

46 Calthorpe Road

Edgbaston, Birmingham, B15 1TH

SHEPHERD
COMMERCIAL



TO LET

3,086 SQ FT
(286.70 SQ M)

£46,000 PER ANNUM

A semi-detached period office building located in the heart of Edgbaston

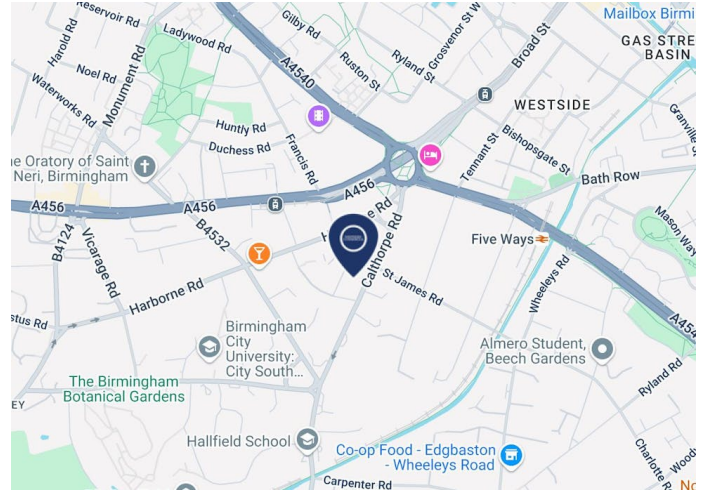
- Forecourt Parking
- Character Property
- 3,086sqft
- Close to Fiveways Island and Metro on Hagley Road
- Proximity to Birmingham City Centre

01564 778890
www.shepcom.com

46 Calthorpe Road

Edgbaston, Birmingham, B15 1TH

SHEPHERD
COMMERCIAL



Summary

Available Size	3,086 sq ft / 286.70 sq m
Rent	£46,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	C

Description

46 Calthorpe Road is a Gothic Revival office semi-detached office accommodation formed of red brick construction and benefiting from period detailing such as sash windows. Offering offices on ground, first and second floors, the property totals 3,086sqft of modern characterful commercial space, suitable for a variety of uses (subject to planning). There is car parking available on the forecourt to the property, accessed directly from Calthorpe Road.

Location

46 Calthorpe Road is located in Edgbaston, one of Birmingham's most prestigious and historic districts, just southwest of the city centre. The property sits on a wide, tree-lined avenue forming part of the Calthorpe Estate – a privately managed and highly sought-after area known for its architectural conservation, professional occupiers, and refined streetscape.

The location offers strong connectivity. It is within a short walking distance of Five Ways Station, which provides direct links to Birmingham New Street and the wider rail network.

The A38 Bristol Road is close by, giving direct vehicular access into the city core and out towards the University of Birmingham, Queen Elizabeth Hospital, and the M5 motorway. Bus routes are frequent and reliable, and the surrounding roads are cycle-friendly, making the area easily accessible for both staff and clients.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The offices are available on a new Full Repairing and Insuring (FRI) lease for a term of years to be negotiated between the parties.