Westbourne Road, Birmingham B15 3TL

Ravensbury House

5,923 sq ft To Let
Charming Self-Contained Building
Suited to Commercial Offices, Education, MediTech or Health and Wellbeing uses



Prominently positioned on Westbourne Road in leafy Edgbaston, Ravensbury House is a striking 5,923 sq ft heritage building, set within its own private grounds.



A Setting Beyond the Expected

A sweeping driveway with landscaped turning circle draw occupiers and visitors to the building, creating a memorable sense of arrival, with off-site parking available within walking distance.

Inside, architectural character combined with flexible layouts support a range of business uses, from commercial office to specialist education, medi-tech or health and wellbeing.

As occupiers enter the building, a central lobby leads through to an impressive double-height foyer, where a mezzanine level and exposed beams create an immediate sense of character and scale.





Striking Sense of Arrival

Floor to ceiling period windows flood the room with natural light, framing views across the landscaped grounds, while doors open directly onto the gardens, seamlessly connecting inside and out.

At the centre, a full-height feature stone fireplace serves as a striking focal point, reinforcing the building's heritage and enhancing the overall appeal.

With its generous proportions and standout architectural features, the space presents an excellent opportunity to create an impactful reception area or welcoming lounge that sets the tone from the moment of arrival.

Flexible Space, Distinctive Character

The existing conifguration provides a mix of well-proportioned rooms, complemented by larger feature spaces, creating a versatile environment that can be adapted or retained as needed.

Period features are displayed throughout, from distinctive dormers and exposed structural elements to large bay windows, enhancing the building's overall appeal.

With its distinctive character and efficient layout, Ravensbury House offers the ideal environment to support both traditional ways of working as well as alternative set ups.



Arranged across four floors, Ravensbury House offers flexible cellular space that can be shaped to suit a wide range of occupier requirements.







Ravensbury House offers a highly adaptable environment that can accommodate a wide range of operational needs.

Ready to be Reimagined

With a diverse mix of flexible space available, the building is well suited to organisations seeking a distinctive headquarters, as well as education, training and healthcare uses, where a specialised set up may be required.

Rooms can be conifgured in a variety of ways, from private offices and meeting space to consultation suites, treatment rooms or learning environments, allowing occupiers to reimagine the space in a way that works for them.

Appealing to those seeking character and adaptability set within a well-established Edgbaston location, Ravensbury House presents an attractive letting opportunity.

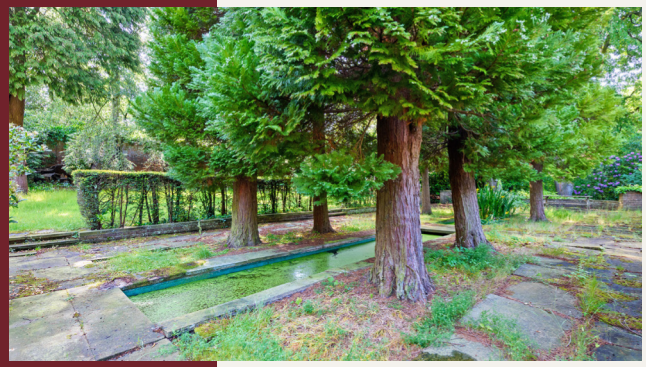



Framed by
Landscaped
Grounds



An extension of the building, expansive tree-lined green gardens surround Ravensbury House, giving the property a sense of scale and privacy that immediately set it apart.





The picturesque, landscaped setting provides a natural backdrop to the building, offering a calm and peaceful environment for occupiers to step outside, reset, and recharge.

