

NOW COMPLETED AND READY FOR OCCUPATION



To let Prestigious offices

17-19 HIGHFIELD ROAD • EDGBASTON

BIRMINGHAM





## LOCATION

**a**bbots Gate is located on Highfield Road and has a prominent position in the commercial area of Edgbaston. Hagley Road is a short walk away and this provides easy access to both Broad Street and Birmingham City Centre to the east. By car Hagley Road (A456) to the West gives access to Junction 3 of the M5 motorway.

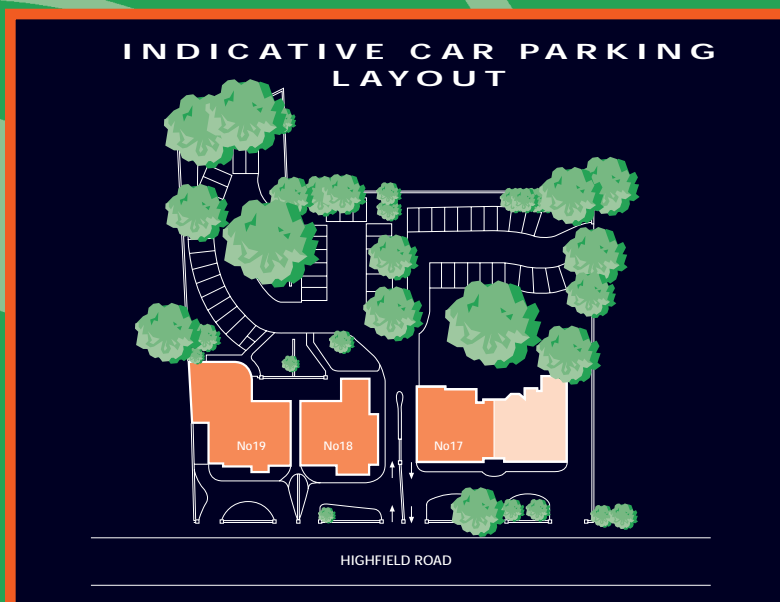
## AMENITIES

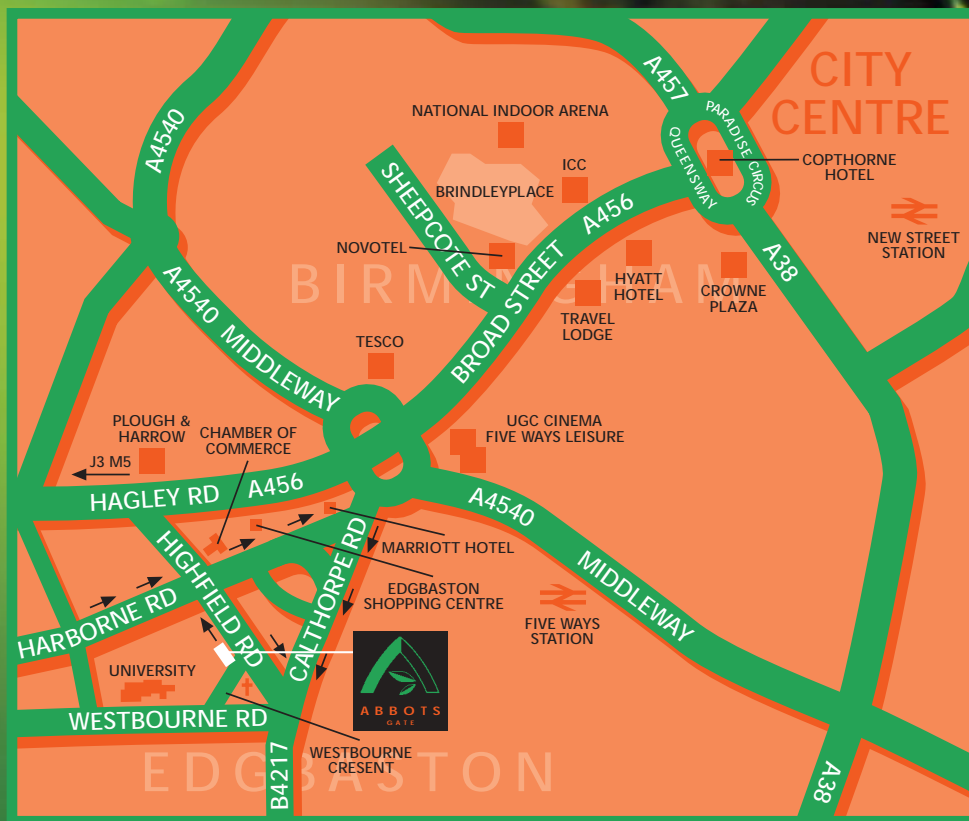
Edgbaston provides substantial amenities, including leisure and shopping facilities at Edgbaston and Five Ways shopping centres, the Marriott Hotel, the Chamber of Commerce Complex and the Botanical Gardens. It is approximately 10 minutes walk from Brindley Place on Broad Street, which provides numerous restaurants, bars and leisure facilities close to the National Indoor Arena, International Convention Centre, Symphony Hall and Birmingham Repertory Theatre.

