

Bevan House

Self-Contained Education Building
11,664 sq ft To Let

Also suitable for Life Science,
Medi-tech or Commercial Office use

Westbourne Road, Birmingham B15 3TL



Space, Scale & Flexibility

Positioned on Westbourne Road in the heart of Edgbaston, Bevan House sits within one of Birmingham's most established education and healthcare districts.

Extending over three floors, the self-contained building comprises 11,664 sq ft of highly adaptable space suitable for a range of uses including education, medi-tech, life sciences or commercial office, with off-site parking available within walking distance.



Combining scale and flexibility, Bevan House presents an exciting letting opportunity for a sole occupier in a highly regarded out of town location.

A Bright & Welcoming Arrival

Distinctive feature flooring with inset circular detailing adds visual interest to the reception area, while defining a natural setting for seating.

Supporting front-of-house activity, an adjoining back office provides a practical base for reception or building management teams, while remaining closely connected to the entrance.



Occupiers and visitors step in to a bright and welcoming entrance, where full-height glazing floods the space with natural light, creating an immediate sense of arrival.





At the core of the building, a central lift lobby and prominent staircase are framed by full-height windows, bringing light into the communal areas.



Versatile Space, Endless Possibilities

Arranged across three floors, the accommodation comprises a mix of cellular offices, teaching rooms and meeting spaces, all accessed from a central corridor.

Each space benefits from bright and well-proportioned interiors with views of the surrounding landscape.

The flexible layout provides a ready-to-use solution for occupiers, with scope to retain the existing arrangement or adapt it to suit alternative requirements such as office, medi-tech or life science set ups.

On the lower ground, a fully fitted lecture theatre with tiered seating and integrated AV facilities provides a dedicated setting for presentations, teaching or event use.

The space also incorporates a fire exit linking to a separate outbuilding at ground floor level, offering an additional point of access and flexibility.

A communal courtyard accessed from the same floor provides additional external space with outdoor seating, giving occupants the opportunity to step outside, relax and take in some fresh air.

