



RENT
£56,386
(per annum)



EPC RATING
C 75



Part 4th Floor, East Tower, 54 Hagley Road
Edgbaston, Birmingham, B16 8PE

Leasehold | Office Accommodation | 1,966 Sq Ft (182.68 Sq M)



TO LET



Location

54 Hagley Road is a landmark building which prominently fronts the Hagley Road in Edgbaston, close to its junction with Five Ways roundabout.

The property has excellent transport connections, including the Midland Metro, which has been extended with a new terminal directly outside the entrance to 54 Hagley Road.

The property is outside the Clear Air Zone.



Description

The building has been extensively refurbished with facilities including a stunning new reception, cafe, fitness studio, meeting rooms and conference facilities.

The suite is on 4th floor, East Wing and comprises an attractive open plan office area with the following specification:

- Raised access floor.
- Suspended ceiling with inset LED lighting.
- Attractive kitchen facility.
- Double glazed windows with blinds.
- Air conditioning.
- Fitted meeting room.
- Fully fitted and furnished suite.
- 4 on site car parking spaces.



Accommodation

The accommodation has been measured on an IMPS 3 basis and the approximate area comprises:

Floor	Sq Ft	Sq M
Part 4 th Floor, East Wing	1,966	182.68



Amenities



24/7 Access



Air Conditioning



Meeting Rooms



Coffee Bar



Parking



Raised Floor





Further information

Tenure

The accommodation is available by way of an assignment or sub lease where the existing lease expires on 18th May 2028.

Rent

The current passing rent is £56,386 per annum, exclusive.

Business Rates

The occupier will be responsible for paying Business Rates direct to the local authority.

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.

Legal Costs

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

Service Charge

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

EPC

The Energy Performance Certificate Rating is C 75.

Fixtures & Fittings

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

Anti Money Laundering

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

VAT

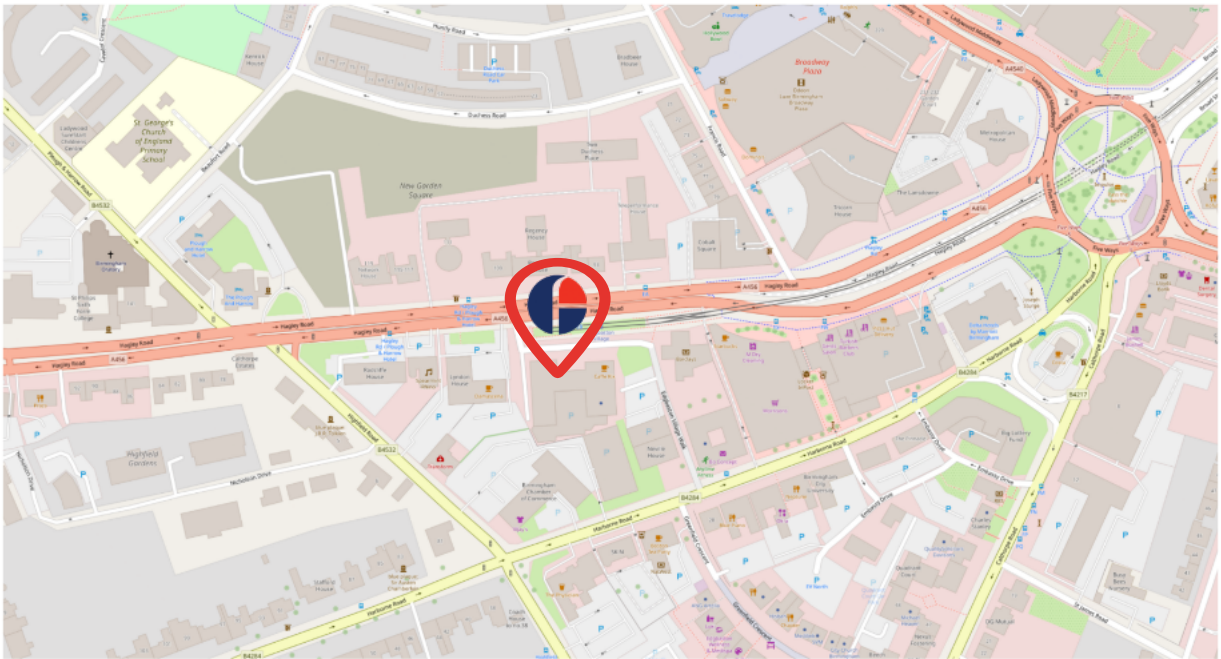
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

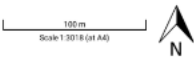
Strictly by prior arrangement with the sole agent.



54 Hagley Road, Birmingham



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Approximate Travel Distances



Locations

- Birmingham city centre - 2.7 miles
- Wolverhampton - 14.2 miles
- Coventry - 20.1 miles



Nearest Station

- Five Ways - 0.9 miles



Nearest Airport

- Birmingham International - 10.4 miles



Viewings



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Particulars dated June 2024. Photographs dated June 2024.