## DESCRIPTION

17, 18 and 19 Highfield Road are Grade II Listed stucco fronted period buildings. Following substantial refurbishment, the buildings provide high quality office accommodation set in landscaped gardens, but retaining an enhanced number of original details and features. The buildings are well laid out and provide restored period interiors and also generous car parking.

- 19 Highfield Road is comfort cooled with VRV to ground and first floors.
- 17 & 18 Highfield Road are partly comfort cooled.
- Power, voice and data outlets are provided to walls and/or floor boxes, as appropriate. Voice and data wiring are installed to a central point.
- Intruder alarm.
- Lighting is in a combination of fluorescent luminaires and uplighters to provide Category II lighting.
- Carpeted offices and circulation areas with Amtico type tile covering to WCs and kitchenettes.
- Kitchenette/tea stations.
- CCTV is installed to cover the rear car parks.





## CAR PARKING

Car parking spaces will be allocated in the rear car park. Additional visitor car parking will be provided to the Highfield Road frontage.

## TENURE

Each building is available by way of a new full repairing and insuring lease. Detailed information on rent and other terms are available from the agents.

## RATING ASSESSMENT

Each tenant will be responsible for uniform business rates on the premises. (These will be reassessed following refurbishment of the buildings. Tenants should make direct enquiries with the Local Authority.)

## VAT

All prices quoted are exclusive of VAT unless otherwise stated.

## LEGAL COSTS

Each party will bear their own legal costs concluding the lease of the premises.

## VIEWING

By arrangement with the joint agents, King Sturge on 0121 233 2898 or DTZ Debenham Tie Leung on 0121 200 2050.

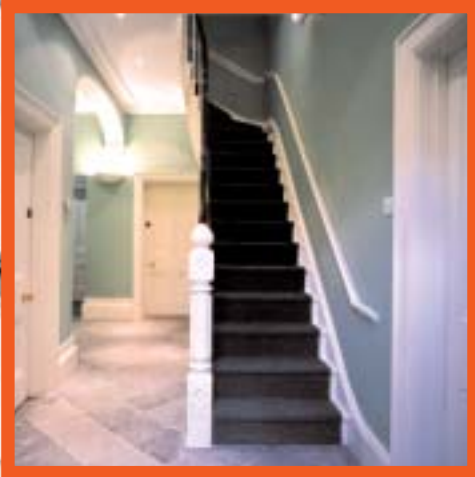
A Joint Development by:



### Misrepresentation Act

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Neither King Sturge, or DTZ Debenham Tie Leung nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 10/01.