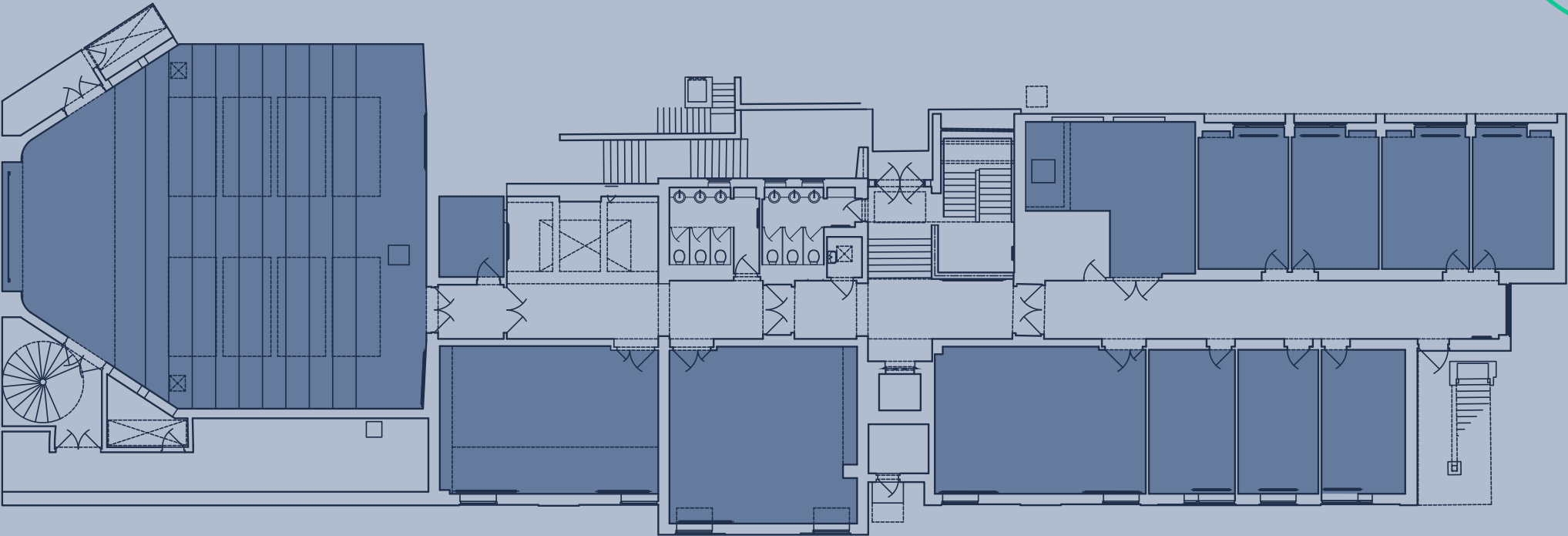


Opportunity on Every Level

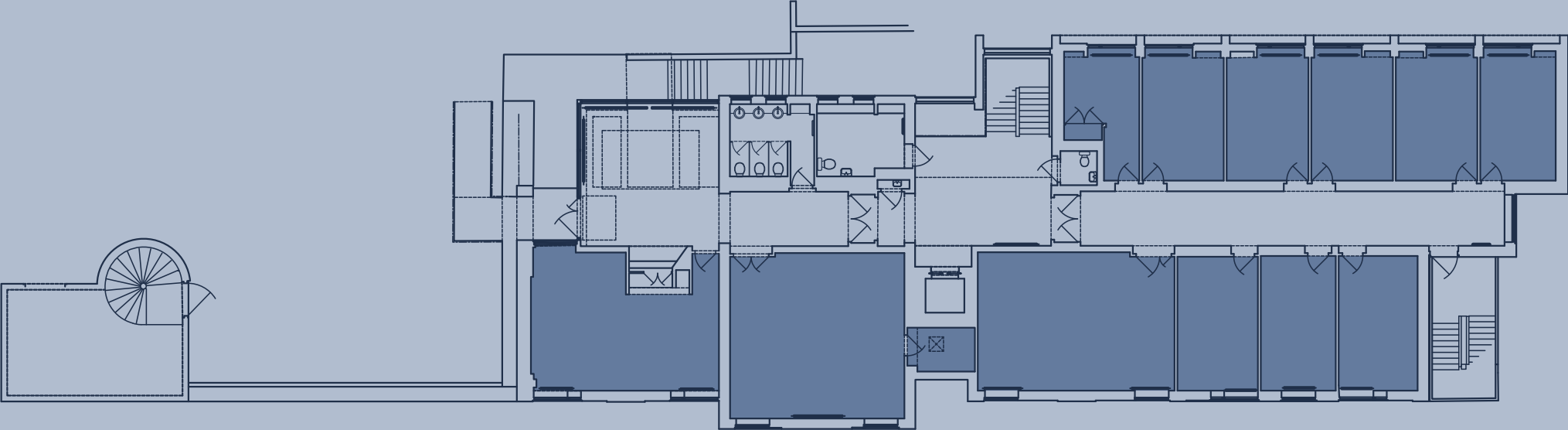
Across each floor, Bevan House provides a varied and well-organised layout that can support a broad range of occupier requirements.

