



GRADE A OFFICE SPACE TO LET  
FROM 1,843 - 50,123 SQ FT

EDGBASTON, BIRMINGHAM B16 8PE

[54HAGLEYROAD.COM](http://54HAGLEYROAD.COM)



Building Exterior from Hagley Road

YOUR  
OFFICE  
OUR  
BUILDING



# EXTENSIVELY REFURBISHED

One of Edgbaston's most iconic buildings has evolved to create a better working environment focused around employee wellbeing.

The building has been extensively refurbished to modernise the vacant floor space and provide a stunning new reception, café, fitness studio, meeting rooms and conference facility.

It's your time to change the way you work.

1,843 =  
50,123 SQ FT

Refurbished, Flexible Grade A Office Space To Let



1. Newly refurbished reception and common areas

2. New 14th floor fit out





EAST	
16	Wash & Dry
15	Wash & Dry - Property of
14	Wash & Dry - Property of
13	Wash & Dry - Property of
12	Wash & Dry - Property of
11	Advance Health Group
10	Advance Health Group
9	TOILET
8	TOILET
7	TOILET
6	TOILET
5	TOILET
4	TOILET
3	TOILET
2	TOILET
1	TOILET
0	TOILET

WEST	
8	HIVE 300
7	TOILET
6	Hovee Lea
5	WELYN LTD
4	NHC
3	CTSC
2	CTSC
1	CTSC
0	Meeting table

# SPECIFICATION

Catering to the needs of the modern occupier.

## THE BUILDING



Concierge reception



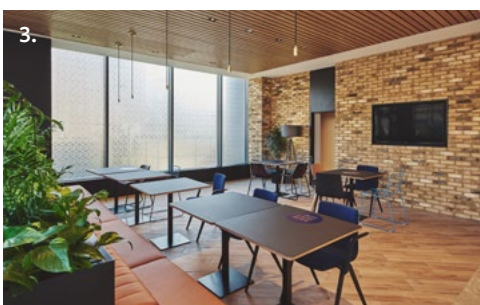
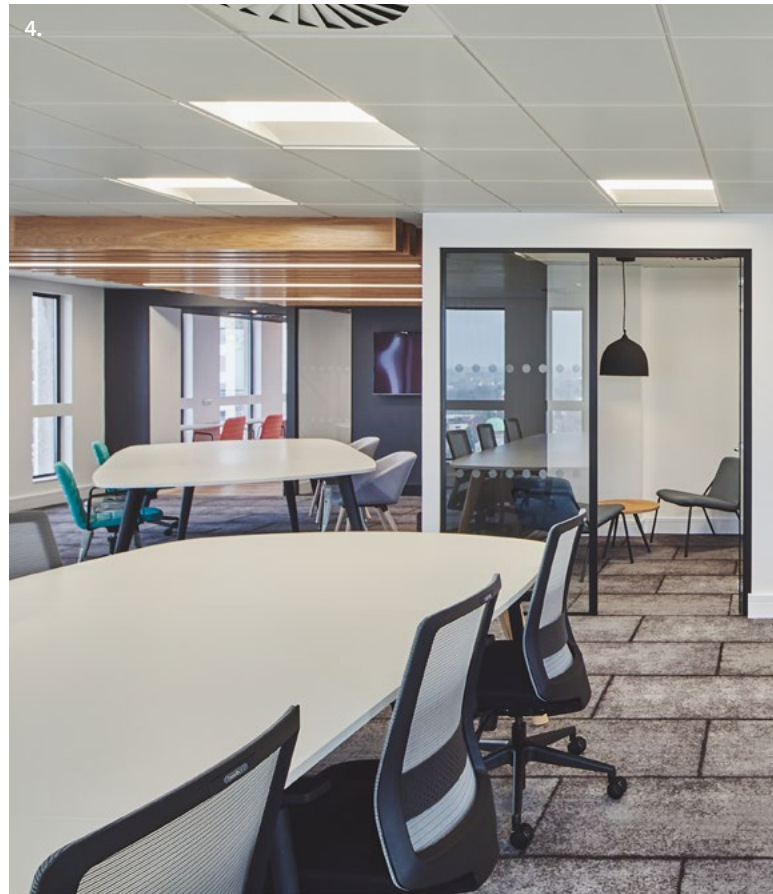
On-site café



Fitness Studio



Meeting rooms and conference facilities





Six passenger lifts



Cycle storage



Shower and changing facilities



Breakout areas



Excellent parking provision (1:550)