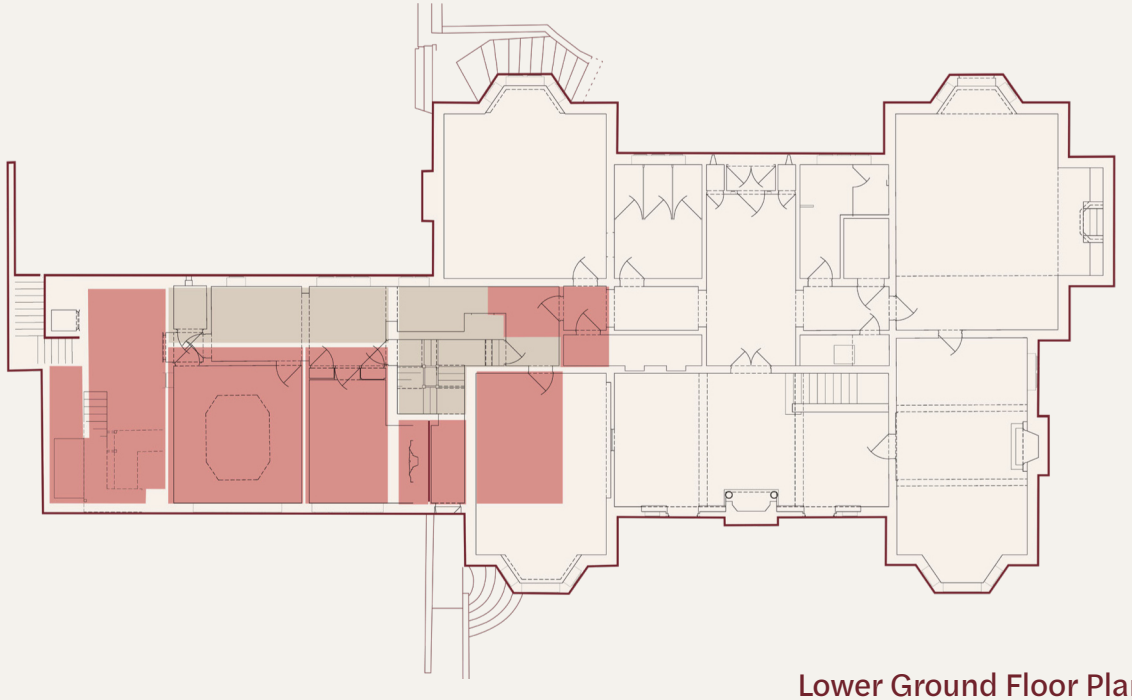
For healthcare or education providers, access to outdoor space enables a broader range of day-to-day use, from informal teaching and one-to-one sessions through to more restorative activities.

A quality rarely available in such close proximity to the city centre, Ravensbury House provides an elevated setting that goes beyond standard commercial accommodation.