Floor	Area
Lower Ground	5,381
Ground Floor	3,145
First Floor	3,137
Total	11,663

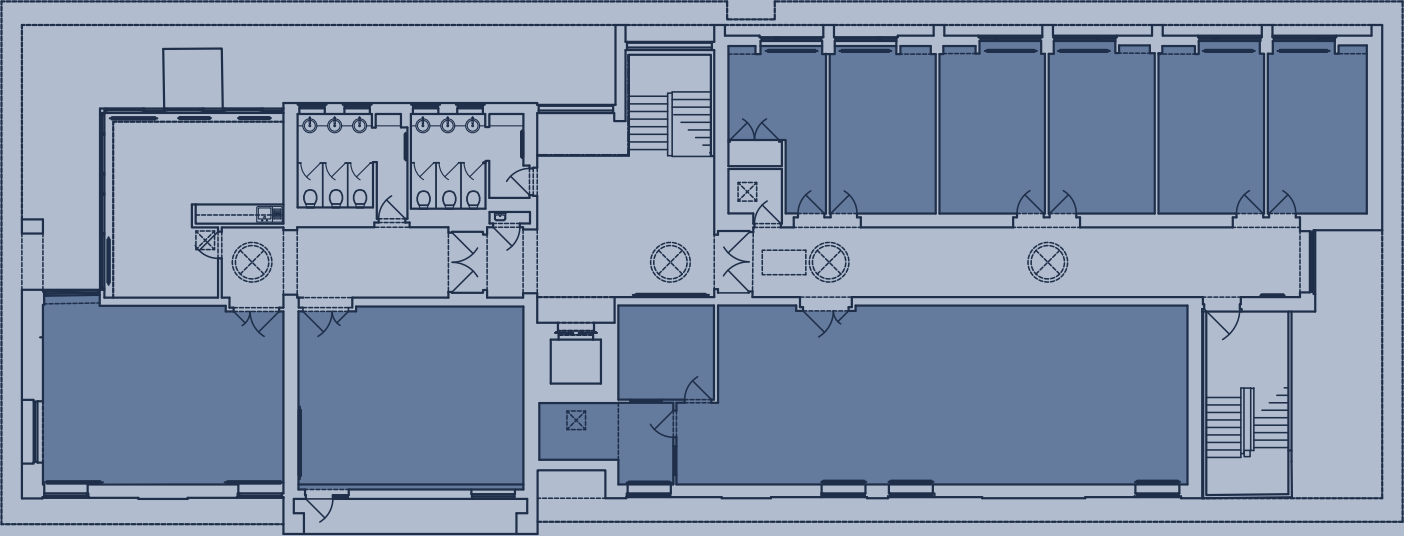
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Lower Ground Floor



