

TO LET



VICARAGE COURT

High quality period, open plan suites from
1,160 sq ft to 9,088 sq ft

VICARAGE ROAD, EDGBASTON B15 3ES

Vicarage Court - the offer

Vicarage Court offers the rare opportunity to acquire a converted Georgian office building with modern refurbished offices at the rear.

A combination of an attractive Georgian property with modern open plan office space provides occupiers with a bespoke opportunity. The open plan offices coupled with appealing architecture makes the property a unique mix of style and practicality.

The building offers a number of self-contained suites, with available sizes ranging from 1,160 sq ft to 9,088 sq ft, ensuring a mix of options for various business uses such as SMEs and specifically those in the medical profession.

The Property is well placed with easy access to and from Birmingham City Centre, including the new West Midlands Metro line to Edgbaston Village, which connects the various city centre destinations including New Street Station and Snow Hill Station.

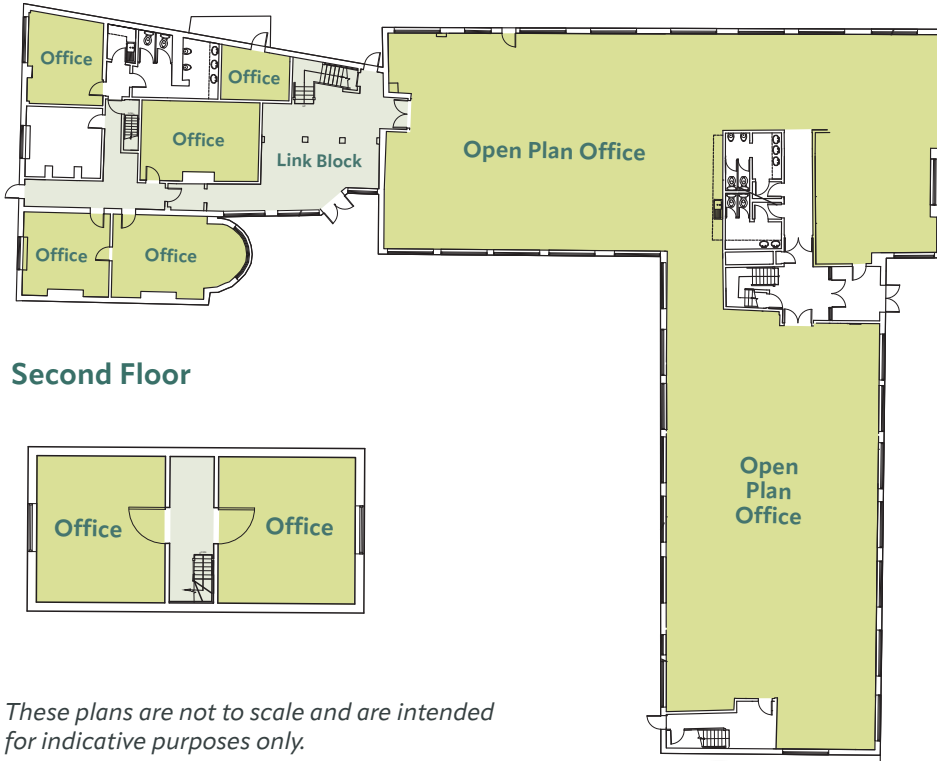




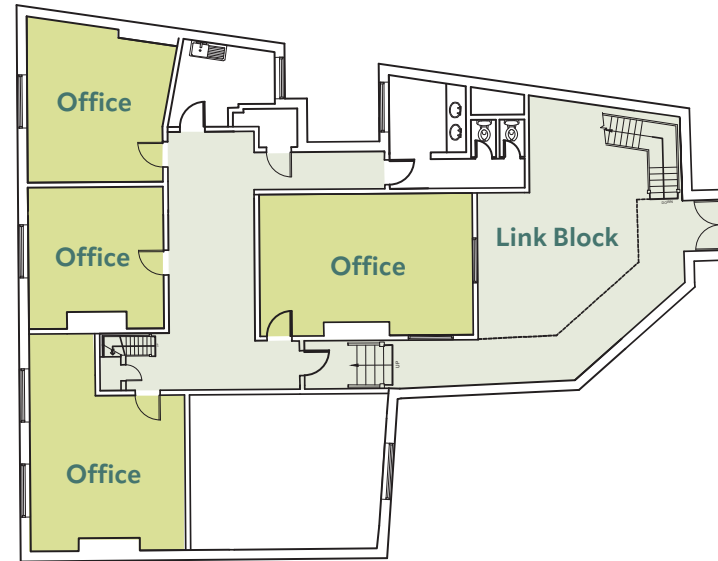
The opportunity to acquire a modern and contemporary office fit-out, allowing for quick and easy occupation with minimal changes, will appeal to a wide range of potential occupiers.

