

TO LET

MODERN OFFICE ACCOMMODATION

SUITES FROM APPROX 2,000 SQ.FT. (186 SQ.M.)
UP TO 5,919 SQ.FT. (550 SQ.M.)

HAGLEY COURT, 40 VICARAGE ROAD
EDGBASTON, BIRMINGHAM B15 3EZ





Location

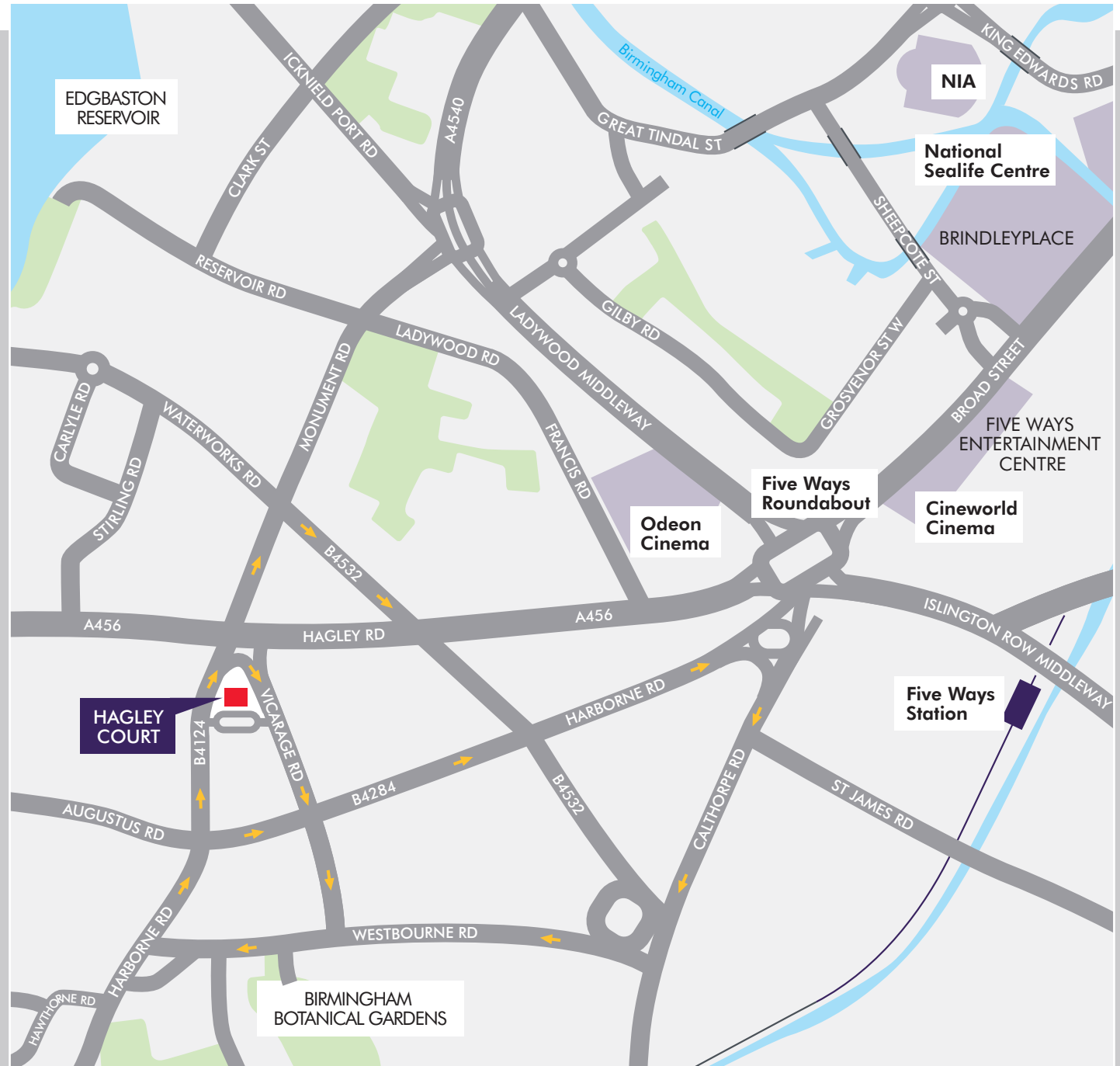
Hagley Court is located at the junction with Chad Road and Vicarage Road, providing direct access onto the A456 Hagley Road, one of the main arterial routes leading in to Birmingham City Centre directly from Junction 3 of the M5 Motorway and a long established business location.

Five Ways railway station and numerous bus stops are located in close proximity and connectivity to the City Centre/New Street station will be greatly enhanced with the extension of the Midlands Metro with the proposed Hagley Road stop to be within half a mile of Hagley Court.

Hagley Court is further located within the much sought after leafy suburb of Edgbaston, considered to be one of Birmingham's most affluent suburbs.

The property benefits from being in close proximity to some excellent leisure amenities including Edgbaston Golf Club, The Botanical Gardens and Warwickshire Cricket Ground. A number of retail amenities are within a short walk, in addition to a number of popular restaurants, bars and coffee shops.

