

OFFICE | TO LET

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COBALT SQUARE, 83-85 HAGLEY ROAD, EDGBASTON, BIRMINGHAM, B16 8QG
1,643 TO 8,030 SQ FT (152.64 TO 746.01 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Multiple Suites Available in a Prominent Office Building on Hagley Road with Excellent Transport Links

- Air Conditioning
 - 24-hour Access and Security
 - Double Height Manned Reception
 - Panoramic Views
 - Excellent Natural Light
 - DDA Compliant
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DESCRIPTION

Cobalt Square comprises a landmark multi-storey office building extending to approximately 68,636 sq ft, providing flexible workspace arranged over 17 floors. The building offers a modern working environment designed to accommodate a wide range of occupiers, from growing businesses to established corporate organisations seeking high quality and well-connected office accommodation.

Internally, the building benefits from an impressive double height manned reception area, creating a strong first impression for occupiers and visitors alike. The accommodation is served by three passenger lifts and provides 24/7 access via a secure fob entry system.

Office suites benefit from excellent levels of natural light together with a modern specification including air conditioning and fully raised access floors, allowing occupiers to create flexible and efficient workspace within a contemporary office tower environment.

Overall, Cobalt Square provides a strategic and prestigious business address, combining high quality office accommodation with a professional environment suitable for a diverse range of occupiers.

A wide range of amenities are available nearby including a Morrisons supermarket located opposite the building, together with a number of cafés and food outlets such as Costa, Subway and Starbucks. Broadway Plaza is also within walking distance and offers an Odeon Cinema, PureGym and a variety of restaurants and leisure facilities, whilst Edgbaston Village provides boutique retail, independent cafés and a selection of restaurants.

