

one  
**10**ocation...  
hagley road, **bir**mingham



## AN EXCEPTIONAL OFFERING

**Having recently undergone a comprehensive £9 million redevelopment, 100 Hagley Road is a prominent six storey building located on one of the main arterial routes in and out of Birmingham city centre.**

**100** Hagley Road boasts a Grade A specification and has achieved a BREEAM\* rating of 'Very Good' - a global accolade reserved for high standards of environmental performance, design and management.

The energy efficient design and construction reduces running costs and provides an environmentally-friendly working environment for future occupants.

2,598 sq m (27,955 sq ft) of office space has been let to Barker Brettel. First and second floor office accommodation is available, which can provide a variety of floor plan options.

The external appearance of the building has been completely transformed, creating a contemporary look that befits its location.

\* Building Research Establishments Environmental Assessment Method



100  
hagley road



Indicative floor plan



## SPECIFICATION

- Flexible Grade A office accommodation
- Full containment provisions for Cat 6 data
- Biomass CO<sub>2</sub> emission minimising boilers
- Raised access floors
- LG7 compliant lighting
- 4 pipe fan coil heating and cooling system
- Two, ten person passenger lifts
- Male/female and disabled toilets and shower facilities
- On site parking
- Secure card access system to the building
- Designed in conjunction with the latest DDA regulations
- CCTV monitoring
- Cycle rack shelter
- On site recycling banks



Simpsons Restaurant



University of Birmingham

## AN ESTABLISHED LOCATION

**Edgbaston is a well established sought-after location for forward thinking companies within a thriving professional community.**

More than just a business address, the area is home to extensive leisure facilities including the Michelin-starred Simpsons Restaurant, Warwickshire County Cricket Club, Edgbaston Golf Club, Edgbaston Priory Tennis Club and the Birmingham Botanical Gardens.

In addition, Edgbaston has a residential offer unrivalled in the Midlands. The tree-lined avenues feature spacious and striking properties that offer exceptional public services including the internationally renowned University of Birmingham and the new Queen Elizabeth Hospital.

A host of amenities are located within a short distance at Brindleyplace - offering a mix of bars, restaurants and cafes. In addition, nearby Broadway Plaza offers a number of leisure facilities, including restaurants, a cinema, bowling complex and fitness centre.

## EASILY ACCESSIBLE ROAD

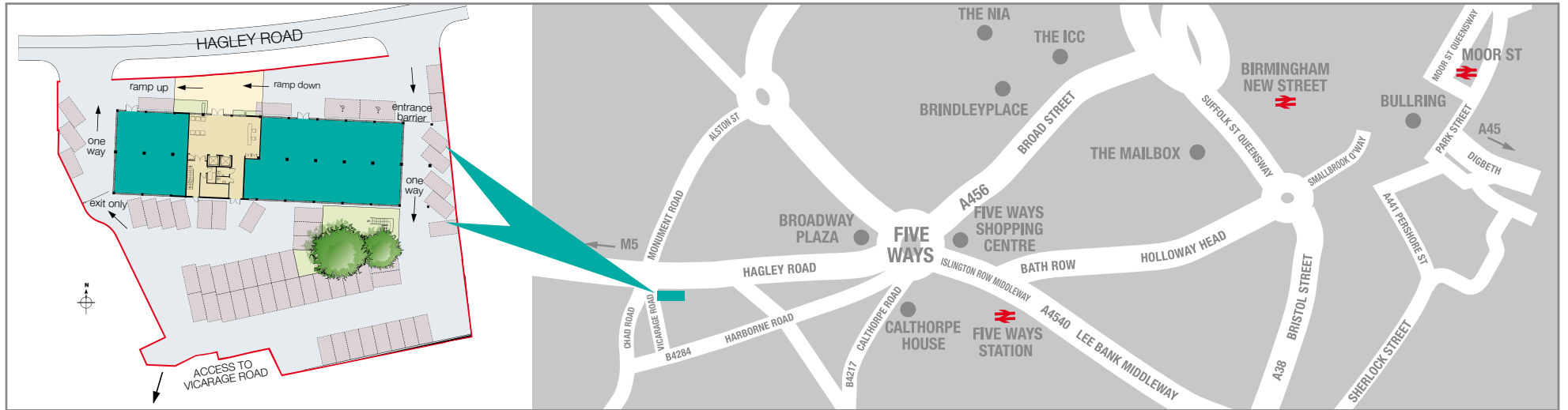
**100** Hagley Road is prominently located on the A456 - one of the main arterial routes in and out of Birmingham city centre. It is within easy reach of the region's motorway network with a direct link to junction 3 of the M5 and Spaghetti junction, leading to junction 6 of the M6.

## RAIL

Five Ways station is located just a short walk away and provides direct links to New Street station, which runs frequent services to London and all major cities.

## BUS

Numerous bus routes can be accessed from Hagley Road and Five Ways island providing connections to Birmingham, Solihull and the local area.



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# Energy Performance Certificate

Non-Domestic Building



100, Hagley Road  
BIRMINGHAM  
B16 8LT

Certificate Reference Number:  
0000-0040-0030-9000-0803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

48

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	4590
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	39.43

## Benchmarks

Buildings similar to this one could have ratings as follows:

63 If newly built

142 If typical of the existing stock