



Prime Detached Office Headquarters

8 Meadow Road, Edgbaston B17 8BU

GUIDE PRICE:

£1,500,000

KEY FEATURES

Prime Edgbaston Location – Situated on Meadow Road within one of Birmingham’s most prestigious commercial districts.

Excellent Connectivity – Close to Five Ways Station and the A456 Hagley Road, providing direct access to the city centre and motorway network (M5 J3).

Impressive Office Building – Three-storey period-style property offering 6,603 sq.ft of modern, flexible office accommodation with additional outbuilding and parking.

Secure & Versatile Site – Gated entrance, extensive rear car park, front parking, and adjacent land.

Long Leasehold Interest – Held under two leases (125 years and 25 years from 2003)

Guide Price: £1,500,000



LOCATION

The property is prominently located on Meadow Road, Edgbaston, within one of Birmingham's most established and prestigious commercial districts, just 2 miles from the city centre.

This well-connected location benefits from excellent transport links, with Five Ways Station and the A456 Hagley Road nearby, providing direct access to the city centre and the wider motorway network via Junction 3 of the M5.

The surrounding area comprises a mix of professional offices, medical practices, and high-quality residential properties.

DESCRIPTION

The property comprises an impressive three-storey office building, held on a long leasehold basis, offering a combination of period character and modern functionality. The accommodation is arranged over three floors and provides a mix of open-plan office areas and individual or team offices.

Externally, the property benefits from a gated entrance, a large car park to the rear, and additional parking to the front. A separate gated two-storey building offers potential for additional offices or secure storage, and there is adjacent land held under a separate lease.

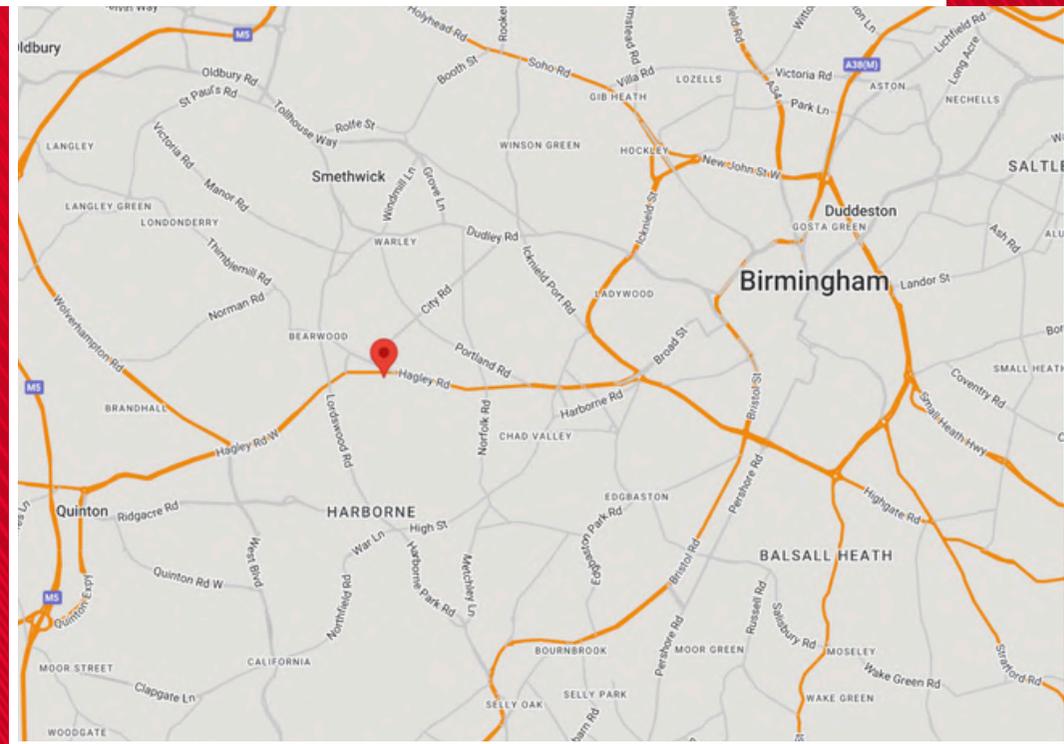
The premises are fully alarmed and present an excellent opportunity for an owner-occupier or investor.

AREA

Building Accommodation- 6,603 sq.ft (613.4 sq.m).

Garden Area - c.0.835 acres

Total Site Area - c.1.7 acres



RATEABLE VALUE

To be assessed.

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

VAT

We are advised that VAT is not applicable.

EPC

Available upon request.

PRICE

£1,500,000

TENURE

The property is held on a long leasehold basis under two separate leases as follows:

Main Building Lease: Dated 24 October 2003, for a term of 125 years commencing 29 September 2003. (Photo: Red)

Garden Lease: Dated 24 October 2003, for a term of 25 years commencing 29 September 2003. (Photo: Blue)

Ground Rent: A total of £10,366.68 per annum, payable quarterly in advance at £2,591.67 per quarter.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



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