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**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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



**TO LET**

Newly Refurbished Office Suites

[info@siddalljones.com](mailto:info@siddalljones.com)

**T: 0121 638 0500**

**Location**

Prominently and enviably located in the heart of Edgbaston, Birmingham, Cobalt allows easy access to all amenities offered by the city centre. It benefits from excellent professional occupiers nearby, including NHS, Extra Energy, The Binding Site, University of Birmingham and Zurich insurance.

**Description**

The building offers uncompromising quality, modern design and is well located with excellent connectivity to the national motorway network, the city centre, and local rail and bus services.

Cobalt Square offers an exceptional opportunity to put your business at the forefront of Birmingham’s business community.

The building benefits from the following specification:

- High quality kitchens fitted on each floor
- Air conditioning
- LED pendant lighting
- 24-hour access and security
- Raised floors
- Secure parking with a ratio of 1:500 ft2
- A contemporary double height manned reception
- Exceptional panoramic views and natural light
- EPC: D92
- DDA compliant

**Accommodation**

Floor	Ft2	Rent (per annum)
2 <sup>nd</sup> Floor	1,720	£17,200
6 <sup>th</sup> Floor	2,276	£22,760
12 <sup>th</sup> Floor	4,256	£42,560

**Service Charge**

A service charge of £4.50 per ft2 is levied in respect of maintenance and upkeep of common areas etc.

**VAT**

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

**Energy Performance Certificate**

Available upon request from the agent.

**Services**

We understand that all mains services are available on or adjacent to the subject property.

**Planning Use**

We understand that the property has consent under Use Class B1(a) Offices.

**Legal Costs**

Each party are to be responsible for their own legal and surveyor’s fees incurred during this transaction.

**Availability**

The property is immediately available, subject to the completion of legal formalities.

**Viewings**

Strictly via prior appointment with the sole agent Siddall Jones on 0121 638 0500

