



OFFICE TO LET

COBALT SQUARE

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

FLEXIBLE OFFICE SPACE WITH PARKING CONVENIENTLY LOCATED OUTSIDE
THE CLEAN AIR ZONE

1,537 TO 5,533 SQ FT (142.79 TO 514.03 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

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TO REQUEST A VIEWING CALL US 0207 338 4000



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DETAILS



DESCRIPTION

Cost effective office suites available to rent, with excellent provision of natural light, air conditioning and fully raised access floors within a modern office tower building.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
12th - North	1,537	142.79
6th - North	2,276	211.45
2nd - North	1,720	159.79
Total	5,533	514.03

KEY FEATURES

- Prominent office building on the Hagley Road leading in to Birmingham City centre
- Air conditioning, LED lighting and raised access floors
- Excellent natural light
- On site car parking
- Outside the Clean Air Zone
- Opposite the Midland Metro providing direct access in to the City and on to Wolverhampton
- Flexible, cost effective lease terms available

OUTGOINGS

- **Rent:** £10 - £12 per sq ft
- **Rates:** £4.50 per sq ft approximately
- **Service charge:** £5.18 per sq ft
- **EPC:** D (92)

COBALT SQUARE

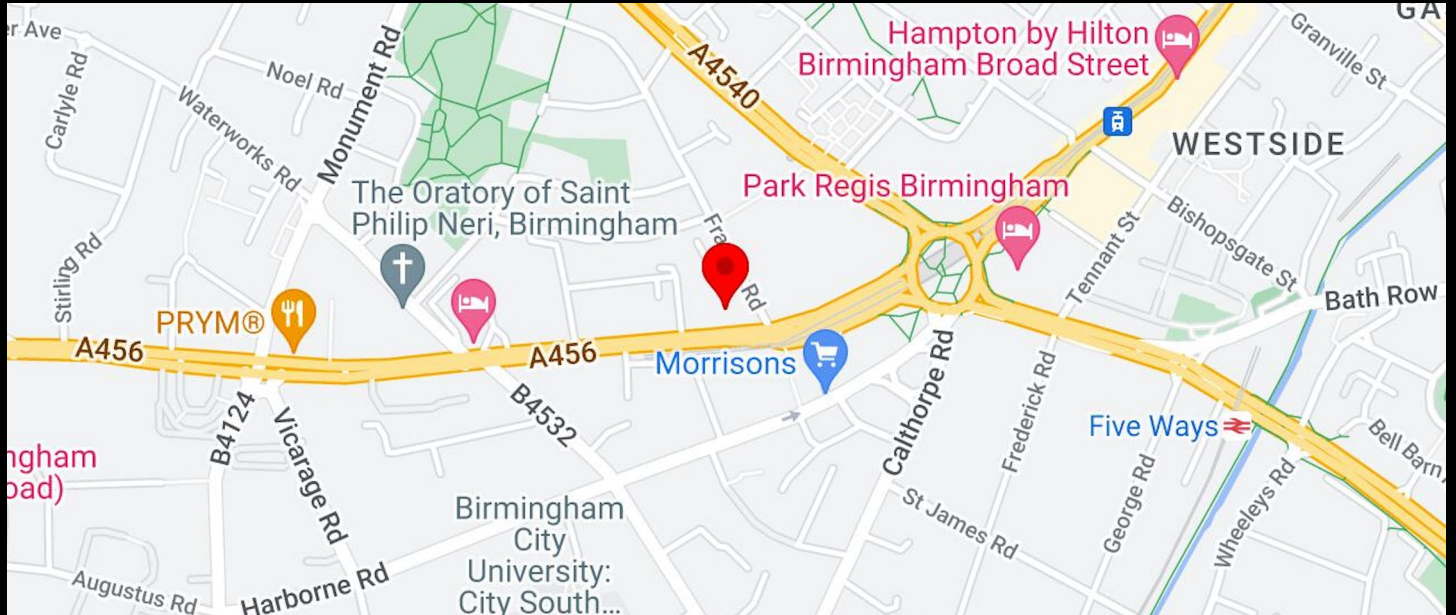
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LOCATION



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.

CONTACT US

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