hexagon™
commercial property

RICS



- HIGH QUALITY FIT-OUT
- CENTRAL CITY LOCATION
- FORMER MEDICAL CENTRE
- ALLOCATED PARKING AVAILABLE

CLINIC

2,087 Sq Ft (194 SqM)

£70,000 plus VAT per annum

23A Highfield Road, Birmingham, B15 3DP

TO LET

hexagon™
commercial property


Midland
Health










hexagon™
commercial property


Highfield
Toilet


hexagon™
commercial property









Description

A rare opportunity to acquire a self contained clinic premises in prime Edgbaston extending to approximately 2,087 sq ft, arranged over three floors. Previously occupied as a medical practice, the property is suitable for a variety of uses (STP). The accommodation benefits from five allocated parking spaces, a private rear courtyard, and quality W/C facilities, providing flexible space in a highly sought-after location.

Location

Situated in the heart of Edgbaston, 23A Highfield Road benefits from excellent access to Five Ways Railway Station, Birmingham City Centre, and the A456 Hagley Road. The surrounding area offers a wide range of cafes, restaurants, and local amenities, while the property also benefits from being outside Birmingham's Clean Air Zone.

The property benefits from excellent transport connectivity, with Birmingham City Centre approximately 1 mile away. The nearby A456 Hagley Road provides direct access to the A4540 Ring Road, A38(M) and the M5 (Junction 3), approximately 4 miles away. In addition, the Edgbaston Village Metro and extensive local bus services provide convenient connections throughout Birmingham and the wider West Midlands.

Accommodation

Total Floor Area: 2,087 Sq Ft

Rates

Rateable Value: £21,750

Rates Payable: £8,308.50 approx.

Interested parties are to make their own enquiries regarding business rates with the relevant local authorities.

Terms

The premises is available by way of an assignment or by way of new lease on terms to be agreed.

Application Fee: £100 plus VAT.

RICS



...get social
with Hexagon

'Hexagon Commercial Property'

'Hexagon Commercial Property'

@HexagonCP

@HexagonCommercial

...and stay up-to-date with all the latest properties & news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All pricesorrents are quoted exclusive of VAT. These particulars were produced in April 2019.

