



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

1,372 SQ FT (127.46 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

COBALT SQUARE

83-85 Hagley Road, Edgbaston, Birmingham, B16

TO REQUEST A VIEWING CALL US 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

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
14th - North	1,200	111.48
12th - South	1,537	142.79
6th - North	2,746	255.11
13th - South	2,600	241.55
Total	8,083	750.93

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

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

83-85 Hagley Road, Edgbaston, Birmingham, B16

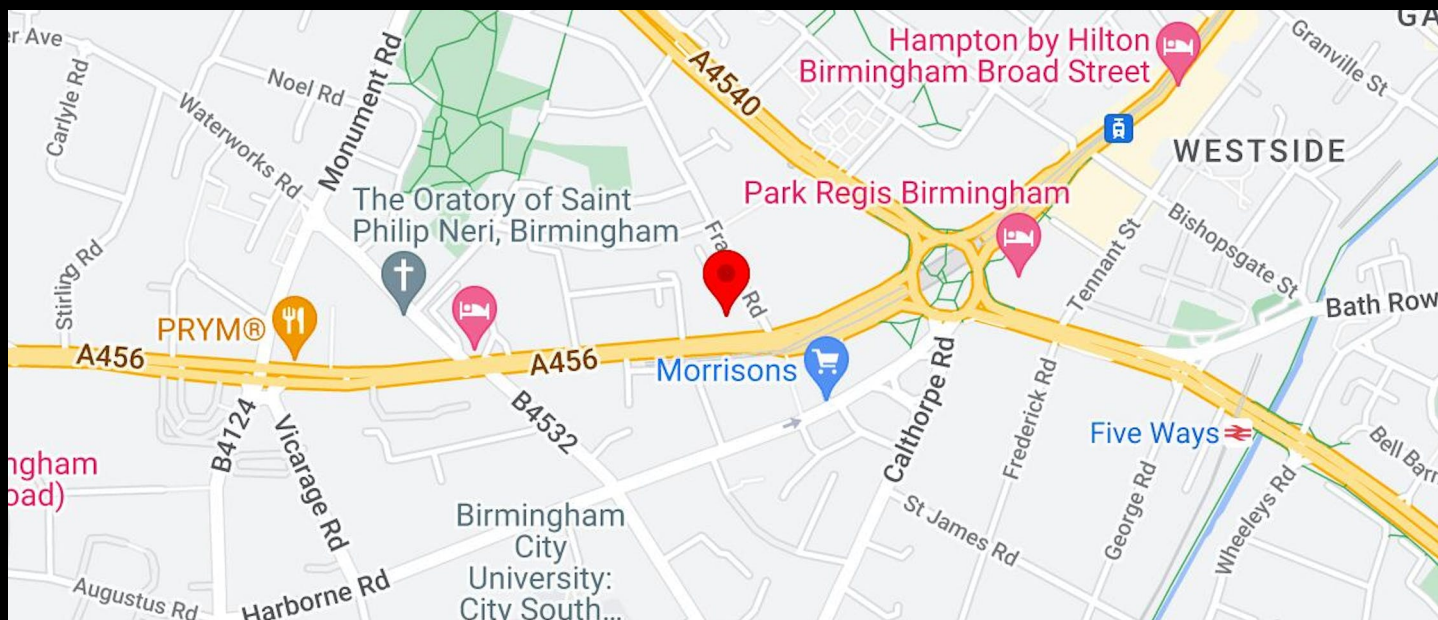
TO REQUEST A VIEWING CALL US 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

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

Charlotte Fullard
07909484996
charlotte.fullard@realestate.bnpparibas

Julie Perks
0121 237 1215
julie.perks@realestate.bnpparibas

Mark Robinson
0121 728 6004
mark.d.robinson@realestate.bnpparibas

BNP Paribas Real Estate (Birmingham Office Agency)
9 Colmore Row, Birmingham, B3 2BJ

www.realestate.bnpparibas.co.uk
0207 338 4000
realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 12/07/2024