

www.siddalljones.com

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

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



TO LET

Newly Refurbished Office Suites

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 nd Floor	1,720	£17,200
6 th Floor	2,276	£22,760
12 th Floor	4,256	£42,560
13 th Floor (part)	1,372	£13,720

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**