Ground Floor



First Floor

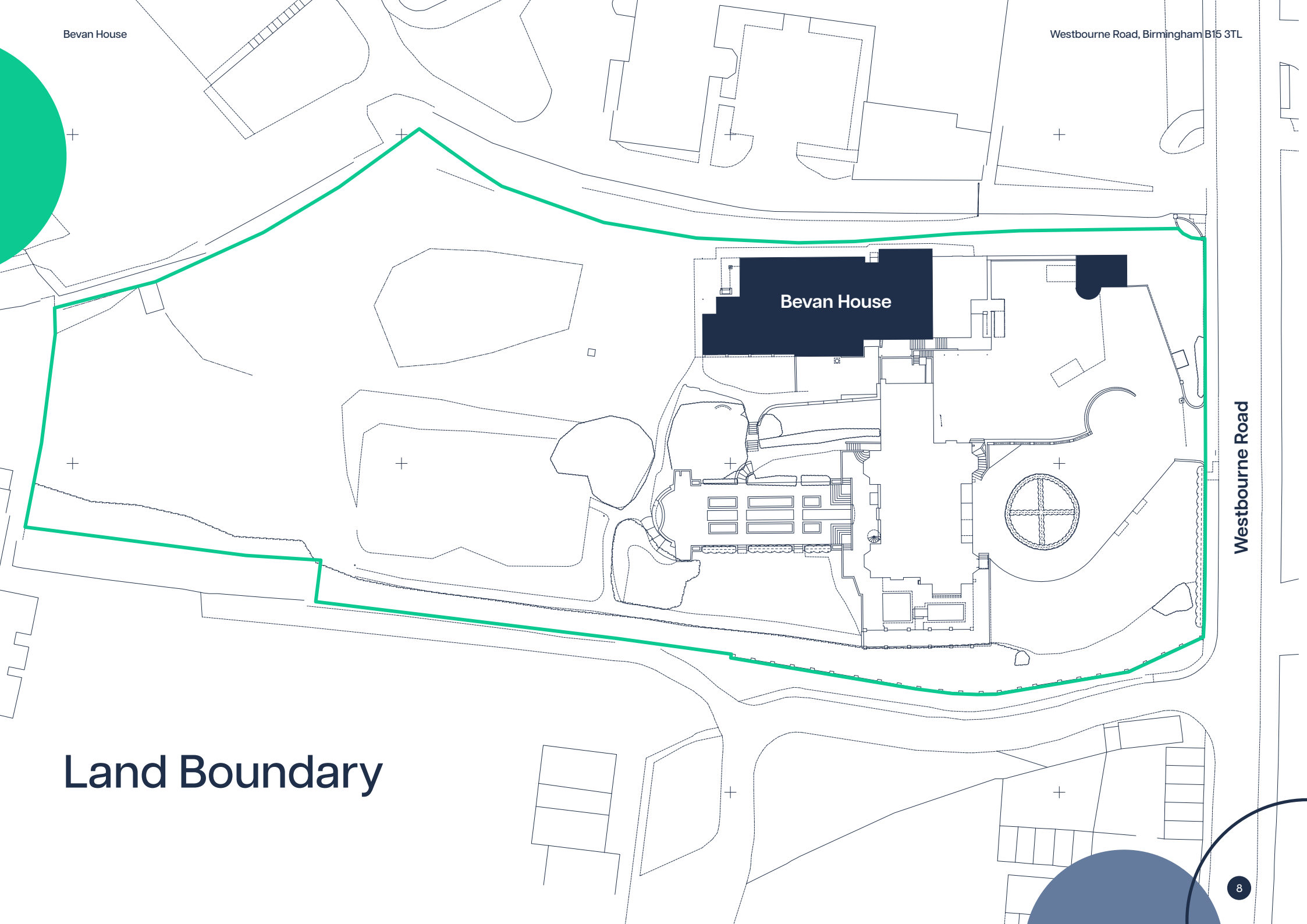
Bevan House

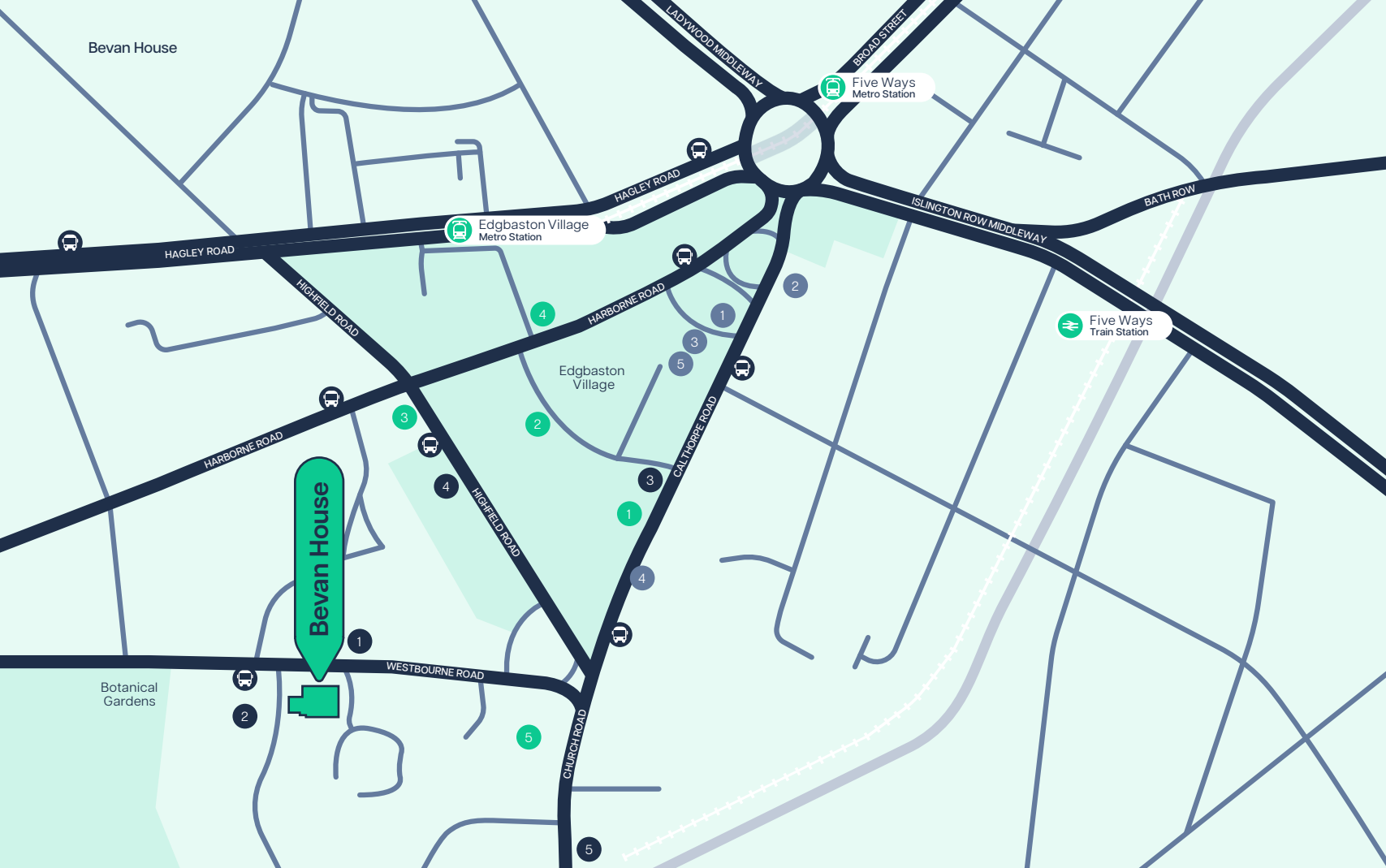
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Bevan House

