

Cobalt Square

Leasehold
Office Suites

83-85 Hagley Road, Birmingham, B16 8QG

411 - 2,746 Sq Ft (38.18 - 255.10 Sq M)



To Let | £12.00 per sq ft



Amenities



Air Con



LED Lighting



Raised Access
Floors



Passenger
Lifts



24/7 Access
& Security



Excellent
Transport Links

Cobalt Square

411 - 2,746 Sq Ft (38.18 - 255.10 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.

Locations

Birmingham: 2.7 miles

Wolverhampton: 14.2 miles

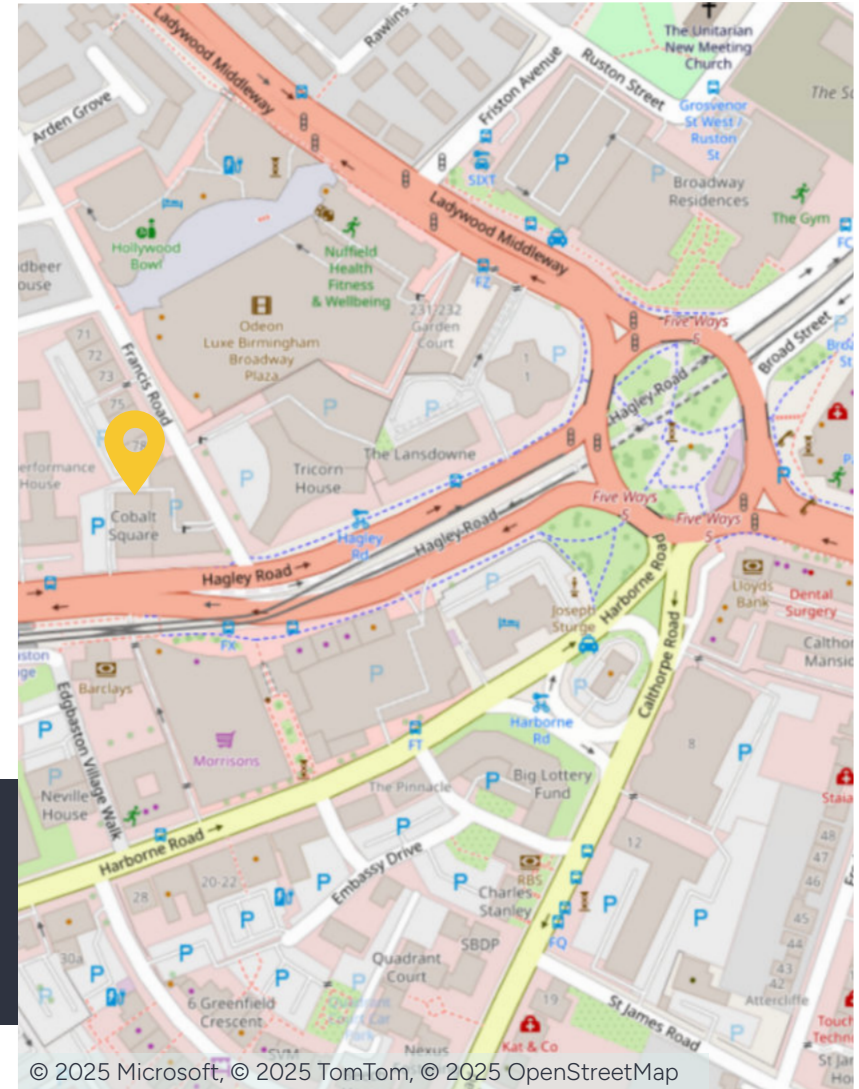
Coventry: 20.1 miles

Nearest station

Five Ways: 0.8 miles

Nearest airport

Birmingham International: 11 miles



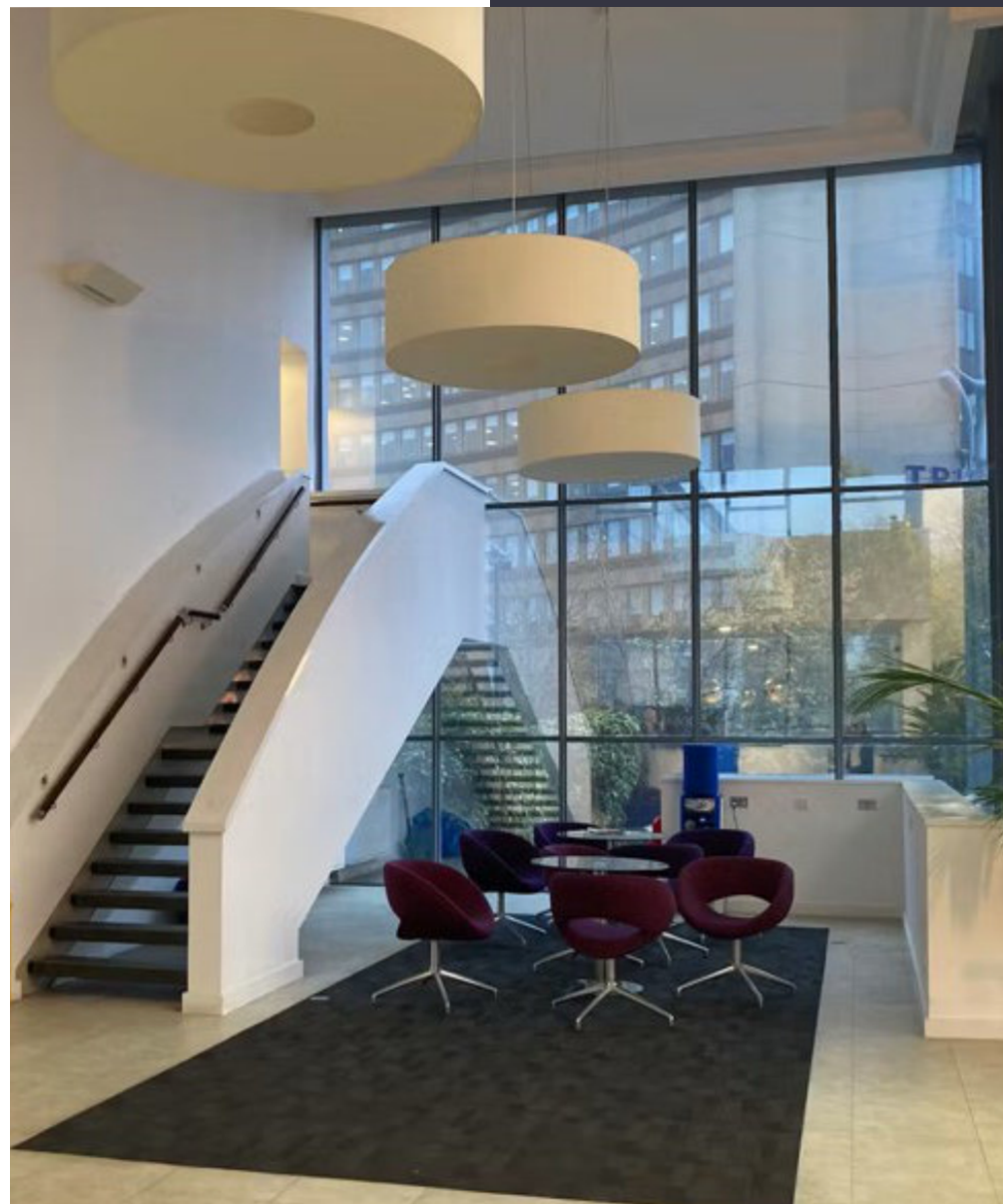
Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,985	184.41
2 nd Floor - Part	1,644	152.73
7 th Floor - South	1,643	152.63
7 th Floor - Part	411	38.18
7 th Floor - North	2,746	255.10
12 th Floor - Part	1,537	142.79
12 th Floor - Part	2,719	252.60
13 th Floor - North	1,656	153.84



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.
- Parking ratio 1:500 sq ft.
- 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

£12.00 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



Charles Warrack

07977 512 965

charles.warrack@fishergerman.co.uk



James Allison

07974 519 507

james.allison@fishergerman.co.uk

Or our joint agents: R P Capital



Julie Perks

07469 404 041

julie.perks@rpcapital.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2026. Photographs dated July 2026.



This brochure is fully recyclable