



**OFFICE SPACE  
TO LET**

**Suites Available  
From 791 sq ft 1,956 sq ft**



REFURBISHED SUITES AVAILABLE TO LET IN  
PROMINENT EDGBASTON OFFICE BUILDING

## Exceptional commercial office space within an iconic landmark building

100 Hagley Road is situated within Edgbaston, one of Birmingham's most affluent and characterful suburbs.

Moreover, it is strategically located on the Hagley Road (A456), one of the primary arterial routes into Birmingham City Centre. Its prominence along this thoroughfare commands familiarity and visibility to many travelling to and from the city.



The property benefits from an attractive, modern reception area with concierge service during office hours.

Additionally, the property is accessible 24 hours a day, seven days a week.

The common areas provide occupiers with male, female and accessible WCs on each floor, as well as kitchen facilities.

The vacant suites, located on the 2nd Floor, have been recently refurbished and are available to occupy immediately.

100 Hagley Road is suitable for office use, and is also open to D1 Medical use, offering close proximity to the world-renowned Edgbaston Medical Quarter.



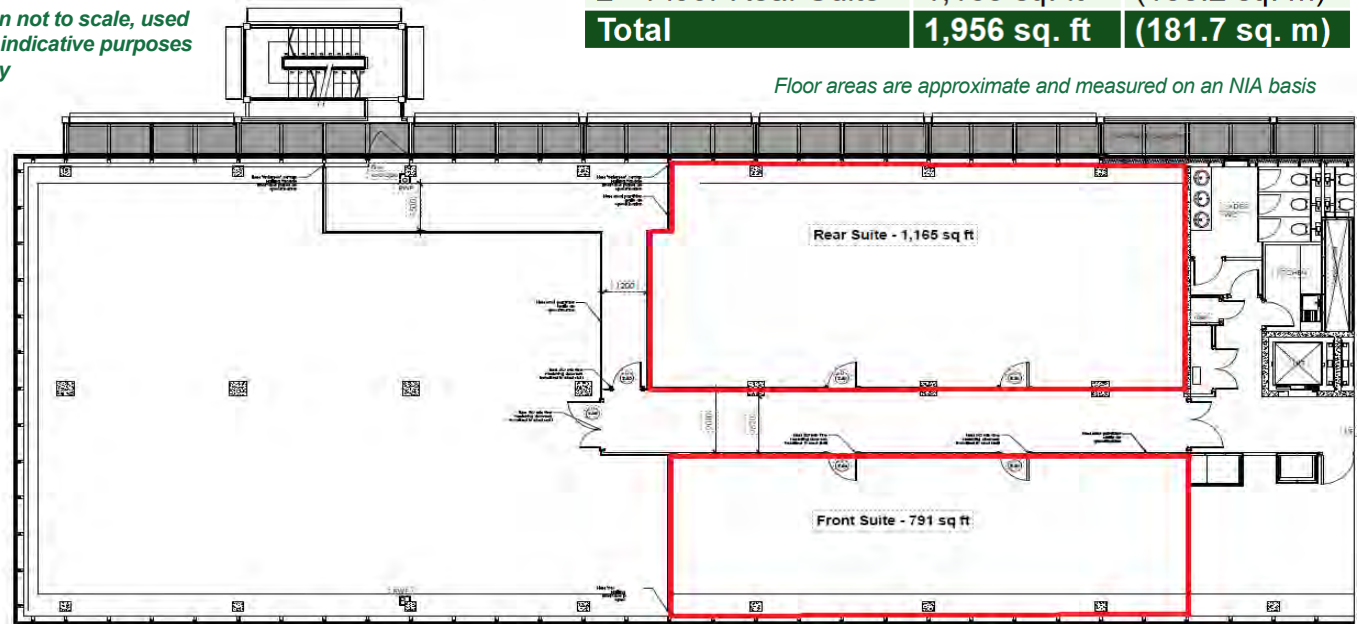
# SPECIFICATION

- Flexible, recently refurbished office accommodation
- Raised access floors
- LED lighting
- Heating and cooling system
- 2 ten-person passenger lifts
- Male/female and accessible WCs on each floor
- Secure card access system to the building 24/7
- Designed in conjunction with DDA regulations
- CCTV monitoring
- Cycle rack shelter
- On-site recycling banks



Part Second Floor Plan

*Plan not to scale, used for indicative purposes only*



2 <sup>nd</sup> Floor Front Suite	791 sq. ft	(73.4 sq. m)
2 <sup>nd</sup> Floor Rear Suite	1,165 sq. ft	(108.2 sq. m)
<b>Total</b>	<b>1,956 sq. ft</b>	<b>(181.7 sq. m)</b>

*Floor areas are approximate and measured on an NIA basis*



## EPC RATING

D (99)

To be re-assessed following building refurbishment works.