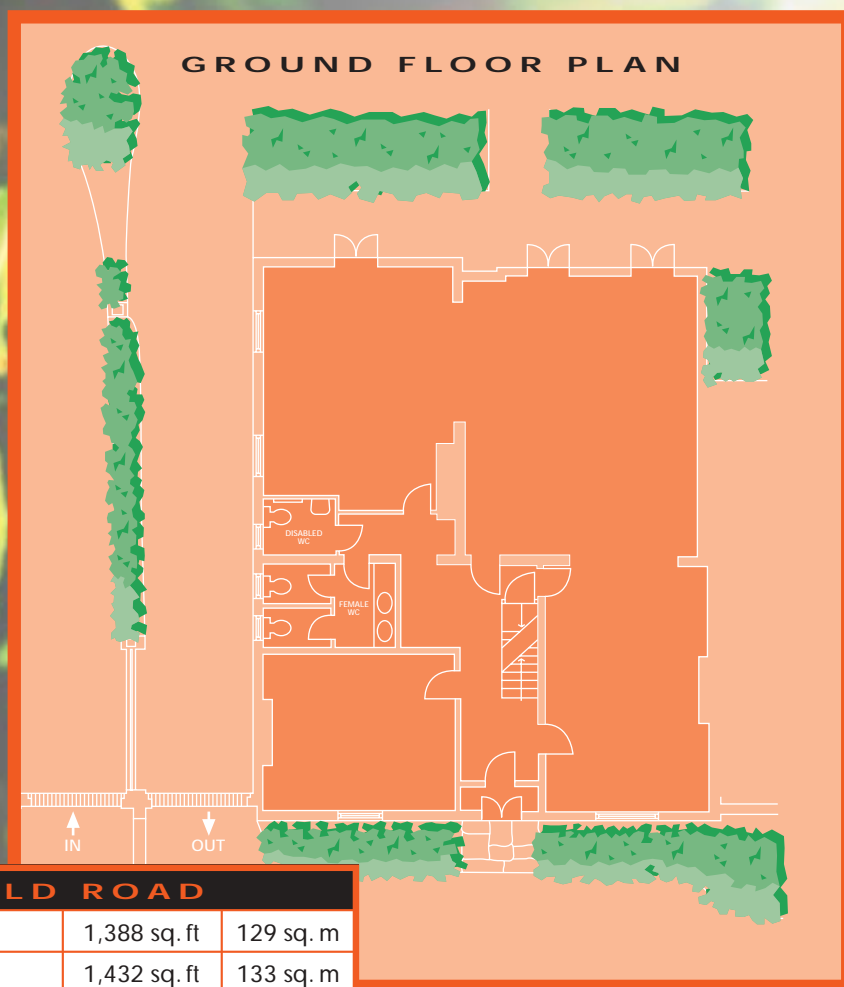


office no. 17



ABBOTS  
GATE

# Office no. 17

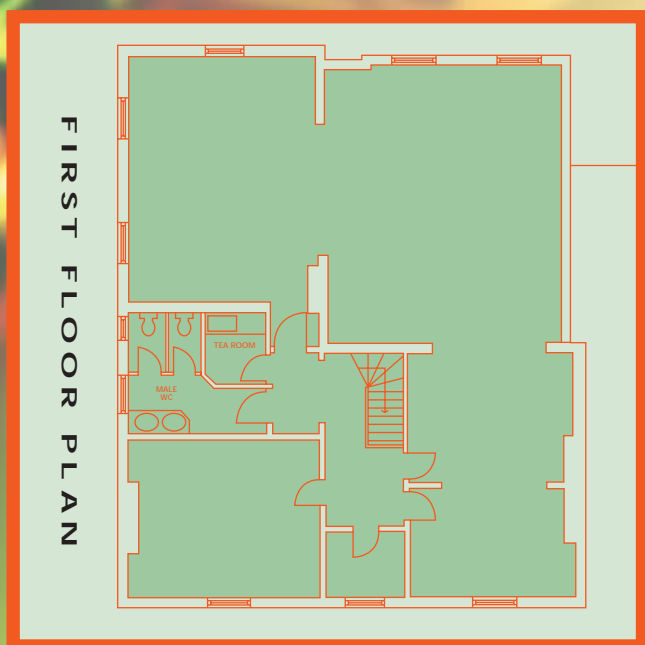


## 17 HIGHFIELD ROAD

Ground floor	1,388 sq. ft	129 sq. m
First floor	1,432 sq. ft	133 sq. m
Basement	245 sq. ft	23 sq. m
<b>Total net internal floor area</b>	<b>3,065 sq. ft</b>	<b>285 sq. m</b>

8 car parking spaces

Additional visitors car parking will be available at the front of each property



Further details contact:







