



GRADE A OFFICE SPACE TO LET  
FROM 3,171 - 36,308 SQ FT

EDGBASTON, BIRMINGHAM B16 8PE

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



# 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.

3,171 =  
36,308 SQ FT

Refurbished, Flexible Grade A Office Space To Let



1. Newly refurbished reception and common areas  
2. New 14th floor fit out





# SPECIFICATION

Catering to the needs of the modern occupier.

## THE BUILDING



WiredScore:  
Platinum



Concierge reception



On-site café



Fitness Studio



Meeting rooms and  
conference facilities



Six passenger lifts



Shower and  
changing facilities



Breakout areas



Excellent parking  
provision (1:550)



Cycle storage



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



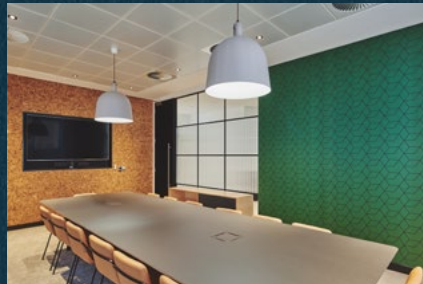
Serving up an inclusive menu that has been created by leading chefs and nutritionists, CH&CO will be running our on-site café to offer delicious lunchtime meals, a range of hot and cold drinks, as well as a selection of snacks and treats to keep you going through the day.

## 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



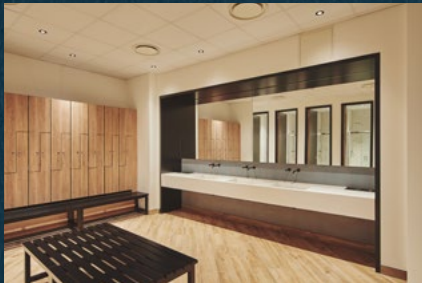
We have three meeting rooms offering a range of sizes capable of comfortably accommodating up to 12 people. These contemporary high spec rooms offer digital screens for presentations or video calls and state of the art telephone systems for external conference calling.

## CONFERENCE ROOM AND FITNESS STUDIO



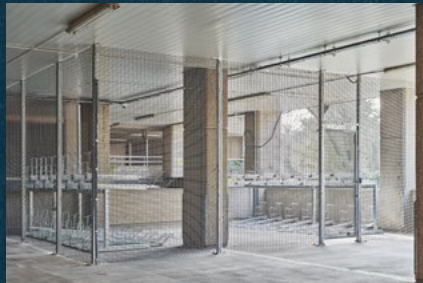
Our large conference room with two digital screens offers the perfect environment for presentations, company meetings or client functions. This highly flexible facility benefits from its own ancillary storage, enabling the room to be cleared and utilised as a fitness studio and event space.

## 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.



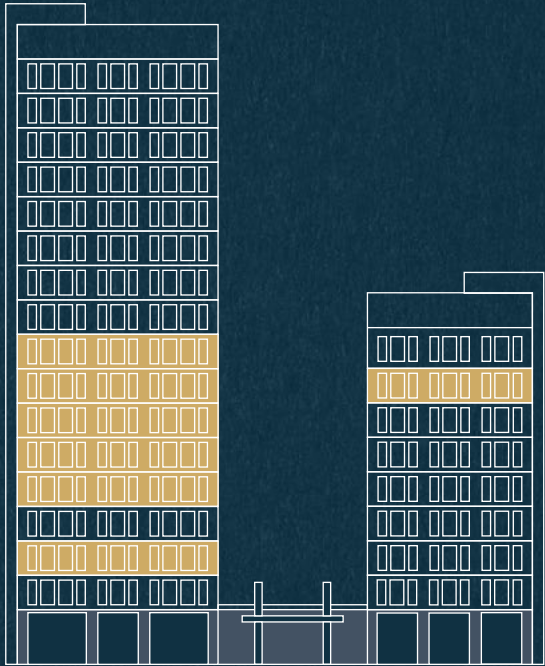
YOUR  
VISION  
OUR  
SPACE



# ACCOMMODATION

## EAST WING

| Floor  | Sq Ft                | Sq M  |
|--------|----------------------|-------|
| 16th   |                      | LET   |
| 15th   |                      | LET   |
| 14th   | Under Offer          |       |
| 13th   |                      | LET   |
| 12th   |                      | LET   |
| 11th   |                      | LET   |
| 10th   |                      | LET   |
| 9th    | Under Offer          |       |
| 8th    | 5,375                | 499   |
| 7th    | 5,375                | 499   |
| 6th    | 5,375                | 499   |
| 5th    | 5,375                | 499   |
| 4th    | 5,375                | 499   |
| 3rd    | Under Offer          |       |
| 2nd    | 3,171                | 295   |
| 1st    |                      | LET   |
| Ground | Reception / communal |       |
| Total  | 30,046               | 2,790 |