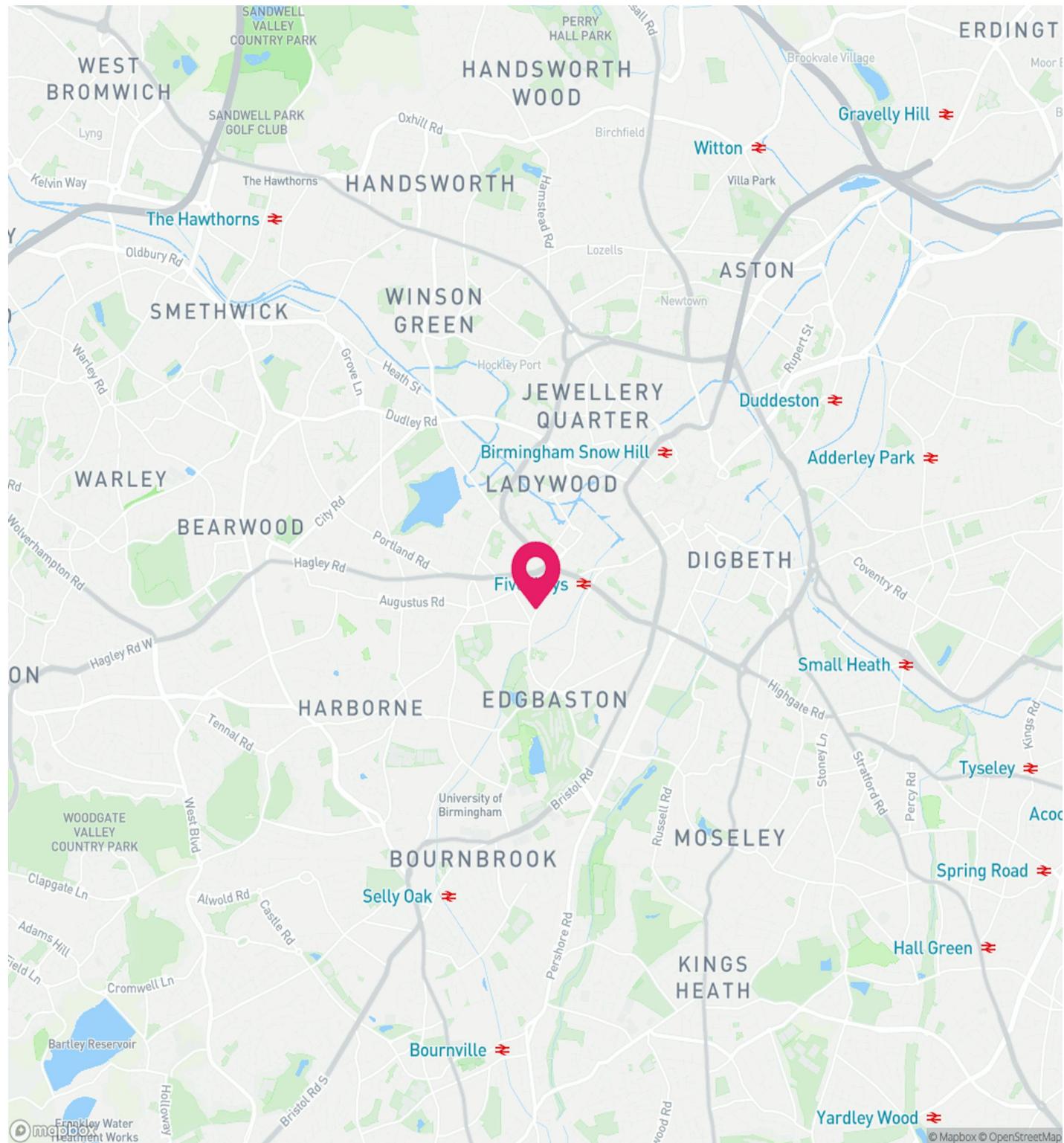


LOCATION

Cobalt Square occupies a prominent position fronting Hagley Road in the heart of Edgbaston, one of Birmingham's most established and sought-after business districts. The building benefits from excellent connectivity to Birmingham City Centre and sits within an established professional location, with nearby occupiers including the NHS, The Binding Site, the University of Birmingham and Zurich Insurance.

Transport connectivity is excellent, with Five Ways railway station located approximately 0.4 miles away providing direct services to Birmingham New Street, which lies approximately 1 mile from the property. The Midland Metro tram line is also within easy reach, with Edgbaston Village and Five Ways stops both within a 5–7 minute walk.

The property benefits from strong road connectivity via Hagley Road (A456), providing quick access to the A38(M) Aston Expressway and onward connections to the M5, M6 and M42 motorways.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

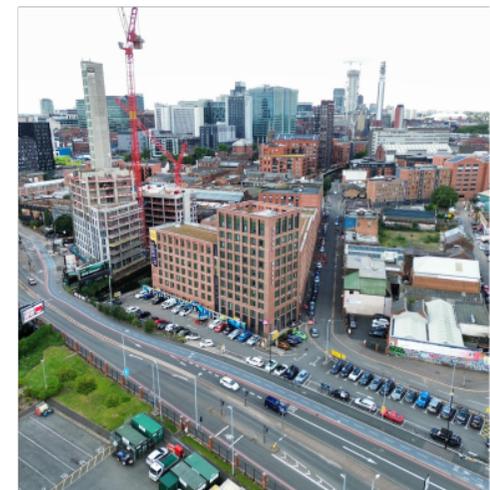
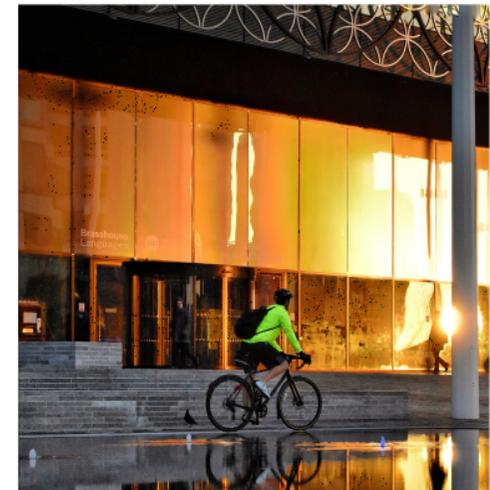
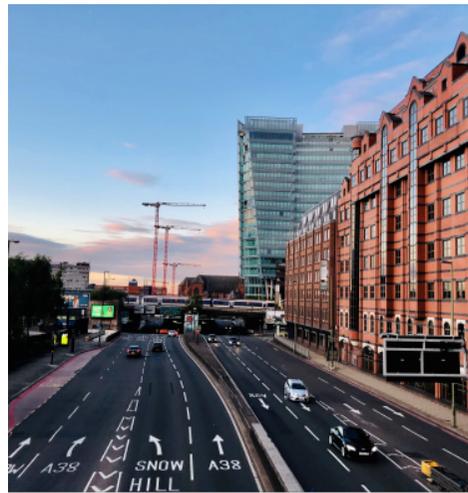
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

VIEWING

Strictly via prior appointment.

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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