fisher german

Cobalt Square

83-85 Hagley Road, Birmingham, B16 8QG

Leasehold
Office Suites

411 - 2,746 Sq Ft (38.18 - 255.10 Sq M)



To Let | £12.00 per sq ft



Amenities

- Air Con
- LED Lighting
- Raised Access Floors
- Passenger Lifts
- 24/7 Access & Security
- Excellent Transport Links

Cobalt Square

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Description

Cobalt Square, is a well established office building in Edgbaston.

Well-presented suites are arranged around a central core, with both lift and stair access. Various configurations available to offer a mix of open-plan and partitioned spaces, providing a flexible working environment suited to a wide range of occupiers.

Cobalt Square is prominently positioned with good access to public transport links and local amenities. With excellent provision of natural light, air conditioning and fully raised access floors within a modern office tower building.

Location

Cobalt Square is well located with excellent connectivity to the national motorway network, the city centre, and local rail and bus services, further enhanced by the extension of the Midland Metro providing easy access in to the city centre and on to Wolverhampton.

A limited number of parking spaces are available on request. Off-site parking is also readily available within walking distance.



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Locations

Birmingham: 2.7 miles
Wolverhampton: 14.2 miles
Coventry: 20.1 miles

Nearest station

Five Ways: 0.8 miles

Nearest airport

Birmingham International: 11 miles

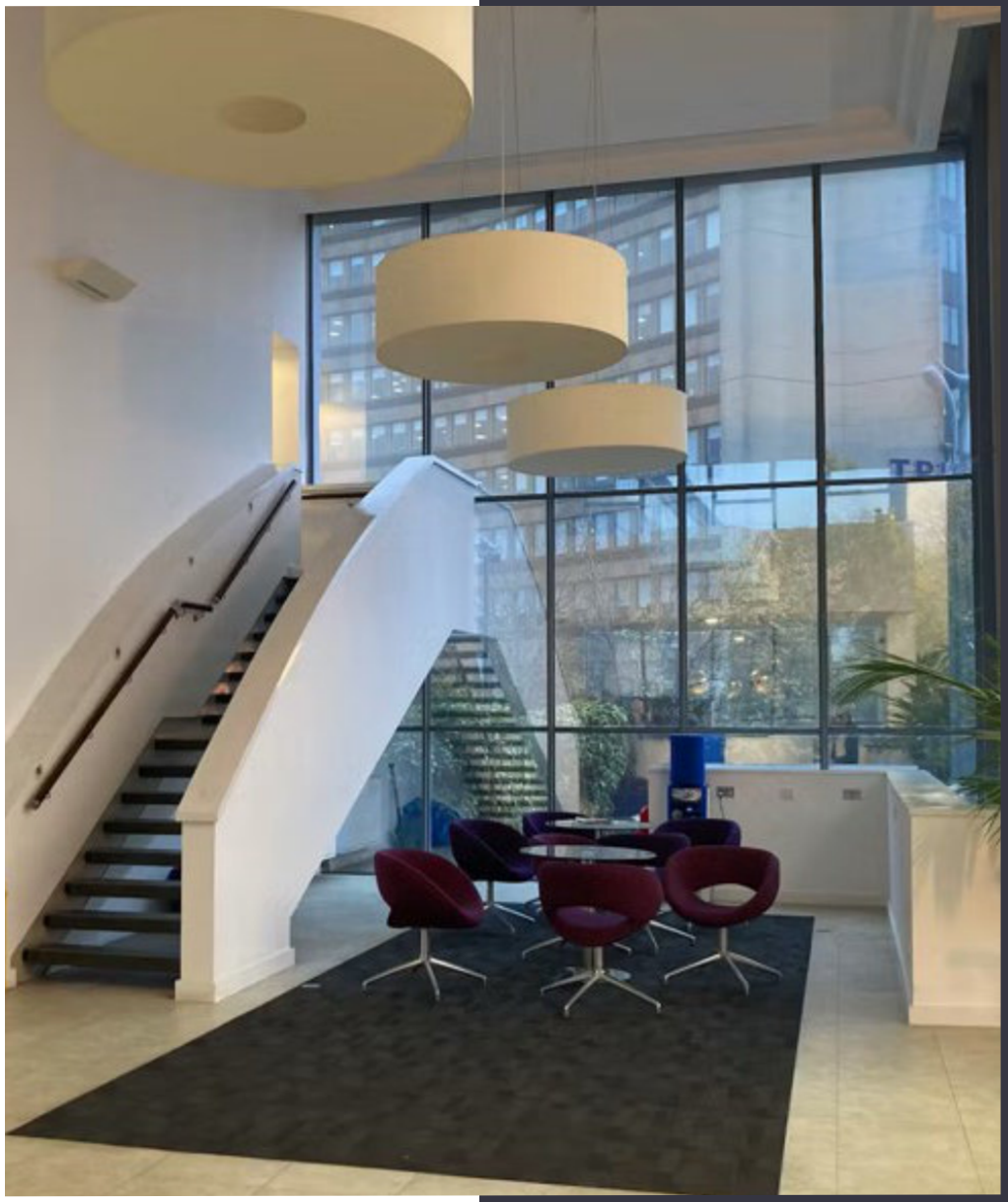
Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,985	184.41
4th Floor - Part	708	65.77
7th Floor - South	1,643	152.63
7th Floor - Part	411	38.18
7th Floor - North	2,746	255.10
12th Floor - Part	1,537	142.79
12th Floor - Part	2,719	252.60
13th Floor - North	1,656	153.84