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**EDGBASTON IS A
LONG ESTABLISHED
BUSINESS LOCATION**
”





Description

Hagley Court is a prominent, detached office building set within its own landscaped gardens, with a private off road car park.

The office suites are arranged over ground, first and second floors with a shared reception leading to a lift and two staircases providing access to all floors. Each floor further benefits from ladies, gents and disabled WCs.

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**WITHIN THE MUCH SOUGHT
AFTER LEAFY SUBURB
OF EDGBASTON**
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Specification

- Suspended ceilings with recessed lighting
- Air conditioning
- 3 compartment perimeter trunking
- Passenger lift
- Male, female and disabled WC

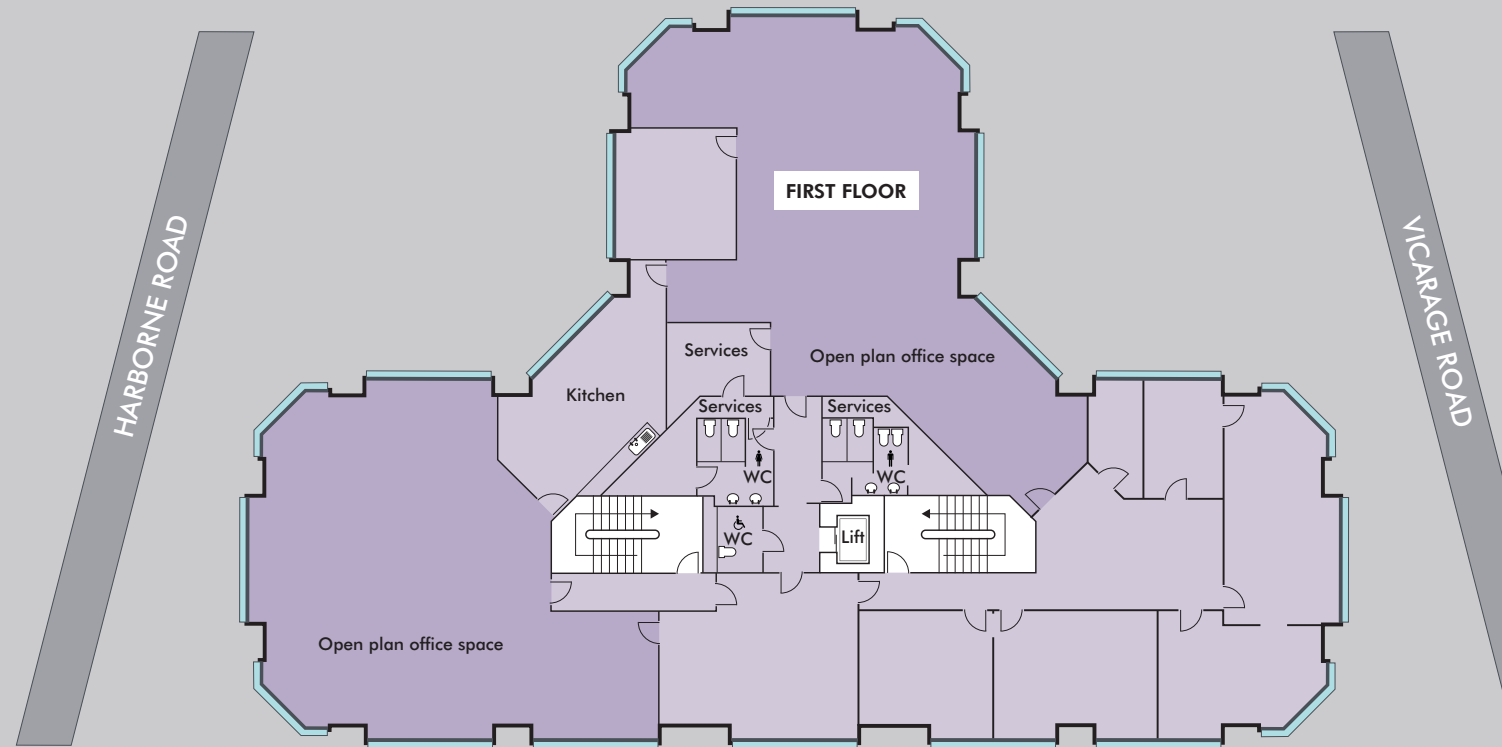
Accommodation

First floor	5,919 sq.ft.	550 sq.m.
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Floorplan

The floorplan shows the current configuration of the first floor, to include meeting/training rooms and a kitchen. The layout can be reconfigured to meet individual Tenant's requirements (subject to negotiation), to include subdivision into smaller suites from say 2,000 sq.ft. (186 sq.m.).

EPC rating E113.







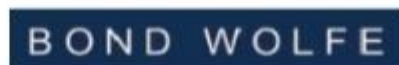


Viewing

For viewing & further information, please contact either of the joint agents;

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Designed by Newmans Limited. 0121 580 8220. REF:17227 AUGUST 2018