Westbourne Road

Land Boundary





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Education

1. Birmingham City University (BCU) - City South
2. Edgbaston High School for Girls
3. Edgbaston Nursery School
4. Banana Moon Day Nursery
5. Hallfield School

Medical

1. Resilient Healthcare
2. Edgbaston Wellness Clinic
3. The Consulting Rooms
4. Bupa, Mindplace
5. The Westbourne Centre

Commercial

1. National Lottery Community Fund
2. Thermo Fisher Scientific
3. Handelsbanken
4. RoSPA
5. Davisons Law

Join a Connected Community

Bevan House is positioned within a well-connected cluster of medical, life sciences, education and commercial occupiers.

Close to the Edgbaston Medical Quarter (EMQ), the area has established itself as a leading destination for healthcare and life sciences, attracting a range of hospitals, specialist providers and clinicians.

Edgbaston is also home to a number of leading schools and universities, including the University of Birmingham, as well as the Birmingham City University (BCU) City South Campus and Edgbaston High School for Girls located adjacent to the building.



Restaurants

Walking distance from a vibrant mix of award-winning dining including The Physician, Chapter, The Highfield, Balcoli and Blue Piano, to name a few.



Health & Wellbeing

A range of nearby health and wellbeing facilities support occupiers throughout the working day, including including M K Reformed and Yoga Sanctuary.

