



OFFICE TO LET

COBALT SQUARE

83-85 Hagley Road, Edgbaston, Birmingham, B16 8QG

QUALITY OFFICE SPACE

CONVENIENTLY LOCATED OUTSIDE THE CLEAN AIR ZONE

1,455 TO 4,256 SQ FT (135.17 TO 395.40 SQ M)



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DETAILS

DESCRIPTION

The available office suite is 1,455 sq ft and located on the fourteenth floor of Cobalt Square, a well established office scheme in Edgbaston.

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 suite comprises a reception area leading to one open-plan office and three additional partitioned rooms suitable for use as private offices, meeting rooms or breakout spaces, and includes a private kitchenette. Benefitting from secondary glazing, air conditioning, an airflow system, and excellent natural light with far-reaching views across Birmingham.

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, Cobalt Square offers excellent value for any occupier looking for Birmingham City Centre offices.

ACCOMMODATION

Name	sq ft	sq m
14th - Part Floor	1,455	135.17

KEY FEATURES

- Prominent office building on the Hagley Road leading into Birmingham City centre
- Air conditioning, LED lighting and raised access floors
- Excellent natural light
- On site car parking available
- Outside the Clean Air Zone
- 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
- Good local amenity
- DDA compliant

OUTGOINGS

- **Rent:** £11.50 per sq ft
- **Rates:** £4 per sq ft approximately
- **Service charge:** £5.18 per sq ft
- **EPC:** D (95)

LEASE TERMS

A new lease is available directly from the landlord on terms to be agreed.

VAT

All figures are exclusive of VAT which will be payable.

TENURE

The property is available on a full repairing and insuring lease. Terms to be agreed.

COBALT SQUARE

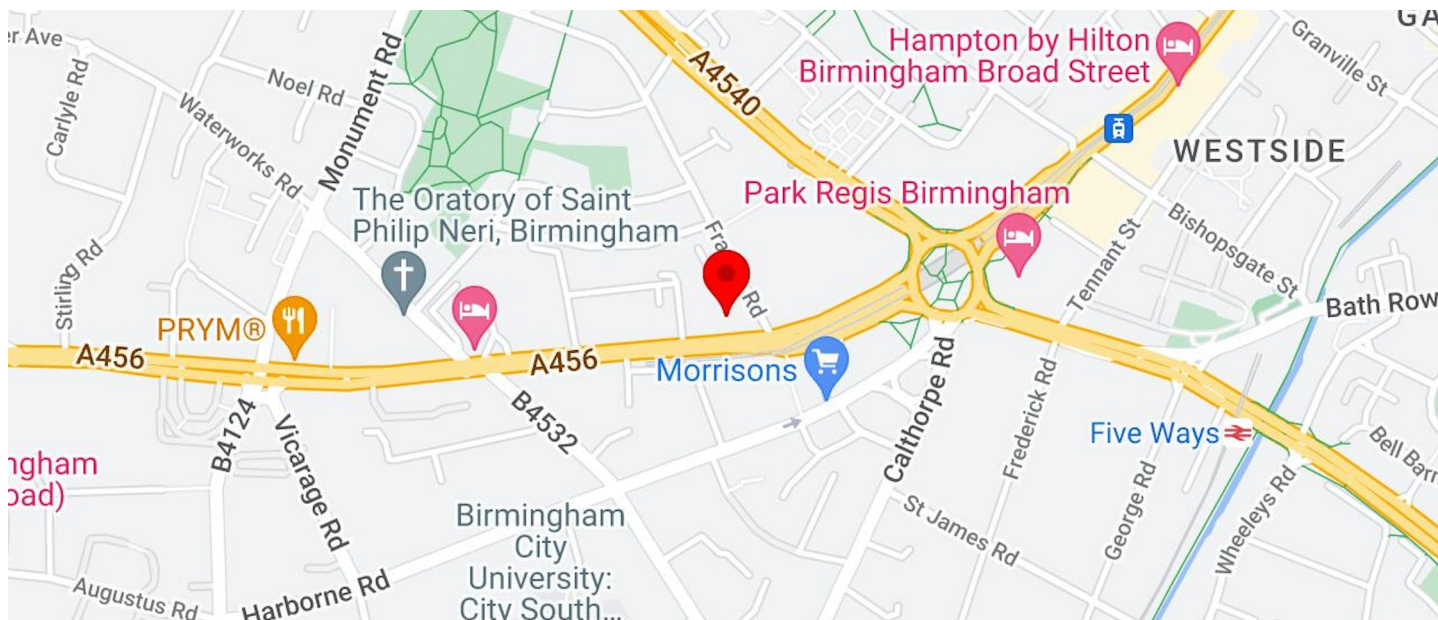
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LOCATION



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.

Large amount of parking available both on and off-site.

CONTACT US

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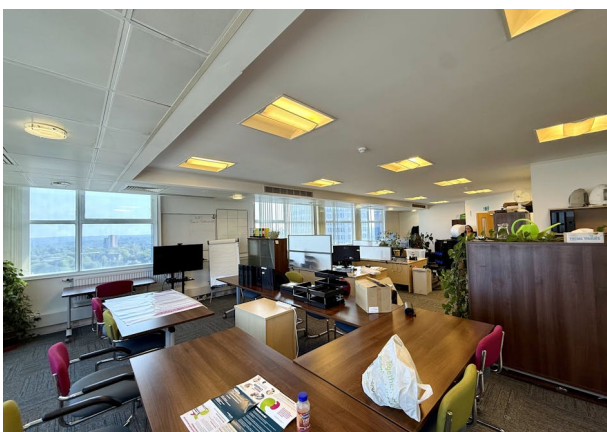
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