



Cobalt Square

83-85 Hagley Road, Edgbaston, Birmingham, B16 8QG

**Cost effective office
accommodation, superbly
located outside Clean Air
Zone in Edgbaston**

1,643 to 4,389 sq ft
(152.64 to 407.75 sq m)

- 1,643 - 4,389 Sq Ft (152.63 - 407.75 Sq M)
- Well presented suites arranged around a central core
- Lift and stair access to all floors
- Mix of open plan & partitioned space
- Air conditioning
- LED lighting
- Raised access floors
- 24/7 access and security
- Excellent transport links

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Summary

Available Size	1,643 to 4,389 sq ft
Rent	£12 per sq ft
Business Rates	Occupiers will be responsible for paying business rates directly to the local authority
Service Charge	A service charge is payable in respect of the upkeep of the common parts.
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	D

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.

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.

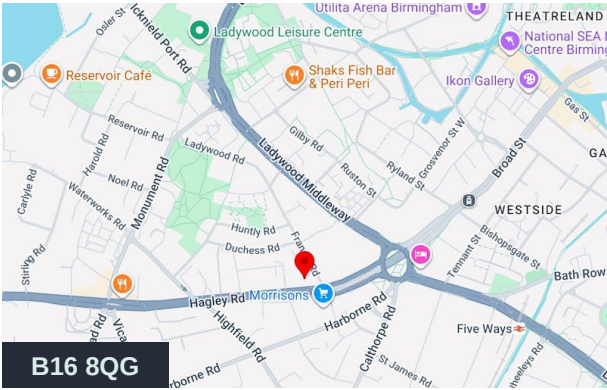
The suites further benefit from secondary glazing, air conditioning, an airflow system, and excellent natural light with far-reaching views across Birmingham.

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

The accommodation comprises the following areas:



Viewing & Further Information



Charles Warrack
0121 561 7885 | 07977 512965
charles.warrack@fishergerman.co.uk



James Allison
01218276672 | 07974519507
james.allison@fishergerman.co.uk

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,985	184.41	Available
2nd - 2nd Floor - Part	1,644	152.73	Available
7th - 7th Floor	4,389	407.75	Available
13th - 13th Floor	1,656	153.85	Available
Total	9,674	898.74	