Fibre internet: up to 1GB download

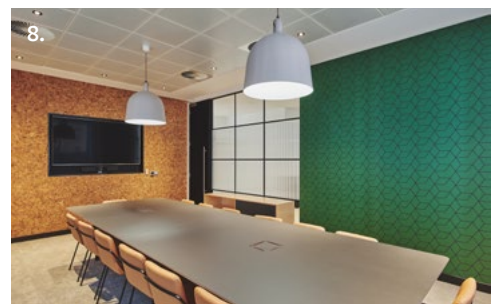


EPC rating: C (59)



DDA compliant

1. On-site café
2. Conference room
3. Breakout area
4. 'Plug & Play' fit out
5. Ground floor seating area
6. Showers and changing facilities
7. Concierge reception
8. Meeting room
9. Soft seating area



# AMENITIES



In response to the changes to people's work/life patterns, 54 Hagley Road has evolved to not only offer contemporary, open plan office accommodation, but also an impressive range of amenities aimed at improving the mental health and wellbeing of its tenants and their employees.

1. Newly refurbished reception

2. Comfortable seating area





## ON-SITE CAFÉ



Serving up an inclusive menu that has been created by leading chefs and nutritionists, CH&CO will be running our on-site café to offer delicious lunchtime meals, a range of hot and cold drinks, as well as a selection of snacks and treats to keep you going through the day.



## BREAKOUT AREAS



Escape from the stress and noise of your main office and relax in our bright and spacious ground floor breakout space. Whether it's for lunch, to relax or for an informal meeting, there are a range of soft chairs and sofas, booths and table seating to suit all your needs.



## MEETING ROOMS



We have three meeting rooms offering a range of sizes capable of comfortably accommodating up to 12 people. These contemporary high spec rooms offer digital screens for presentations or video calls and state of the art telephone systems for external conference calling.



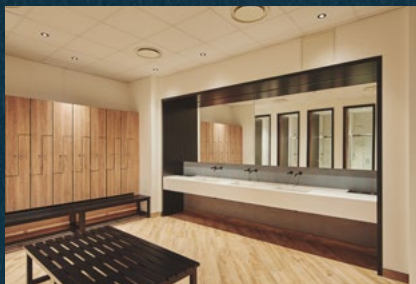
## CONFERENCE FACILITIES AND FITNESS STUDIO



Our large conference room with two digital screens offers the perfect environment for presentations, company meetings or client functions. This highly flexible facility benefits from its own ancillary storage, enabling the room to be cleared and utilised as a fitness studio and event space.



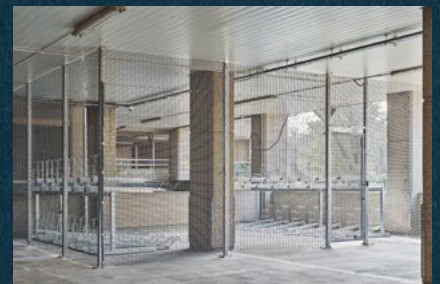
## SHOWER AND CHANGING FACILITIES



Our new shower and changing facilities are available for those who like to exercise before, during or after work. There are 8 showers and 52 large lockers available for use to all tenants as well as a separate secure drying room for hanging out your wet gear.



## CYCLE STORAGE



Storing your bike after cycling into work has never been easier with 54 on-site cycle storage racks to keep your bike safe and secure until it's time to cycle home. We also have secure caged lockers to store any wet clothes after a workout or for when the weather is less than perfect.