Surrounded By Everything You Need

Cafés & Coffee Houses

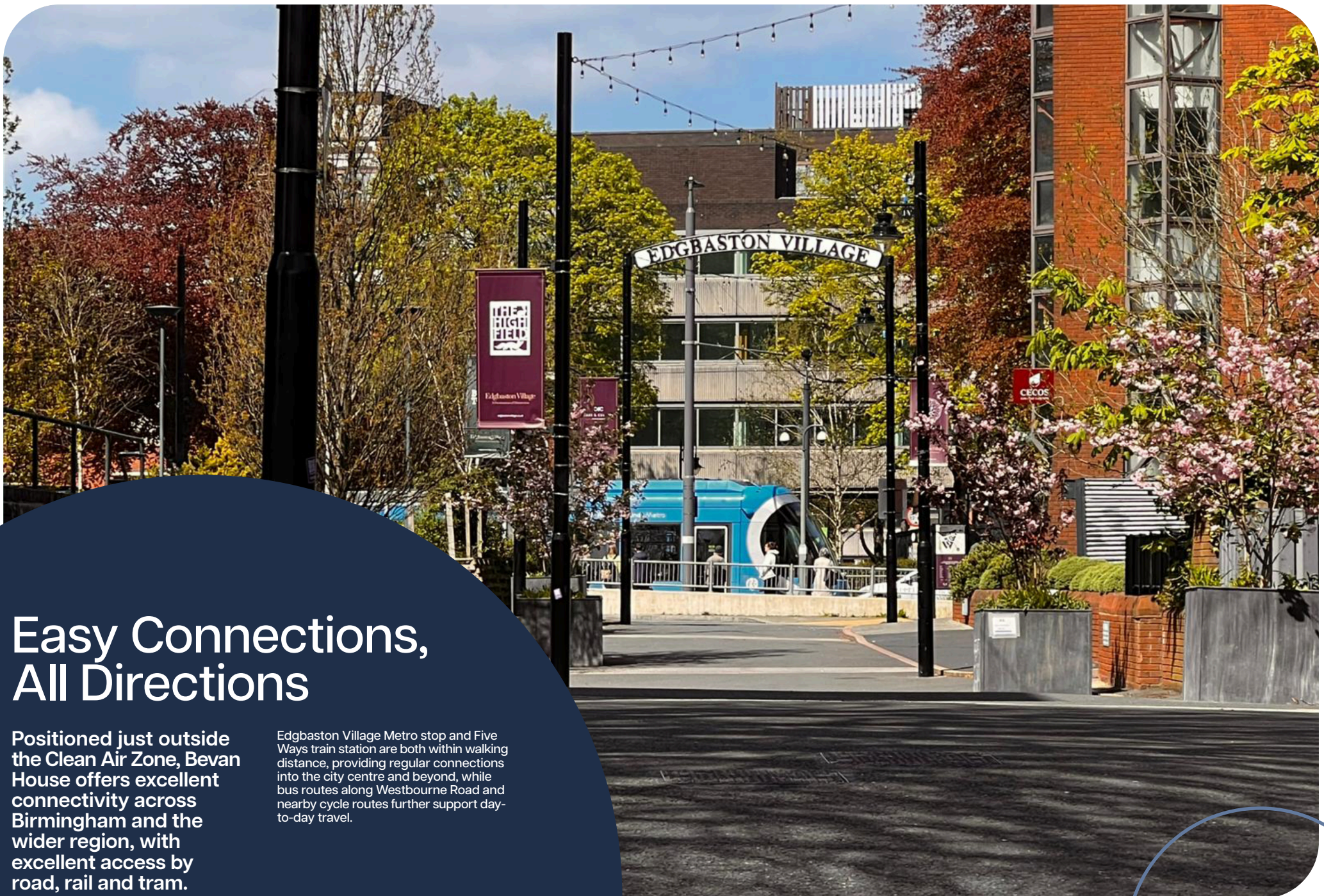
Whether it's a morning coffee or a spot of lunch, an eclectic mix of cafés and coffee houses are close by, from Boston Tea Party to French-inspired patisserie, Cake & Culture.



Green Space

The Botanical Gardens are within walking distance of the building, offering access to green space for a change of pace throughout the day.





Easy Connections, All Directions

Positioned just outside the Clean Air Zone, Bevan House offers excellent connectivity across Birmingham and the wider region, with excellent access by road, rail and tram.

Edgbaston Village Metro stop and Five Ways train station are both within walking distance, providing regular connections into the city centre and beyond, while bus routes along Westbourne Road and nearby cycle routes further support day-to-day travel.



Unlock A Rare Letting Opportunity

To fully appreciate the letting opportunity at Bevan House, we encourage you to arrange a viewing. Get in touch with our joint letting agents to find out more.



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