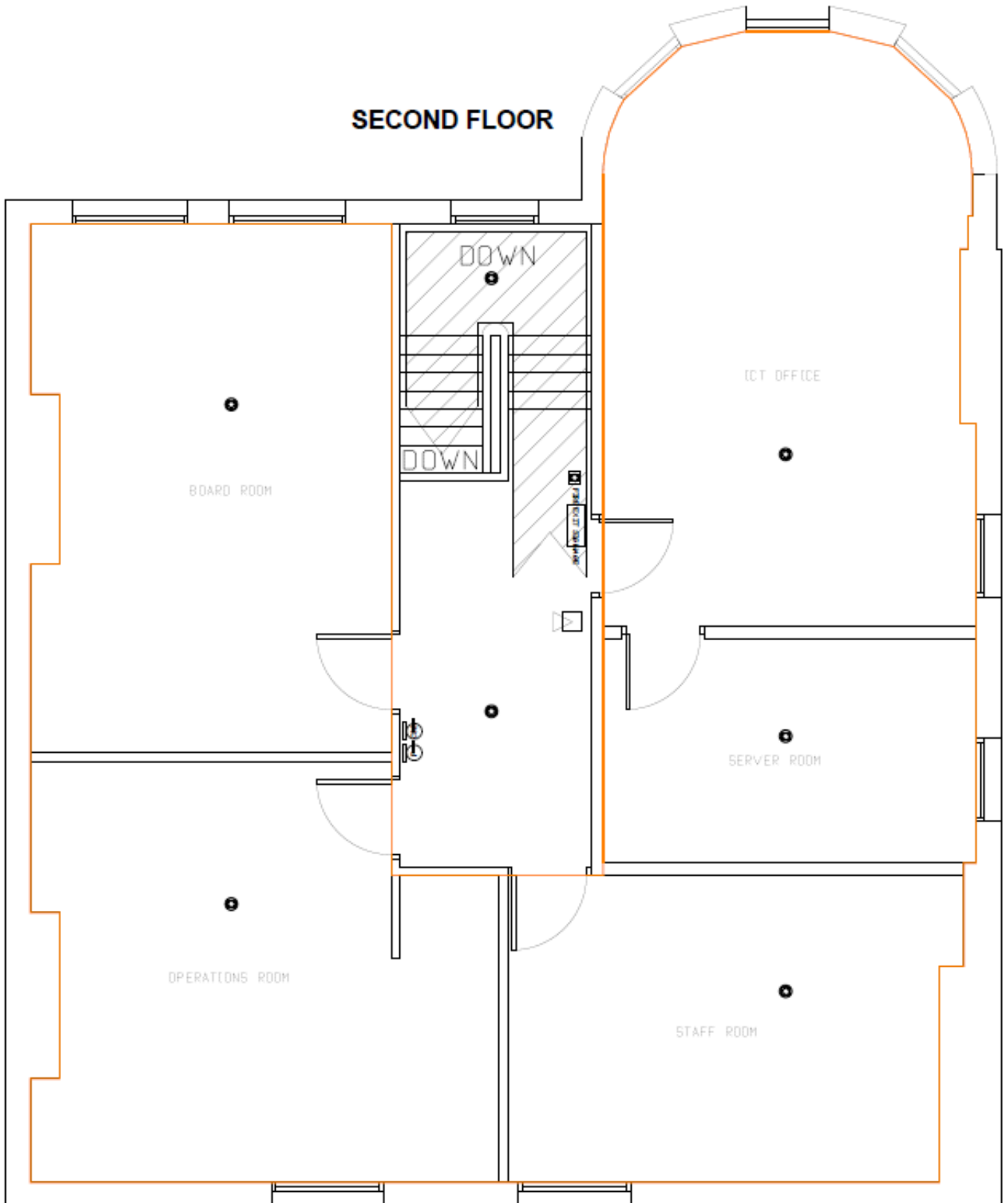
B15 3AA



**GROUND FLOOR**











**Harvey Pearson**

Mob: 07387 165367

Email: [hp@hexagoncommercial.co.uk](mailto:hp@hexagoncommercial.co.uk)



**Emma Davenport**

Mob: 07919 324 915

Email: [edavenport@calthorpe.co.uk](mailto:edavenport@calthorpe.co.uk)



**Julie Perks**

Mob: 07469 404 041

Email: [julie.perks@realestate.bnpparibas](mailto:julie.perks@realestate.bnpparibas)