

**fisher
german**

Cobalt Square

Leasehold
Office Suites

83-85 Hagley Road, Birmingham, B16 8QG

1,643 - 4,389 Sq Ft (152.63 - 407.75 Sq M)



To Let | £12.50 per sq ft



Amenities



Air Con



LED Lighting



Raised Access
Floors



Passenger
Lifts



24/7 Access
& Security



Excellent
Transport Links

Cobalt Square

1,643 - 4,389 Sq Ft (152.63 - 407.75 Sq M)

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.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,985	184.41
2 nd Floor - Part	1,644	152.73
7 th Floor	4,389	407.75
13 th Floor North	1,656	153.84

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



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.
- 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

£12.50 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.



Contact us



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