



COBALT SQUARE, 83-85 HAGLEY ROAD, EDGBASTON, BIRMINGHAM, B16  
8QG

OFFICE TO LET | 1,720 TO 4,256 SQ FT

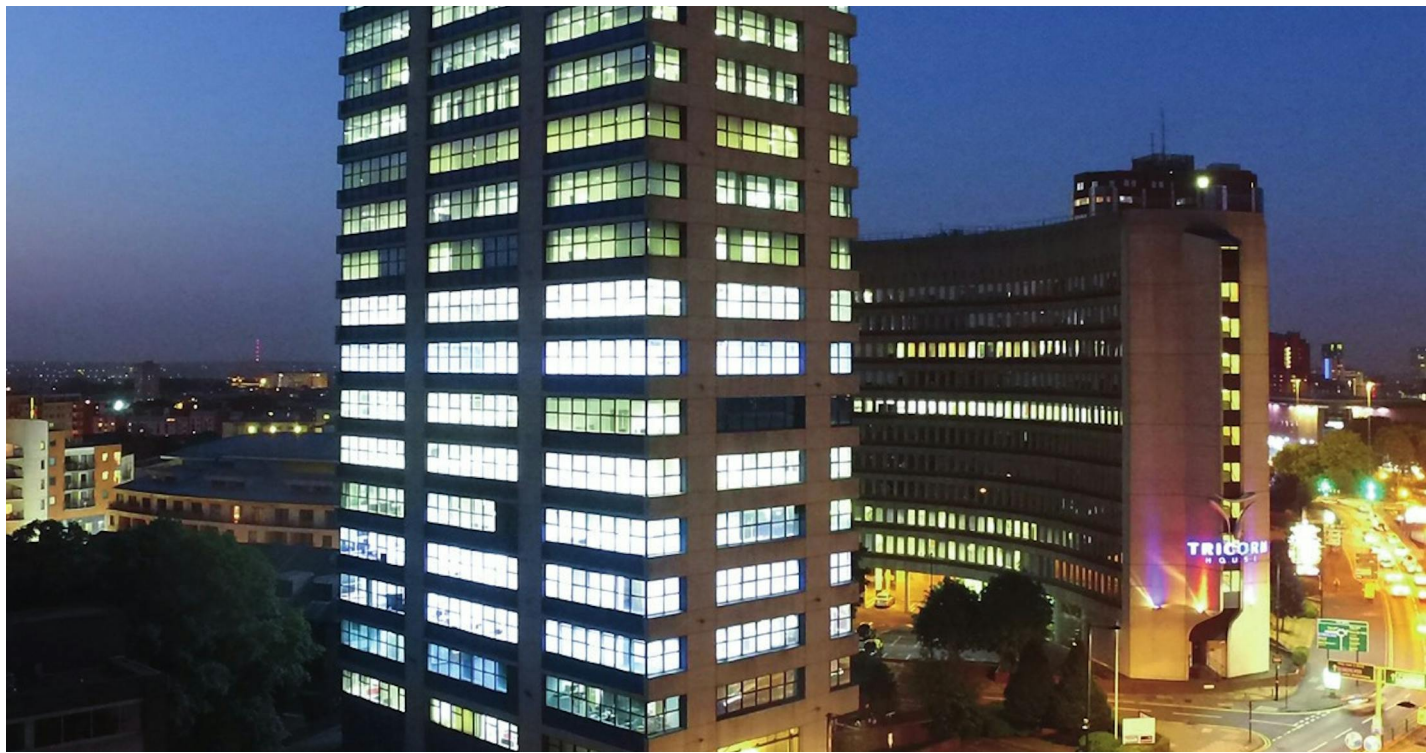
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Newly Refurbished Office Suites To Let, Allowing Easy Access to all Amenities Offered by the City Centre

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- High Quality Kitchen Per Floor
  - Air Conditioning
  - LED Pendant Lighting
  - 24-hour Access and Security
  - Secure Car Parking (STC)
  - Double Height Manned Reception
  - Panoramic Views
  - Excellent Natural Light
  - EPC: D92
  - DDA Compliant
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## DESCRIPTION

Cobalt Square is surrounded by a wide array of local amenities such as restaurants, coffee shops, hotels and shopping centres. Cobalt Square offers high quality, newly refurbished office space on flexible lease terms.