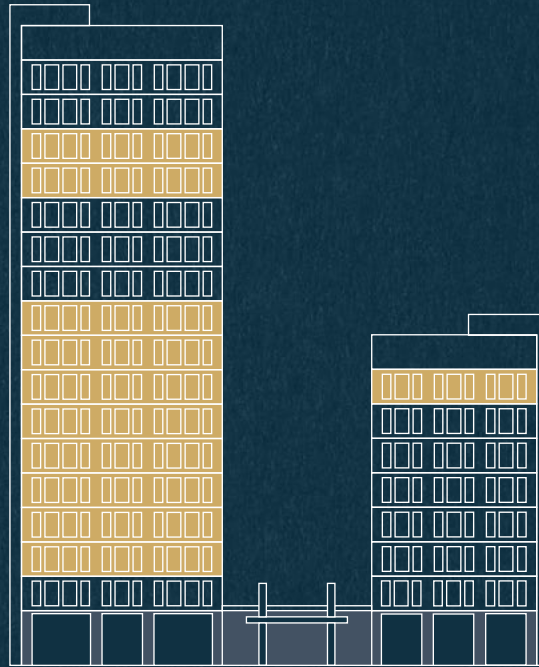
YOUR  
VISION  
OUR  
SPACE



# ACCOMMODATION

## EAST WING

Floor	Sq Ft	Sq M
16th		LET
15th		LET
14th	1,843	171
13th	3,900	362
12th		LET
11th		LET
10th		LET
9th	5,375	499
8th	5,375	499
7th	5,375	499
6th	5,375	499
5th	5,375	499
4th	5,375	499
3rd	2,697	251
2nd	3,171	295
1st		LET
Ground	Reception / communal	
<b>Total</b>	<b>43,861</b>	<b>3,822</b>



## WEST WING

Floor	Sq Ft	Sq M
7th	6,262	582
6th		LET
5th		LET
4th		LET
3rd		LET
2nd		LET
1st		LET
Ground	Reception / communal	
<b>Total</b>	<b>6,262</b>	<b>582</b>

## OFFICE SPACE



Flexible, open plan floor plates



Four pipe fan coil air-conditioning



'Plug & Play' (fully furnished) opportunities available



Suspended metal ceilings



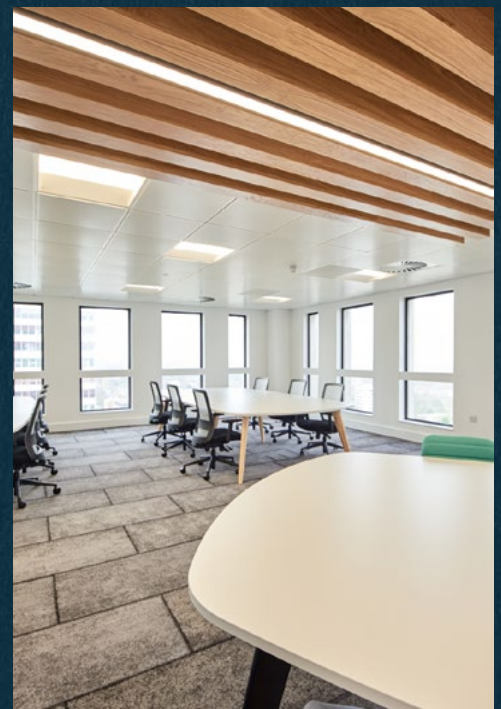
Full access metal raised floors



WCs and showers for every floor



LED lighting with movement sensors

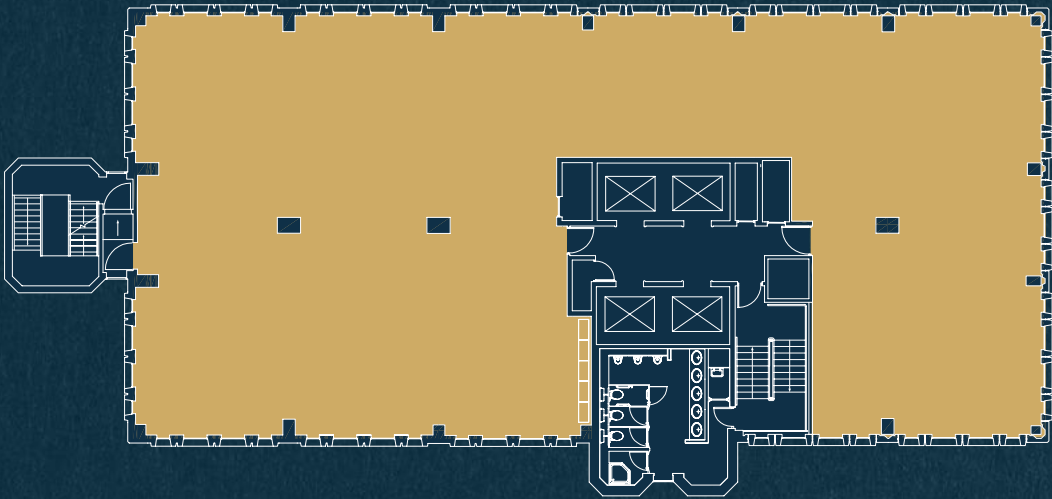


## TYPICAL FLOOR PLANS

### East Wing

9th floor

5,375 sq ft / 499 sq m



### West Wing

7th floor

6,262 sq ft / 582 sq m



'PLUG & PLAY'

54 HAGLEY ROAD

YOUR  
OFFICE  
TO GO



# 'PLUG & PLAY' SUITES

**Hit the ground running with our fully fitted Cat A+ 'Plug & Play' (fully furnished) suites.**

Floors can be fitted out to offer high end contemporary finishes to suit a range of occupiers.

