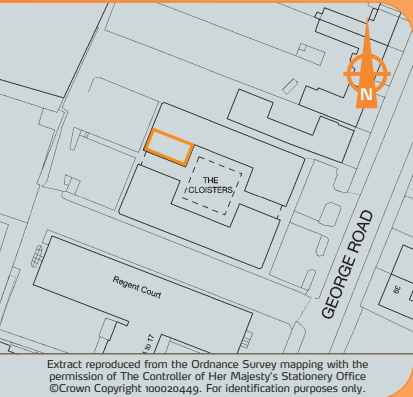


lot 49

Unit 8, The Cloisters, 11/12 George Road
Edgbaston, Birmingham B15 1NP

Vacant
Possession

- Long Leasehold Office Investment
- Affluent Birmingham City suburb
 - Well established office location with excellent transport communications
- Benefits from on-site car parking
 - Recently Refurbished



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
Ground & First	Office	161.93 sq m	(1,743 sq ft)	VACANT POSSESSION
Totals		161.93 sq m	(1,743 sq ft)	

For further details please contact:

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