

To Let

Prominently located high quality offices

- Metal tiled suspended ceiling
- Fully accessible raised floor
- · Lifts to all floors
- Generous on site parking
- · Air conditioning
- LED Lighting
- Disabled Access/WCs
- Flexible floor plates

Tricorn House

51-53 Hagley Road, Birmingham, B16 8TP

4,922 to 22,689 sq ft

457.27 to 2,107.88 sq m

Reference: #189594



Tricorn House

51-53 Hagley Road, Birmingham, B16 8TP









Summary

Available Size	4,922 to 22,689 sq ft / 457.27 to 2,107.88 sq m
Rent	£17.50 per sq ft
Service Charge	N/A
EPC	C (74)

Location

Tricorn House is prominently situated overlooking Five Ways island and benefits from excellent transport links with direct access to the heart of the centre, A38, M6 (J6) and the M5 (J3). Five Ways railway station is located less than 5 minutes walk away and the Midland Metro stops opposite Tricorn House offering convenient access to all city centre amenities. The property benefits from excellent proximity to the amenities around Five Ways, Brindleyplace and Edgbaston together with the International Convention Centre, National Indoor Arena and Centenary Way.

Description

Tri-Corn House offers excellent amenities on site including a Café, gym facilities and a yoga/spin studio, shower and changing facilities, manned reception, security, access control and cycle storage.

The offices available are situated on the 2nd and 6th floor with flexible floor plates offering the ability to suit requirements from 4,922 sq ft - 22,689 sq ft. The second floor is currently split into three distinct wings and the 6th floor offers a partially fitted option – further details are available upon request.

Lease

The suites are available by way of an assignment or sub-lease - further details are available upon request. Alternatively, a new lease may be available direct from the landlord.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
6th	7,581	704.30
2nd - Second (A)	5,033	467.58
2nd - Second (B)	4,922	457.27
2nd - Second (C)	5,153	478.73
Total	22,689	2,107.88

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which will be applicable.

Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Service Charge/Utilities

The tenant will be responsible for contributing a fair and reasonable proportion towards the cost of external and communal maintenance. Utilities costs are also in addition.

Steven Hannaford

0121 634 6516 | 07935 354501

steven hannaford@ill.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Agentsinsight / Generated on 26/09/2025



