The landlord has worked closely with designers to create beautiful working spaces with residential-style furniture, softer energy-efficient lighting and a combination of collaborative areas and quiet focus zones.

Flexible terms may also apply. Details upon application.







**Our fully refurbished suites offer:**



Fully fitted suite



Energy-efficient lighting



Immediately available



Instant fibre connectivity



High-quality office specification



Flexible lease terms



Kitchen and break out/collaborative areas



No dilapidations at expiry

# hangry

[han-gree] *adj.*

*a state of anger and irritability caused by lack of food, hunger causing negative change in emotional state, an anger fuelled by hunger resulting in irrational emotion.*

YOUR  
LIFESTYLE  
OUR  
LOCATION





# LOCATION

**54 Hagley Road is a landmark building in one of Birmingham's most successful and established business locations.**

Still regarded as the leafy district of central Birmingham, Edgbaston's green aesthetics over recent years have been complemented with a comprehensive high-quality amenity offering, giving commercial occupiers the best of both worlds.

Within only a few minutes walk of the building, occupiers of 54 Hagley Road now have access to a range of cafe's, bars, convenience stores, hotels and restaurants, including the highly regarded Simpsons, being one of Birmingham's six Michelin Star establishments. For those that care, Edgbaston golf course is also only a few minutes drive and offers another popular destination for networking and hospitality events.

- 1. CH&CO on-site café
- 2. Neptune
- 3. Simpsons Restaurant
- 4. Edgbaston Golf Club
- 5. The High Field





**Local Amenities**

- 1. Broadway Plaza
- 2. Tricorn House
- 3. Morrisons
- 4. Marriott Hotel
- 5. Park Regis
- 6. Five Ways Entertainment Centre
- 7. Hampton by Hilton

- 8. The Physician
- 9. Boston Tea Party
- 10. The Blue Piano
- 11. Neptune/Oka
- 12. Brindleyplace
- 13. Utilita Arena Birmingham
- 14. Anytime Fitness

- 15. The Gym
- 16. Birmingham Library
- 17. Costa Coffee Drive Thru
- 18. The Cube
- 19. Symphony Hall
- 20. The Highfield
- 21. Loki Wine & Deli

-  Metro Line
-  Metro Stop
-  Railway Station

# CONNECTIVITY

The building prominently fronts Hagley Road, one of the main arterial routes into Birmingham and benefits from being outside the Clean Air Zone.

Hagley Road has excellent transport connections, offering easy access across Birmingham and beyond.



1. Hagley Road towards Five Ways
2. CGI of new proposed Metro terminal



## ROAD

Birmingham is at the centre of the national motorway network. The M5, M6 and M42 form a circular network around the city with major arterial routes dissecting to the city from all directions, with the principal route being via the A38(M) to the north of the city.

Journey times from the building.

## METRO

The Midland metro has been extended with a new terminal directly outside the entrance to 54 Hagley Road. Due for completion 2021 this will provide easy links to New Street Station, Snow Hill Station and on to Wolverhampton. Further extensions are planned which will extend the network to both Birmingham Airport and further along the Hagley Road to Harborne and beyond.

Journey times from new Metro terminal on Hagley Road.



## TRAIN

Five Ways station is just a short walk away and puts the city's three railway stations at New Street, Snow Hill and Moor Street within easy reach to provide local and national rail connections with regular services to all major UK railway stations.

Journey times from New Street Station.

\*Reducing to approximately 50 minutes post completion of HS2 in 2026.



## HS2

The HS2 terminal at Curzon Street in Birmingham City Centre is scheduled to be operational by 2026 and will link Birmingham and London with a travel time of less than 50 minutes. The Eastside Metro extension to Digbeth will serve the HS2 station at Curzon Street.



## SPRINT BUS

54 Hagley Road is situated directly on one of three sprint bus routes which are due to be delivered by 2022. The sprint buses will run on segregated streets significantly reducing travel times into and out from the city and importantly will provide a direct connection from 54 Hagley Road to Curzon Street HS2 Station.

2.





## YOUR QUESTIONS OUR AGENTS



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A logo for Colliers, featuring the word 'Colliers' in a serif font, enclosed in a thin rectangular border with horizontal lines at the top and bottom. Below the border, the phone number '0121 233 2080' is displayed.

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**Aberdeen Standard**  
Investments

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