Key Points

- Prominent office building on the Hagley Road leading into Birmingham city centre.
- Air conditioning, LED lighting and raised access floors.
- Excellent natural light.
- Outside the Clean Air Zone with on site car parking available.
- Parking ratio 1:500 sq ft.
- Opposite the Midland Metro stop providing direct access in to the city and on to Wolverhampton.
- Flexible, cost effective lease terms available.
- 24 hour access and security.
- Panoramic views.



Further information

Lease Terms
New FRI lease subject to terms to be agreed with the landlord.

Rent
£12.00 per sq ft per annum exclusive. Subject to Contract.

Specifications
The building features a large, double-height manned reception area, is served by three passenger lifts and has 24/7 access via a controlled fob system.

The available suites benefit from open-plan office areas; private offices with glazed partitioning; kitchen breakout facilities and dedicated storage areas.

The suites further benefit from secondary glazing, air conditioning, an airflow system, and excellent natural light with far-reaching views across Birmingham.

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services
We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC
The EPC rating is D.

Service Charge
A service charge is payable in respect of the upkeep of the common parts.

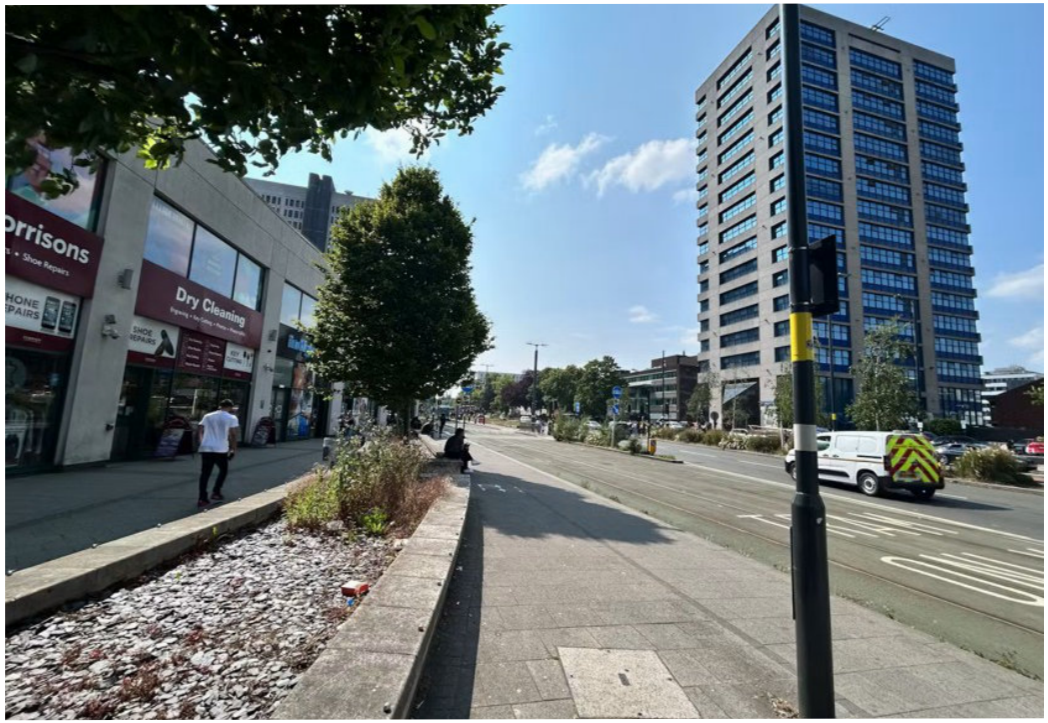
Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with Fisher German or our joint agents R P Capital.




West Midlands Metro


Dry Cleaning



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Particulars dated July 2026. Photographs dated July 2026.