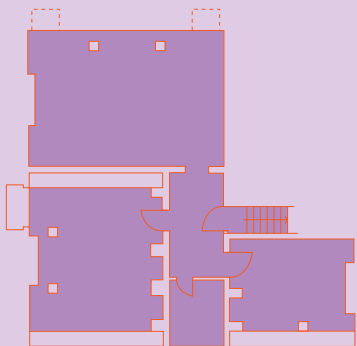
office no. 18



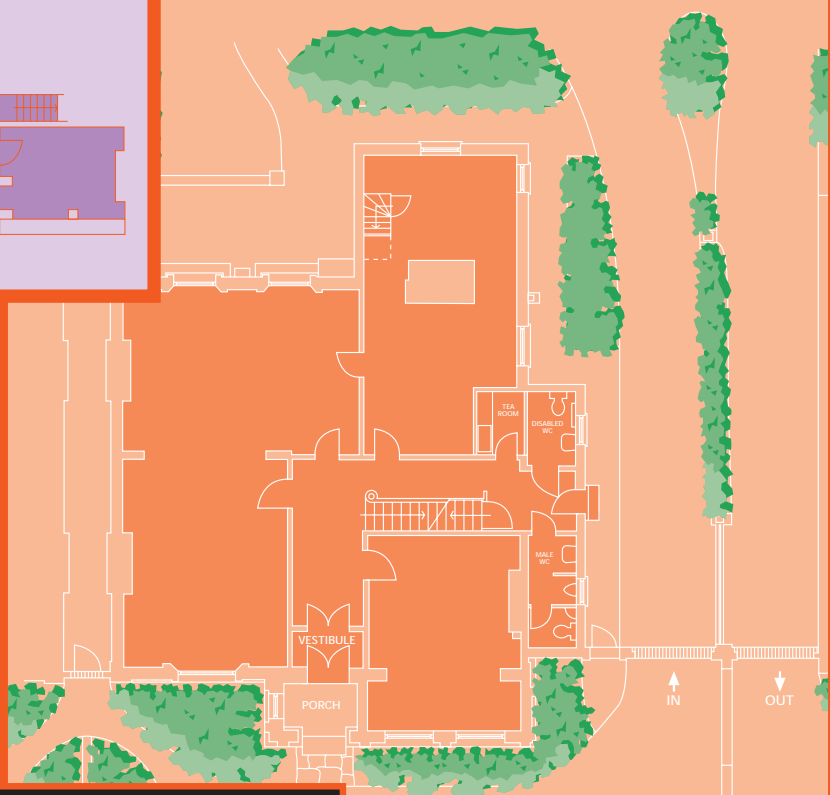
ABBOTS  
GATE

# Office no 100

**BASEMENT PLAN**



**GROUND FLOOR PLAN**



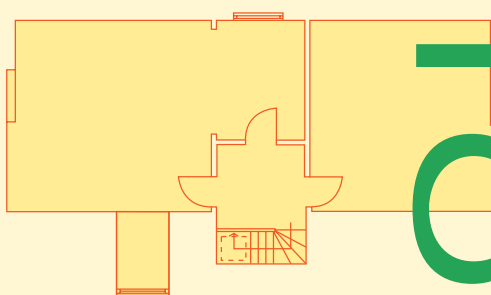
## 18 HIGHFIELD ROAD

Ground floor	1,530 sq. ft	142 sq. m
First floor	1,343 sq. ft	125 sq. m
Second floor	620 sq. ft	57 sq. m
<b>Net internal floor area of offices</b>	<b>3,493 sq. ft</b>	<b>324 sq. m</b>
Additional Basement Area	1,051 sq. ft	98 sq. m
<b>Total approximate net internal floor area</b>	<b>4,544 sq. ft</b>	<b>422 sq. m</b>

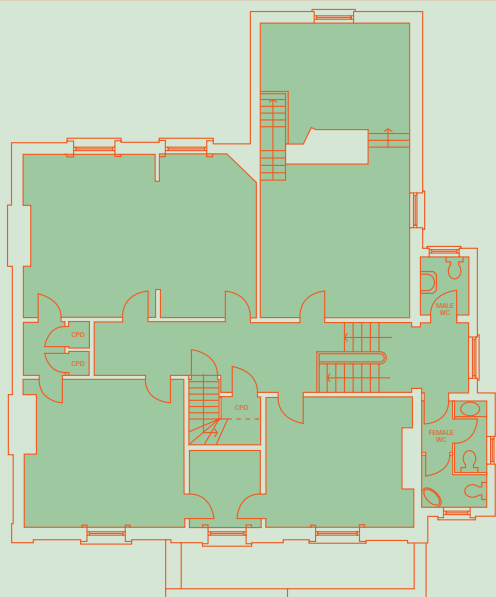
10 car parking spaces

Additional visitors car parking will be available at the front of each property

**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



Further details contact:







