36 George Road

Edgbaston, Birmingham, B15 1PL

SHEPHERD COMMERCIAL

FOR SALE

2,405 SQ FT
(223.43 SQ M)

£650,000

36 George Road is a 2,405sqft detached Georgian styled office building with scope for D1 or F1 use.

- Basement/Cellar
- Rear and Forecourt Parking
- Edgbaston Location
- Loft Converted
- Georgian Architecture
- 2 Minute Walk to Five Ways Station

01564 778890
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Summary

Available Size	2,405 sq ft / 223.43 sq m
Price	£650,000
Service Charge	N/A
Estate Charge	N/A
EPC	D

Description

36 George Road is a two-storey red brick built detached office building with a loft conversion and dry cellar. The property spans 2,405sqft across multiple meeting rooms and offices, along with two kitchens and W.C facilities on both floors. Original Georgian styled features are lined throughout, including sash windows. The property also sits behind a paved driveway and benefits from access at both the rear car park and front entrance.

Location

The property is located on George Road, just off the Birmingham Middleway and a 2 minute walk to Five Ways Station. Birmingham City Centre is less than a mile north-east, and major arterial routes such as the A38 (Bristol Road), A456 (Hagley Road), and A4540 (Birmingham Middleway) are all within less than a miles drive from the property - giving excellent access to both the city core and national motorway networks. Amenities are plentiful due to the immediate access into the CBD, and transport links including bus routes are all significant.

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The property is to be offered to the open-market via private treaty. The long leasehold of 113 years is for sale, with the ultimate landlord being Calthorpe Estates.

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