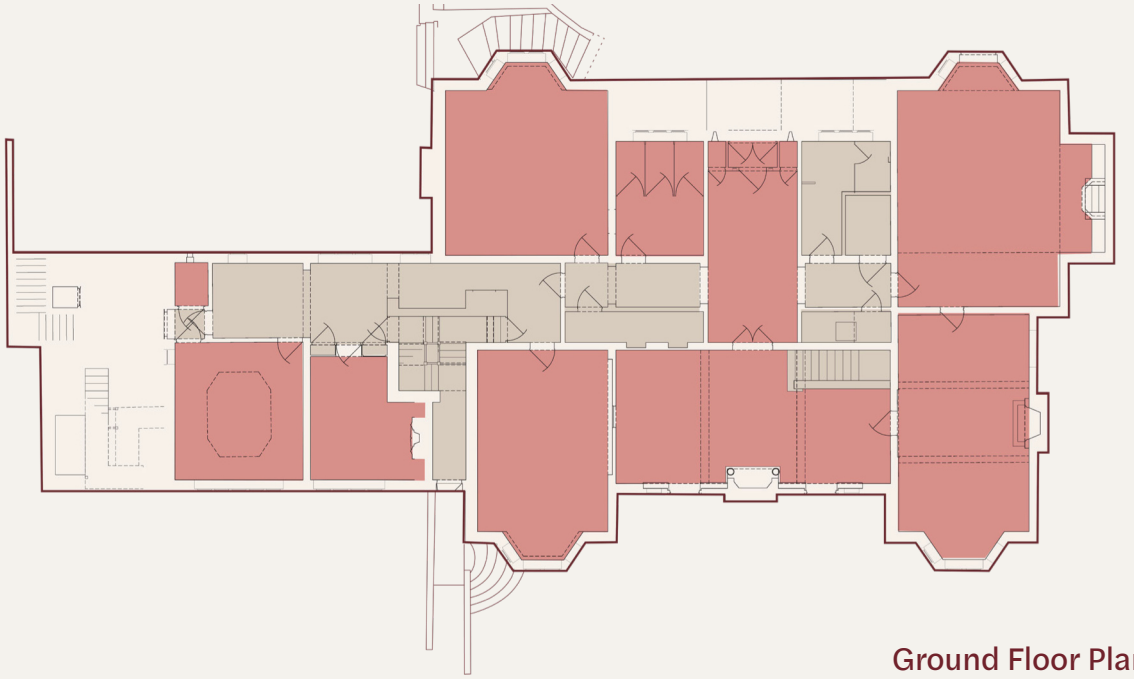
Flexibility Across Every Floor

Floor	Area (sq ft)
Lower Ground	939
Ground	2,268
First	2,011
Second	704
Total	**5,923**

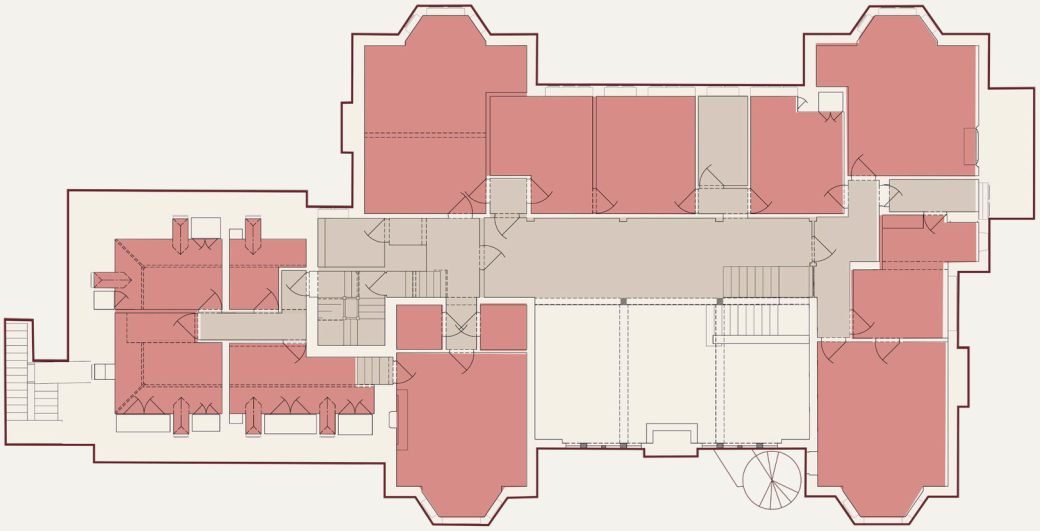
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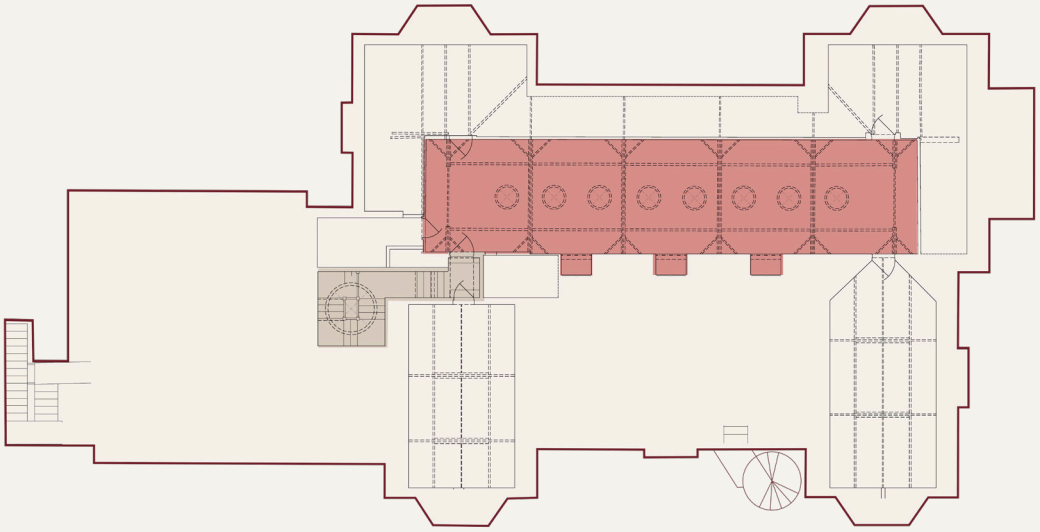
Lower Ground Floor Plan



