

LANDWOOD
GROUP

Upon the instructions
of the Administrators, FRP
Advisory Trading Limited

FRP

QUADRANT COURT

49 Calthorpe Road, Edgbaston,
Birmingham B15 1TH

FOR SALE

Purpose built office building
Approximately

19,965 sq ft
(1,855.15 sq m)

ENTER





[KEY CONSIDERATIONS](#)

[LOCATION](#)

[DESCRIPTION](#)

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KEY CONSIDERATIONS

- **Serviced Office Operation**
- **Approximately 1,855.15 sq m (19,965 sq ft)**
- **Excellent strategic location**
- **Calthorpe Road in the heart of Edgbaston**
- **Gross income approximately £344,000 per annum**

QUADRANT COURT

49 Calthorpe Road, Edgbaston,
Birmingham B15 1TH

The property occupies a prime position in the heart of Edgbaston's prestigious commercial district

B15 1TH 
QUADRANT COURT
 49 Calthorpe Road, Edgbaston,
 Birmingham B15 1TH



**Easy access to
M5/M6**



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LOCATION

The property occupies a prime position in the heart of Edgbaston's prestigious commercial district. Located just 1 mile from Birmingham City Centre, the property offers exceptional connectivity with Five Ways railway station a few minutes' walk away, providing direct access to Birmingham New Street. Its proximity to Five Ways Island ensures easy access to the inner ring road and the M5/M6 motorways, ideal for businesses requiring seamless regional and national travel. The centre is also outside Birmingham's Clean Air Zone, reducing operational costs for vehicle-dependent businesses. Most local bus routes and the newly built tram line are within walking distance, enhancing accessibility for staff and clients.

Calthorpe Road is home to leading UK businesses, including The National Lottery Community Fund, Royal Bank of Scotland and Binding Site's 100,000 sq ft headquarters. The surrounding Edgbaston Village offers high-quality retail, leisure, and dining options, with the Marriott Hotel just a 3-4 minute walk away, ideal for hosting clients or events.



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DESCRIPTION

Forming part of the Quadrant Court office development, the property comprises a self-contained four storey office building with basement car parking, constructed in the late 1980's and extending to approximately 1,855.15 sq m (19,965 sq ft) NIA, plus 40 car spaces.

Constructed over basement, ground and three upper floors, with office wings either side of a central service core, incorporating two 8 person passenger lifts and WC's, the property is of concrete frame and brick construction, incorporating aluminium sealed window units, beneath slate mansard roofs.

The accommodation has been refurbished in the last 10 years and other than on the third floor, the offices have been partitioned to provide small suites for serviced occupation. The offices have raised carpeted floors, suspended ceilings incorporating Cat II Lighting, plastered, papered and painted walls, with wall mounted radiators, served by three Ideal Concord boilers, situated in a basement plant room.

Kitchen facilities are provided on the ground floor with tea points to the upper floors. There are two 8 person 630 kg Stannah lifts which serve ground to third floors.

There are 37 basement and 3 external car spaces.



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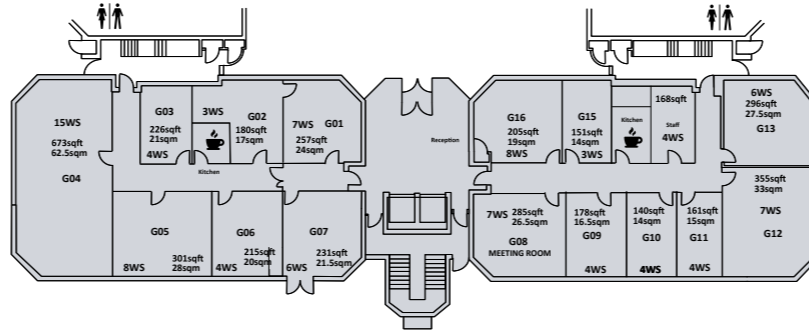
ACCOMMODATION

The property has the following gross internal area:

