

The Coach House, 93a Hagley Road, Birmingham, B16 8LA



**TO LET**  
Self-Contained Office with Car Parking  
**Net Internal Area: 1,150 ft<sup>2</sup> (107.00 m<sup>2</sup>)**

#### Location

Hagley House is located on the main A456 Hagley Road within Edgbaston's prime office area. It is situated close to Five Ways Island which links to Birmingham City Centre, the inner ring road and main motorway networks via the A38 (M) Aston Expressway.

The premises benefit from excellent transport links and are situated on the main bus route between Harborne, Bearwood and the city centre.

Junction 3 of the M5 motorway is approximately 4 miles west. Five Ways railway station is approximately 10 minutes' walk giving direct access to Birmingham New Street.

#### Description

The Coach House is a two-storey self-contained building of brick-built construction situated set back from Hagley Road in the Edgbaston area of Birmingham.

Internally the property comprises a variety of open plan office suites over two floors, kitchen and WC accommodation.

Externally, the property benefits from one demised car parking space.

#### Accommodation

**Total (NIA) 1,150 ft<sup>2</sup> (107.00 m<sup>2</sup>) approximately**

#### Rental / Terms

The property is available to let on a new lease with length to be agreed at £17,500 per annum exclusive.

#### VAT

We understand that the property is not elected for VAT.

#### Service Charge

A service charge is payable in respect of the maintenance and upkeep of the external demise. The current premium is approximately £2,100 per annum.

