



Suite B - 3,717 sq.ft (345 Sq.m)

Outside The
Birmingham
Emission
Zone

LOCATION

Harborne Court, on Harborne Road, is in close proximity to Five Ways roundabout, Hagley Road, and Edgbaston Village. The village is a vibrant leisure and lifestyle location. Outside the Clean Air congestion charge zone, it is a few minutes' walk to Five Ways train station and Edgbaston Village Metro stop, and easy walking distance to Brindley Place, Centenary Square and Birmingham city centre.

DESCRIPTION

Suite B is located on the ground floor of Harborne Court, easily accessible through the main door. This well-designed space combines both cellular and open-plan areas, providing versatility for various business needs. The interior boasts a professional environment for employees and clients alike. Two allocated car parking spaces are available near the property, and additional spaces are available through a separate licence fee arrangement.

ACCOMMODATION

SUITE B: 3,717 sq.ft 345 Sq.m

SPECIFICATION

- Kitchen
- LED Lights
- Partitioned offices ready for immediate occupation
- Separate male and female WCs
- Exclusive dedicated access
- Shared courtyard
- Lots of natural light

TRANSPORT LINKS

Within easy reach of the region's motorway network with direct links to M5 and M6. The nearby Edgbaston Village Metro stop and Five Ways station has direct connections to New Street, offering frequent services to London and all major UK cities. Numerous bus routes can be accessed connecting to Birmingham and surrounding areas.

RENT

Rent on application.

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

EPC RATING

Suite B - E

VAT

VAT is applicable on this property.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

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 viewings only. Please contact one of the listed agents.

SUBJECT TO CONTRACT

Harborne Court

67-69 Harborne Rd, Birmingham

B15 3BU



Harborne Court

67-69 Harborne Rd, Birmingham

B15 3BU

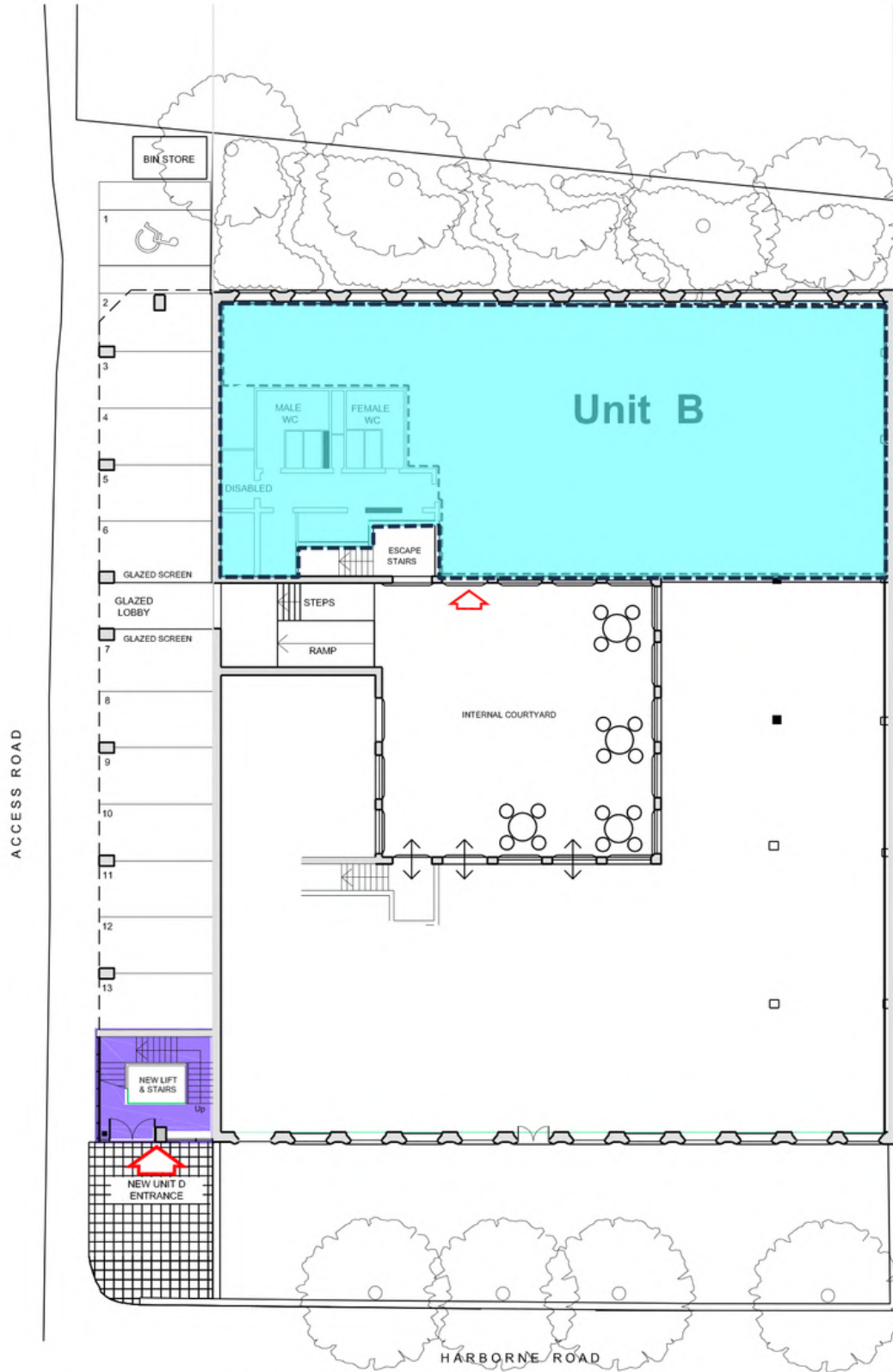


Harborne Court

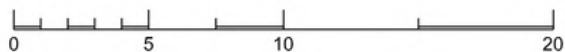
67-69 Harborne Rd, Birmingham

B15 3BU





PROPOSED GROUND FLOOR SCALE 1:250



Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Railway Lines



Please contact:



Harvey Pearson

Mob: 07387 165367

Email: hp@hexagoncommercial.co.uk



Emma Davenport

Mob: 07919 324 915

Email: edavenport@calthorpe.co.uk



Charles Warrack

Mob: 07977 512 965

Email: charles.warrack@fishergerman.co.uk