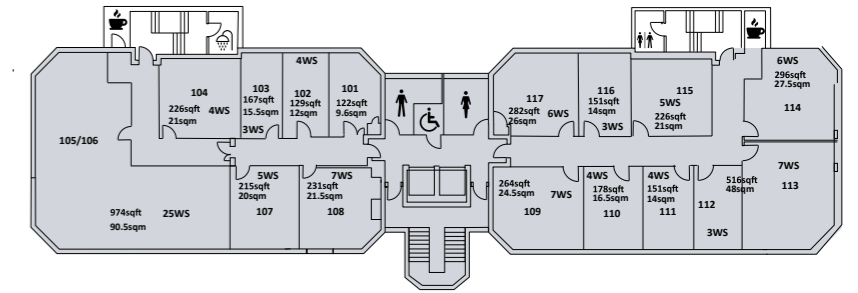
Description	Sq Ft	Sq M
Ground Floor Offices	4,885	453.90
Ground Floor Reception	425	39.55
First Floor Offices	4,885	453.90
Second Floor Offices	4,885	453.90
Third Floor Offices	4,885	453.90
TOTAL	19,965	1,855.15

A break down of the office suites is available within the data room.

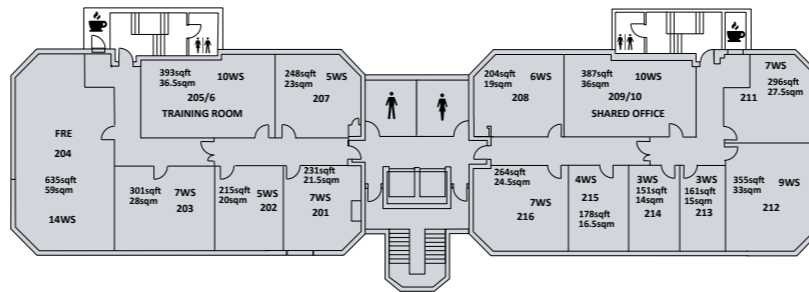
GROUND



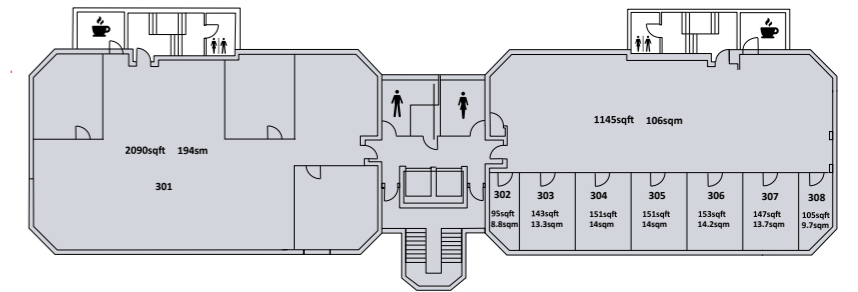
FIRST



SECOND



THIRD



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TENURE

Long leasehold for a term expiring on 25th September 2112 (Titles WM823966 and WM842537).

TENANCIES/INCOME

From the combined Serviced Offices Operation and traditional lettings in place the total income is equivalent to £344,000 per annum. For an up to date position please refer to the tenancy schedule which can be downloaded [here](#).

DATA ROOM

Further information regarding the property can be provided on request and subject to the enquiring party entering into the Administrators' standard form of Non-Disclosure Agreement. Please note all documents provided are for information purposes only and interested parties should not rely on them.

Inter Alia the data room will include:

- Financial Information
- Title and Tenancy Documents
- Planning Documents
- EPC
- Operational Information
- Regulatory and Compliance Information

FOR SALE

Purpose built office building
Approximately

19,838 sq ft
(1,855.15 sq m)

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PRICE

Asking price - £1,850,000.

BIDDING PROCESS

Arrangements for submitting final offers will be provided to interested parties in due course.

EPC

The property's energy rating was C (expired December 2024). A new certificate is being obtained.

VAT

The premises are elected for VAT.





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**LANDWOOD
GROUP**

VIEWINGS

Strictly by appointment.

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