Ground Floor Plan

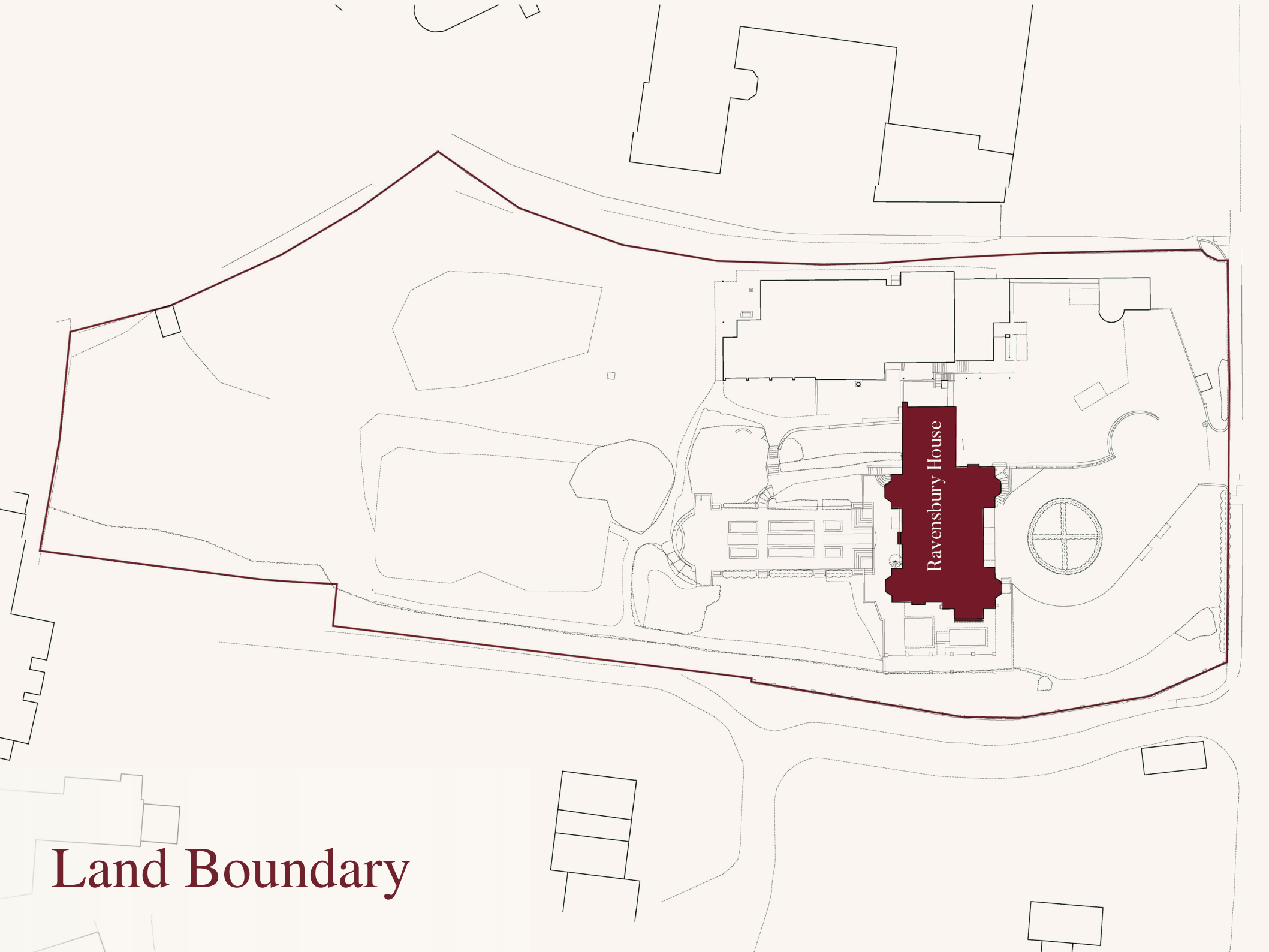


First Floor Plan



Second Floor Plan

Ravensbury House provides a flexible layout arranged over four floors, with a mix of spaces that can be conifgured to suit a range of uses and requirements.



