



Office To Let / For Sale

## 75-76 Francis Road

Edgbaston, Birmingham, B16 8SP

Prominently located modern four storey office building with Grade II listed façade.

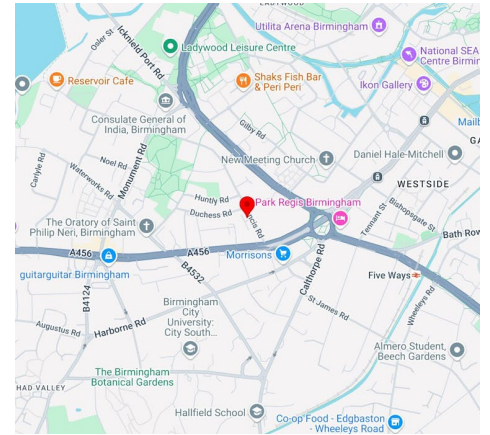
6,500 sq ft (603.87 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	6,500 sq ft / 603.87 sq m
Rent	£14 - £18 per sq ft
Price	£1,500,000
Rates Payable	£5.57 per sq ft
Service Charge	N/A
Car Parking	Car parking charge at £750/space per annum (when renting)
Estate Charge	N/A
EPC	C (67)

## Description

The property comprises a modern four storey building, behind a Grade II listed façade. 75-76 Francis Road has two separate pedestrian entrance doors from the front elevation, there is one central staircase but there is scope to split the floors.

The accommodation is over lower ground, ground, first and second floors with modern floorplates providing flexibility in terms of configuration to suit occupier needs i.e. there is a mixture of cellular offices and open plan layout with board room located on the lower ground floor.

## Location

Francis Road is situated in close proximity to the Hagley Road (A456), the main road in to Birmingham City Centre from the west and the last junction before the Five Ways roundabout. The location sits outside the chargeable, Birmingham Clean Air Zone and is readily accessible, being well served by public transport links, including Five Ways train station and the Metro which provides direct access into the City centre.

## Specification

Situated in a prominent location  
Just outside of the ULEZ zone  
Varied selection of amenities nearby



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