



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

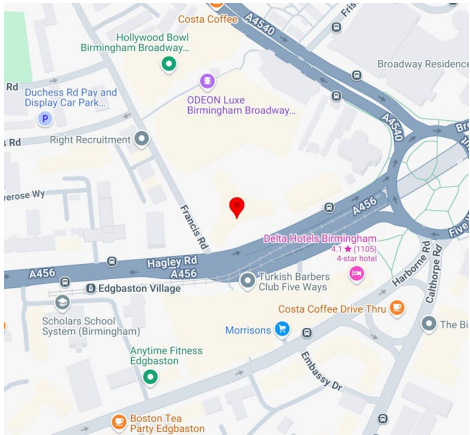
4,922 to 22,689 sq ft

457.27 to 2,107.88 sq m

Reference: #189594

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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.

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