## CAR PARKING

Available on request

## TENURE

The accommodation is available by way of a new lease on terms to be agreed.

## LEGAL COSTS

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

## SERVICE CHARGE

A variable service charge will be levied in relation to building/common areas maintenance.

## BUSINESS RATES

The in-going tenant will be responsible for the payment of Local Authority Rates. Occupiers are encouraged to make their own enquiries with the relevant authority.

## ESTATE CHARGE

There will be a contribution due to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area.

## RENT

On application.

## VAT





VAT is applicable at this property.

## VIEWINGS

Strictly by appointment with the joint letting agents.



## MAP KEY

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Metro Extension
-  Railway Lines
-  HS2
-  Clean Air Zone



## ROAD

100 Hagley Road is within reach of the regional motorway network, being just a 5 mile drive from Junction 3 of the M5 Motorway, and also 5 miles from J6 of the M6 Motorway via Birmingham City Centre.

## RAIL

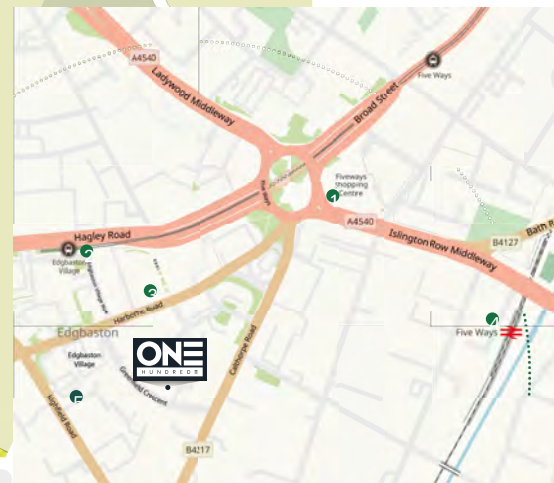
The nearby Five Ways Railway Station is just one stop from New Street, which offers frequent services to London and wider regional cities across the UK.

## BUS

Numerous bus services operate along the Hagley Road, connecting the property with the City Centre and much of the West Midlands region.

## METRO

Midland Metro has recently been extended, with the Hagley Road Tram Stop just a few minutes walk away, providing a high quality, speedy link to Birmingham City Centre though to Wolverhampton.



Situated just 1 mile from Birmingham City Centre, 100 Hagley Road is conveniently located **outside the clean air congestion zone.**

**POSTCODE B16 8QQ**



**Edgbaston is a well-established,  
sought-after location for forward thinking  
companies within a thriving commercial,  
leisure and lifestyle community.**

Voted one of the 'best places to live in Britain' by the Sunday Times, its elegant period properties, green spaces and tree-lined avenues bely its close proximity to Birmingham's bustling city centre, just a mile away.

At the cultural heart of Edgbaston sits Edgbaston Village, a vibrant leisure and lifestyle location where award-winning restaurants nestle alongside stylish independent boutiques, spas and coffee shops including the Michelin-starred Simpsons, award-winning dining at Loki and Chapter, the popular pizzeria Smoke + Ash, Boston Tea Party, and the picturesque Birmingham Botanical Gardens.

But don't let the gentle demeanour fool you: Edgbaston means business. The nearby Edgbaston Medical Quarter is home to a genuinely world-class medical and life sciences community of hospitals, clinics, specialist care centres and training facilities. In addition, the well established commercial office space provides a flourishing business populace.

With all this and more within a short stroll, 100 Hagley Road not only makes commercial sense, but also significantly contributes to the health and wellbeing of employees.

**For further information contact the agents:**

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