



Cobalt Square, 83- 85 Hagley Road, Birmingham, B16 8QG

Office To Let | £12.50 per sq ft | 1,643 to 1,985 sq ft

COST EFFECTIVE SPACE, SUPERBLY LOCATED OUTSIDE CLEAN AIR ZONE IN EDGBASTON



## 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

## Description

Cobalt Square, is a well established office scheme in Edgbaston.

Well-presented suites 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.

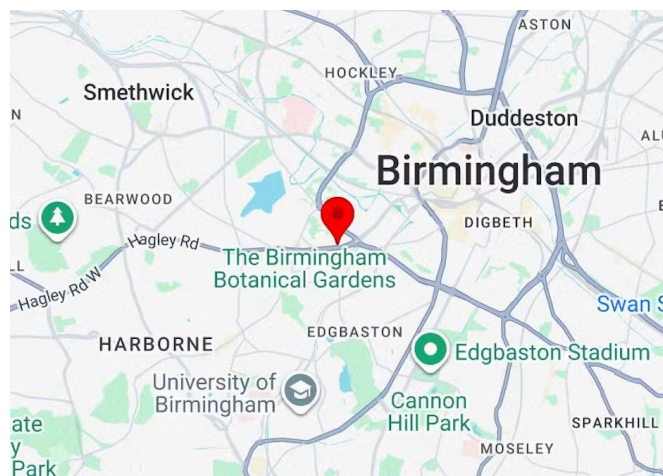
Cobalt Square is prominently positioned with good access to public transport links and local amenities. With excellent provision of natural light, air conditioning and fully raised access floors within a modern office tower building.

## 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

Name	sq ft	Total month	Total year
Ground	1,985	£3,629.24	£43,550.90
2nd - Part Floor	1,644	£2,663.28	£31,959.36
7th - South	1,643	£3,003.95	£36,047.42
13th - North	1,656	£3,027.72	£36,332.64

## 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.

## Viewings

Strictly via the appointed letting agents.



## Terms

New FRI lease subject to terms to be agreed with the landlord.

## VAT

Vat is applicable at this building.

## Legal Costs

Each party to bear their own legal costs in any leasehold transaction.

## Anti-Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Amenities & Specifications

Build Status: 2nd Hand - Existing

Parking ratio: 1:500 sq ft

## Availability

Available Immediately



## Summary

- Rent: £12.50 per sq ft
- Business rates: £4 per sq ft Est. Based on April 2026 Valuation
- Service charge: £5.44 per sq ft
- VAT: Applicable. VAT is applicable at this property
- Legal fees: Each party to bear their own costs. Each party to bear their own legal costs
- EPC: D (g5)
- Lease: New Lease

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

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