Land Boundary

At the Centre Of Excellence



Edgbaston Village

Recognised as one of Birmingham's key education clusters, the area is home to a number of leading schools and universities, including the University of Birmingham and Birmingham City University's City South Campus positioned adjacent to the building.

Edgbaston Medical Quarter (EMQ) is also situated close by, bringing together a concentration of hospitals, clinics and specialist practices.

Surrounded by leading institutions, specialist providers, and an active professional network, Ravensbury House is extremely well placed for a range of occupiers.

Located within the Calthorpe Estate in the heart of Edgbaston, Ravensbury House sits amongst a well-established community of education, healthcare and commercial occupiers.

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

6. Resilient Healthcare
7. Edgbaston Wellness Clinic
8. The Consulting Rooms
9. Bupa, Mindplace
10. The Westbourne Centre

Commercial

11. National Lottery Community Fund
12. Thermo Fisher Scientiifc
13. Handelsbanken
14. RoSPA
15. Davisons Law

Thriving & Connected Location

Within walking distance of the building, Edgbaston Village offers a diverse selection of independent cafés, high-end restaurants, stylish bars, and boutique retailers, ideal for client meetings, a spot of lunch or after work drinks.

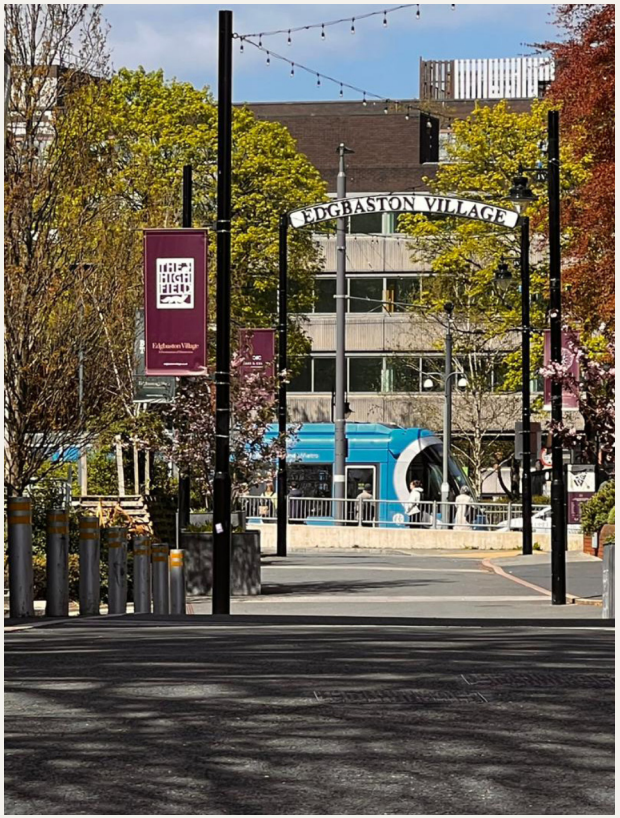
Located just outside the Clean Air Zone, the building beneifts from straightforward road access, with off-site parking available within a short walk of the building.

Also well served by public transport, regular bus services also operate nearby, with additional rail and metro connections via Five Ways and Edgbaston Village providing direct links into Birmingham city centre and beyond.











Edgbaston is one of Birmingham's most sought-after out-of-town locations, known for its tree-lined avenues and curated mix of retail, leisure and lifestyle amenities.

Ravensbury House

A rare letting opportunity to create a truly distinctive business home within a characterful and well-located building.

To book your viewing, contact our joint letting agents.

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