Characterful rooms and fixtures combine with the latest technology to deliver a highly attractive Edgbaston option.

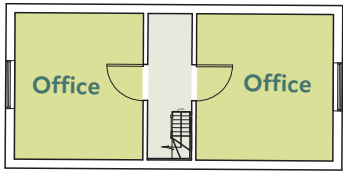
Ground Floor



First Floor



Second Floor



These plans are not to scale and are intended for indicative purposes only.



Location	Total area (sq m)	Total area (sq ft)
GF Georgian Offices	107.8	1,160
FF Georgian Offices	116.0	1,248
SF Georgian Offices	40.2	433
Basement	44.1	475
	308.1	3,316
GF Modern Offices	536.2	5,771
	1,152.3	9,088

N.B. the above floor areas are approximate and have been measured on a Net Internal basis.

Location

Vicarage Court is situated within a convenient location at 4 Vicarage Road, directly accessed from the A456 Hagley Road. The location offers immediate access to all areas of Birmingham including a close proximity to a wide range of businesses, public transport links and leisure facilities at Edgbaston Village, Brindleyplace and elsewhere within the city centre. Motorway access is provided via the M5 (Junction 3) which in turn links to the M6 (Junction 8) to the north and the M42 (Junction 4a) to the south.

New Street Station by Tram **11 minutes**

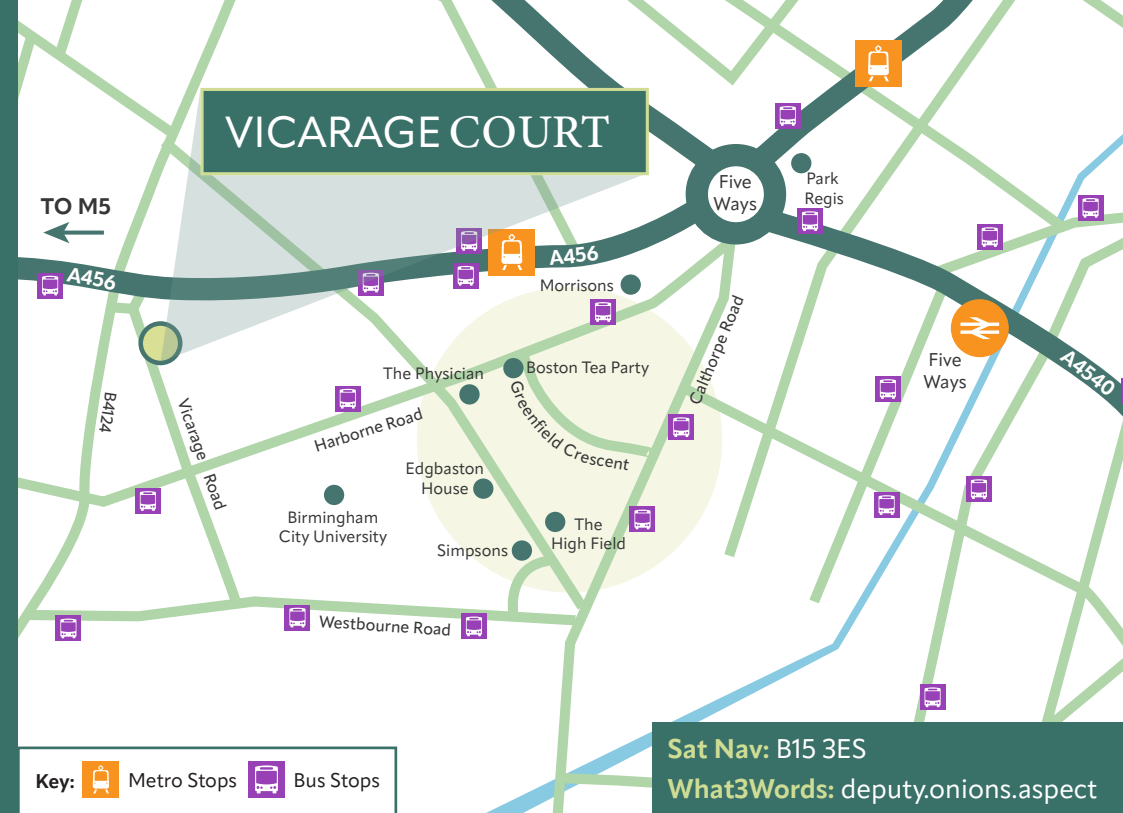
Snow Hill Station by Tram **14 minutes**

Source: www.westmidlandsmetro.com

To M5 J4 **7.7 miles**

Source: www.google.com

EPC rating: **D**



Sat Nav: B15 3ES

What3Words: deputy.onions.aspect



Metro Stop



Greenfield Crescent



Morrisons

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VICARAGE COURT