office no. 19

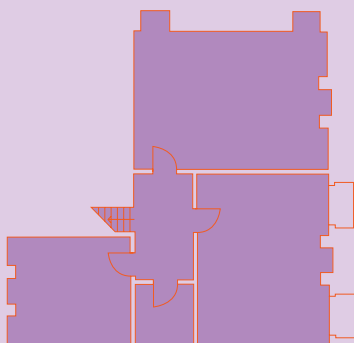


ABBOTS  
GATE

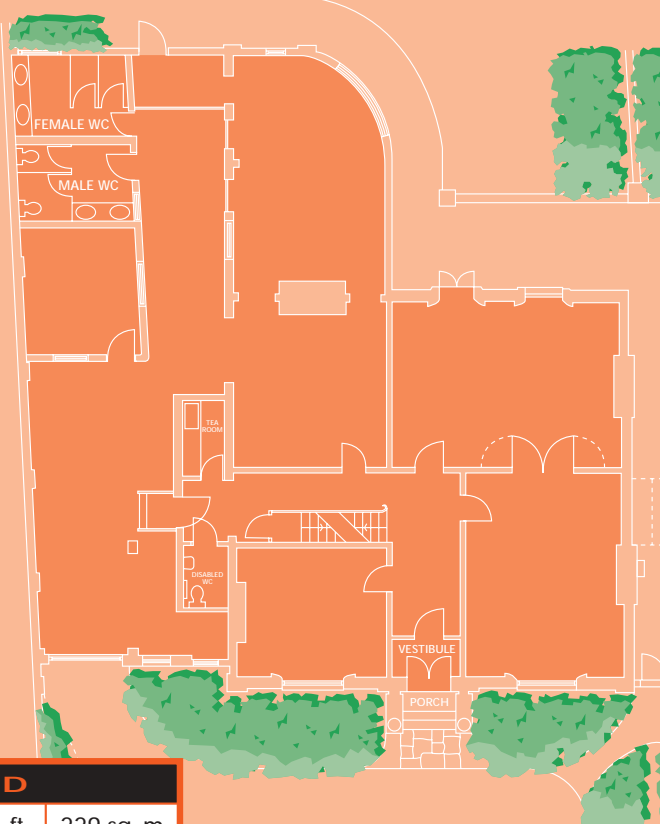


# Office no 19

BASEMENT PLAN



GROUND FLOOR PLAN



## 19 HIGHFIELD ROAD

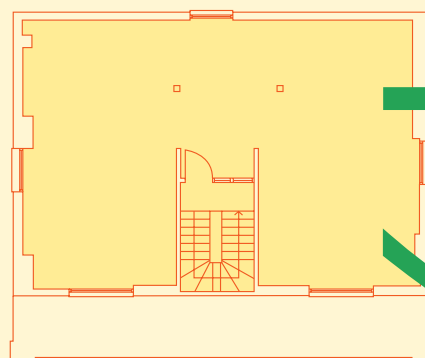
Ground floor	2,460 sq. ft	229 sq. m
First floor	2,151 sq. ft	200 sq. m
Second floor*	800 sq. ft	74 sq. m
<b>Net internal floor area of offices</b>	<b>5,411 sq. ft</b>	<b>503 sq. m</b>
Additional Basement Area	1,076 sq. ft	100 sq. m
<b>Total approximate net internal floor area</b>	<b>6,487 sq. ft</b>	<b>603 sq. m</b>

19 car parking spaces

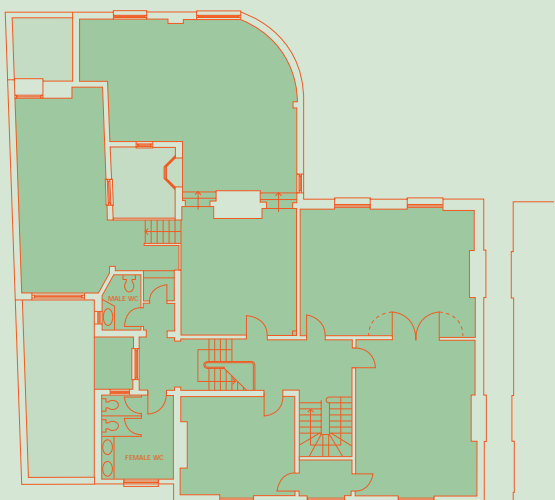
Additional visitors car parking will be available at the front of each property

\* In addition there is 155 sq. ft (14.43 sq. m) less than 1.5 m in height.

SECOND FLOOR PLAN



FIRST FLOOR PLAN



Further details contact:



The background of the image is a dark, monochromatic photograph of an ornate wrought-iron gate. The gate features intricate scrollwork, including a large central spiral and various curved, leaf-like motifs. The lighting is dramatic, highlighting the texture and curves of the metal against a dark, out-of-focus background.

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