

## 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

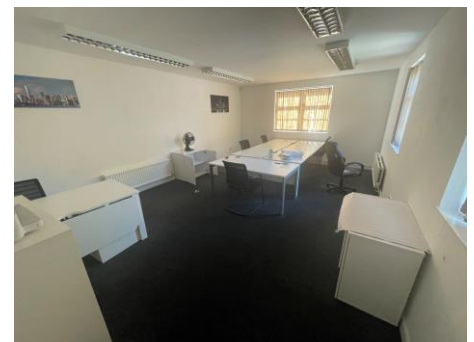
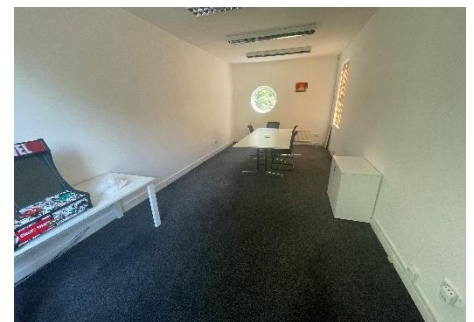
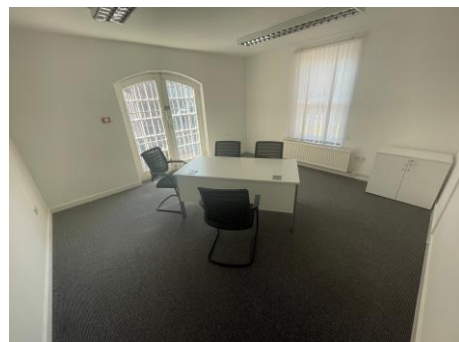
The property is available to let on a new lease with length to be agreed at £17,500 per annum exclusive.

### 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.



### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Planning Use

Use Class E

### Services

We understand the property is connected to all main services.

The agents have not inspected nor tested the services and parties are advised to carry out their own investigations.

### Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

### Legal Costs

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

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewing

Strictly by prior appointment with the agents Siddall Jones on **0121 638 0500**