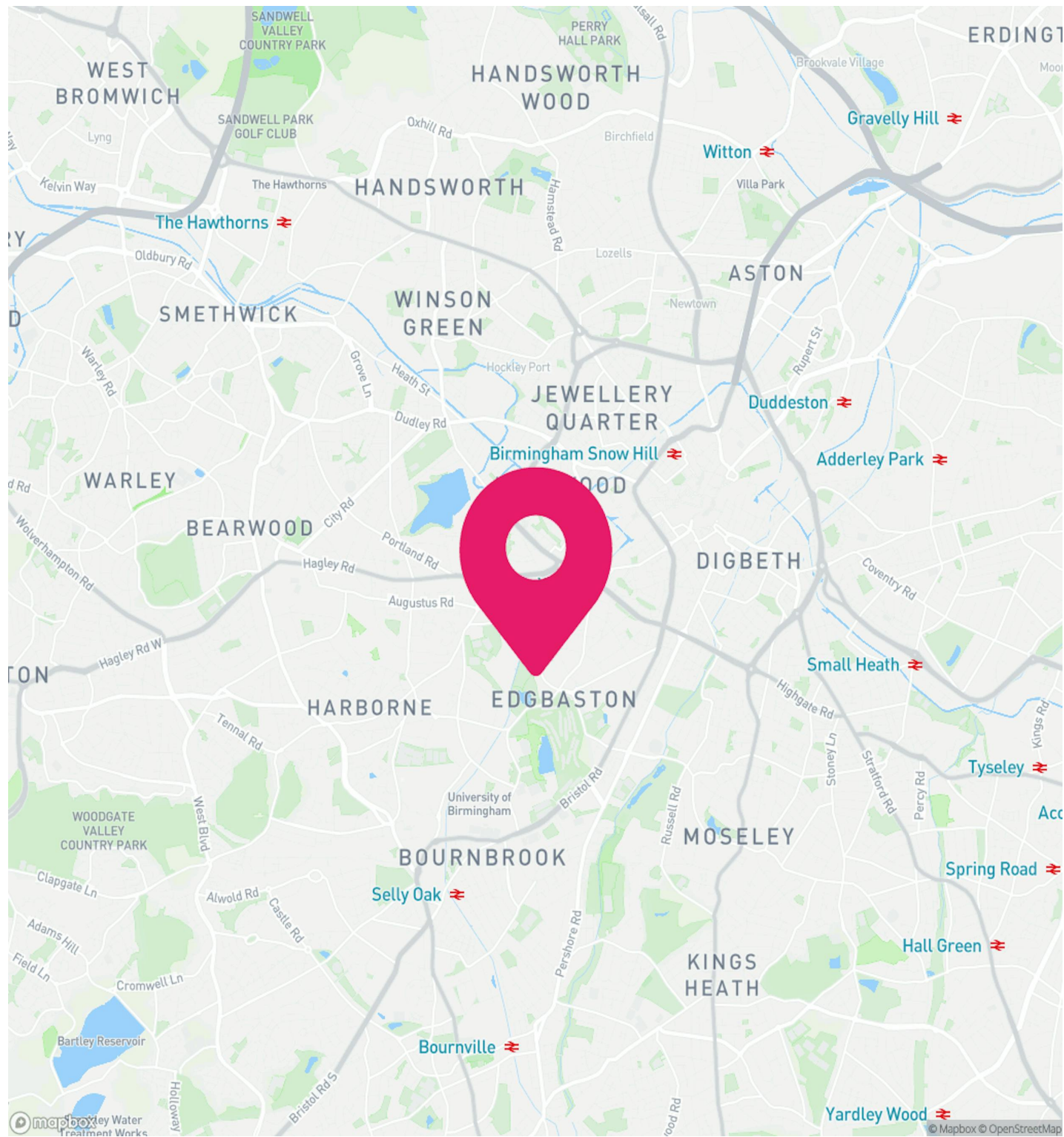
The building offers uncompromising quality, modern design and is well located with excellent connectivity to the national motorway network, the city centre, and local rail and bus services. Cobalt Square offers an exceptional opportunity to put your business at the forefront of Birmingham's business community.





## LOCATION

Prominently and enviably located in the heart of Edgbaston, Birmingham, Cobalt allows easy access to all amenities offered by the city centre. It benefits from excellent professional occupiers nearby, including NHS, Extra Energy, The Binding Site, University of Birmingham and Zurich insurance.



## SERVICE CHARGE

A service charge of £4.50 per ft<sup>2</sup> is levied in respect of maintenance and upkeep of common areas etc.

## VAT

All prices are quoted exclusive of VAT which we understand is payable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) available upon request from the agent.

## SERVICES

We understand that all mains services are available on or adjacent to the subject property.

## PLANNING USE

We understand that the property has consent under Use Class B1(a) Offices.

## LEGAL COSTS

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

## AVAILABILITY

The property is immediately available, subject to the completion of legal formalities.

## VIEWINGS

Viewings are via prior appointment with the agent Siddall Jones.

## RENT

£10 per sq ft

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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