



**ONE**  
HUNDRED  
Hagley Road, Birmingham



**1,786 sq ft**

**OFFICE / RETAIL  
SPACE TO LET**



**GROUND FLOOR UNIT AVAILABLE TO LET  
IN A PROMINENT OFFICE BUILDING**

## A self-contained space with a big presence

Its prime location in Edgbaston, one of Birmingham's most affluent and characterful suburbs, provides the building with a prestigious address. It also sits on one of the main arterial routes into and out of Birmingham city centre, making it one of the area's most commanding and recognisable modern buildings.



This modern ground floor unit provides up to 1,786 sq ft of space in an established retail location with excellent prominence and visibility from Hagley Road, one of the city's main thoroughfares.

The unit is available immediately in its current condition. Refurbishment works are approved to be undertaken, with the landlord willing to work with either an office or retail occupier to create a commercial space to suit their business type.

### SPECIFICATION

- Feature lighting
- Ground Floor
- Fully DDA compliant
- Open plan
- Heating and cooling
- W/C
- Kitchenette
- Alarm and secure shutters installed
- 24/7 access
- 2 Designated parking spaces



## EPC RATING

D (99)

## CAR PARKING

2 car parking spaces.

## TENURE

The accommodation is available by way of a new lease on terms to be agreed.

## LEGAL COSTS

Each side to be responsible for their own costs incurred in the Transaction.

## RENT

£27,500 p/a

## BUSINESS RATES

The in-going tenant will be responsible for the payment of local Authority Rates.

## VAT

VAT is applicable at this property.

## SERVICE CHARGE

£6,205 p/a

## ESTATE CHARGE







There will be a contribution due to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area.

## VIEWINGS

Strictly by appointment with the joint letting agents.



## MAP KEY

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Metro Extension
-  Railway Lines
-  HS2
-  Clean Air Zone



## ROAD

The A456 Hagley Road is one of Birmingham's main arterial routes. 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

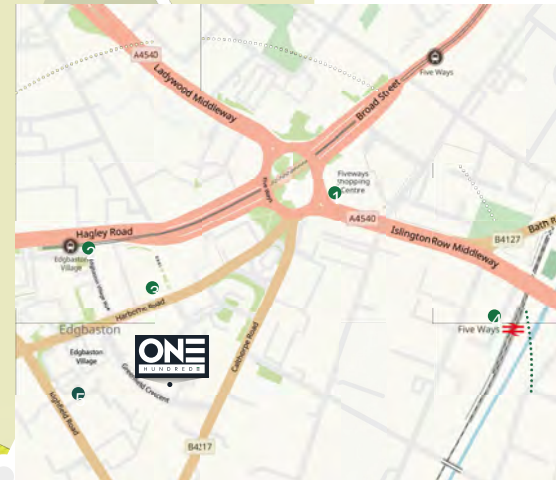
The nearby Five Ways station is just one stop from New Street, which offers frequent services to London and all major UK cities.

## BUS

Numerous bus routes can be accessed from Hagley Road and Five Ways island, connecting to Birmingham and surrounding areas.

## METRO

Midland Metro has recently been extended, with the Hagley Road tram stop just a few minutes walk away, providing a high quality, speedy link to Birmingham city centre.



Just a mile from Birmingham City Centre, 100 Hagley Road presents a prime opportunity which also benefits from being **outside the clean air congestion zone**

**POSTCODE - B16 8QQ**



## Edgbaston is a well-established, sought-after location for forward thinking companies within a thriving commercial, leisure and lifestyle community.

Voted one of the 'best places to live in Britain' by the Sunday Times, its elegant period properties, green spaces and tree-lined avenues bely its close proximity to Birmingham's bustling city centre, just a mile away.

At the cultural heart of Edgbaston sits Edgbaston Village, a vibrant leisure and lifestyle location where award-winning restaurants nestle alongside stylish independent boutiques, spas and coffee shops including the Michelin-starred Simpsons, award-winning dining at Loki and Chapter, the popular pizzeria Smoke + Ash, Boston Tea Party, and the picturesque Birmingham Botanical Gardens.

But don't let the gentle demeanour fool you: Edgbaston means business. The nearby Edgbaston Medical Quarter is home to a genuinely world-class medical and life sciences community of hospitals, clinics, specialist care centres and training facilities. In addition, the well established commercial office space provides a flourishing business populace.

With all this and more within a short stroll, 100 Hagley Road not only makes commercial sense, but also significantly contributes to the health and wellbeing of employees.



Office Space Enquiries:

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**BNP PARIBAS  
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PROPERTY CONSULTANTS

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CALTHORPE  
ESTATES

**EV**  
Edgbaston Village  
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