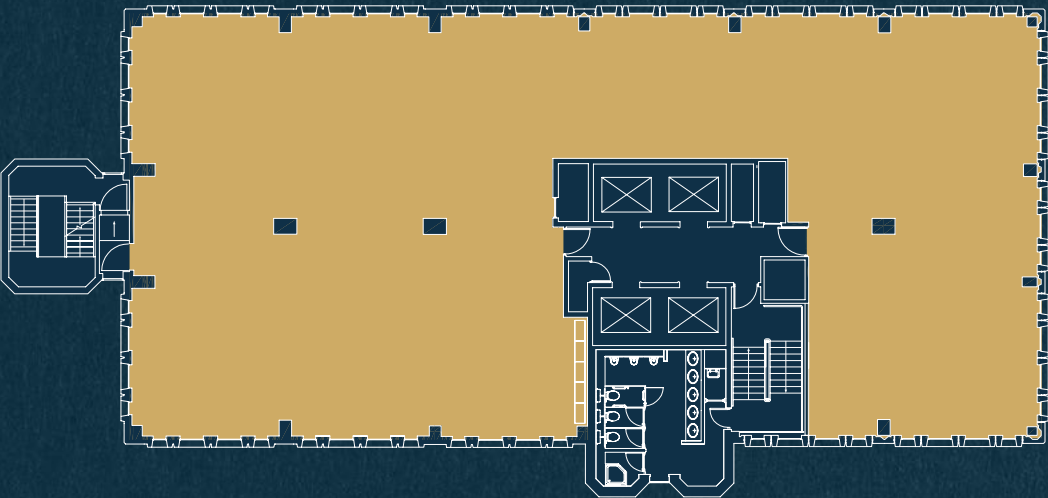


## WEST WING

| Floor  | Sq Ft                | Sq M |
|--------|----------------------|------|
| 8th    |                      | LET  |
| 7th    | 6,262                | 582  |
| 6th    |                      | LET  |
| 5th    |                      | LET  |
| 4th    |                      | LET  |
| 3rd    |                      | LET  |
| 2nd    |                      | LET  |
| 1st    |                      | LET  |
| Ground | Reception / communal |      |
| Total  | 6,262                | 582  |

## TYPICAL FLOOR PLANS

East Wing  
8th floor  
5,375 sq ft / 499 sq m



## OFFICE SPACE

- 

Flexible, open plan floor plates
- 

'Plug & Play' (fully furnished) opportunities available
- 

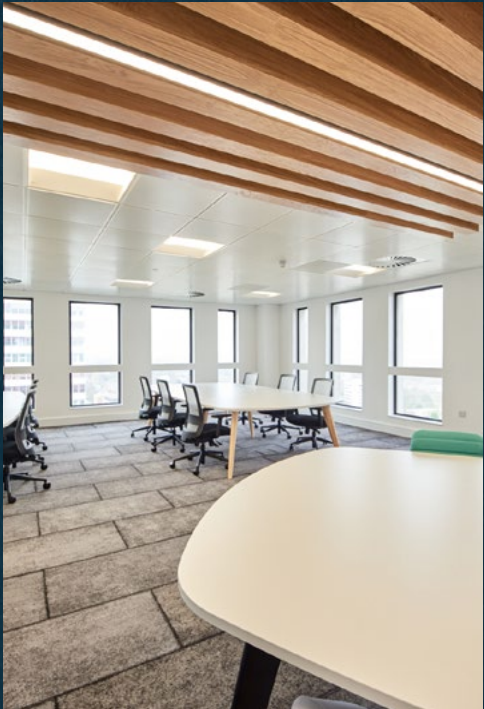
Full access metal raised floors
- 

LED lighting with movement sensors
- 

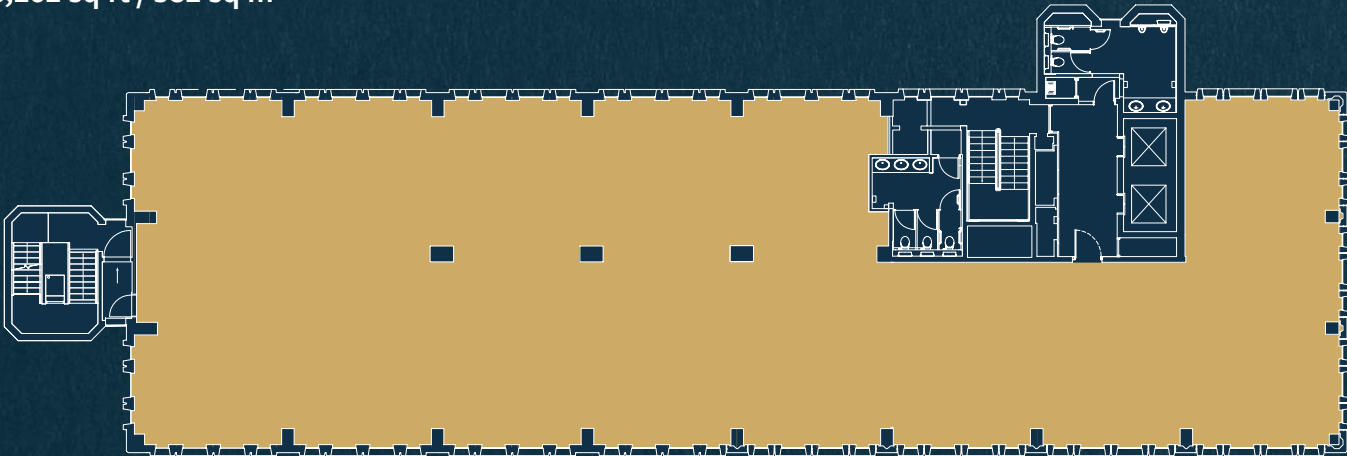
Four pipe fan coil air-conditioning
- 

Suspended metal ceilings
- 

WCs and showers for every floor



West Wing  
7th floor  
6,262 sq ft / 582 sq m



● Office ○ Core

For indicative purposes only. Not to scale.



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.







## YOUR QUESTIONS OUR AGENTS



**George Jennings**

t: 07900 678 125

[george.jennings@avisonyoung.com](mailto:george.jennings@avisonyoung.com)

**Colliers**

**Richard Williams**

t: 07468 727 158

[richard.williams@colliers.com](mailto:richard.williams@colliers.com)

**Aberdeen Standard**  
Investments

EDGBASTON, BIRMINGHAM B16 8PE

**@54HAGLEYROAD**

**54HAGLEYROAD.COM**

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