

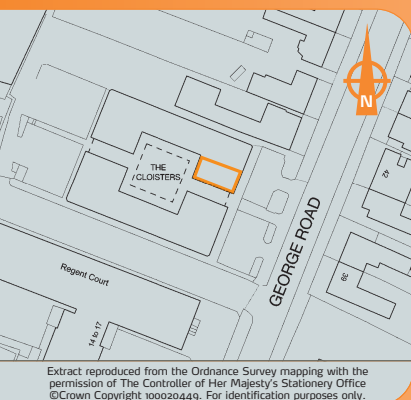
lot 37

## Unit 2, The Cloisters, 11/12 George Road Edgbaston, Birmingham B15 1NP

Rent  
**£15,687**  
per annum  
exclusive

Long Leasehold Office Investment

- Affluent Birmingham City suburb
- Benefits from on-site car parking
- Well established office location with excellent transport communications



### Location

Miles: 1 mile south-west of Birmingham City Centre  
Roads: A4540, A456, M5 (Junctions 2 & 3), M6 (Junction 6)  
Rail: Five Ways Railway Station (approx. 3 mins to Birmingham New Street)  
Air: Birmingham International Airport

### Situation

The property is located in the affluent Birmingham suburb of Edgbaston, 1 mile south-west of the City Centre, home to the Edgbaston Test Cricket Ground. The property is situated on the west side of George Road off the busy A450 Birmingham ring road in close proximity to Five Ways Railway Station with direct links to Birmingham New Street and City Centre providing access to the International Convention Centre and National Indoor Arena.

### Description

The property comprises self-contained office accommodation on the ground and first floors and benefits from four car parking spaces. The property forms part of The Cloisters Courtyard office development comprising ten office buildings.

### Tenure

Long Leasehold. Held for a term of 125 years (less 3 days) from March 1986 until 21st March 2111 at a current rent reserved of £200 p.a.x., subject to £50 p.a.x. increases every 10 years from 2027.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground & First	Office	161.93 sq m (1,743 sq ft)	<b>INDIVIDUALS (t/a Checkley &amp; Co Chartered Surveyors) (1)</b>	3 years from 29/09/2011 on a full repairing and insuring lease	£15,687	28/09/2014
<b>Totals</b>		<b>161.93 sq m (1,743 sq ft)</b>			<b>£15,687</b>	

(1) Checkley & Co. is an independent firm of Chartered Surveyors established over 150 years ago. (Source: www.checkleys.co.uk)

### For further details please contact:

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