



Hagley Court, 40 Vicarage Road, Edgbaston, Birmingham, B15 3EZ

Modern offices in the heart of Edgbaston

- Open plan office area
- Excellent levels of natural light
- Allocated on site car parking
- Existing meeting/board rooms
- Air conditioning
- Convenient location in the heart of Edgbaston, within walking distance of the Midland Metro

Summary

Available Size	2,658 to 12,252 sq ft
Rent	£12 per sq ft
Rates Payable	£5.99 per sq ft (Ground floor)
Rateable Value	£62,000
Service Charge	£6.30 per sq ft approx
VAT	Applicable. Payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

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 area leading to a lift and two staircases providing access to all floors. Each floor further benefits from ladies, gents and accessible WCs.

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 into Birmingham City Centre directly from Junction 3 of the M5 Motorway and a long established business location.

The Midland Metro, Five Ways railway station and numerous bus stops are located in close proximity providing excellent connectivity to the City Centre/New Street station.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Part 2nd Floor	4,194	389.64
1st - Part 1st Floor	2,658	246.94
Ground - Ground Floor	5,400	501.68
Total	12,252	1,138.26

Specification

- Open plan office areas
- Existing meeting/board rooms
- Excellent natural light
- Suspended ceilings
- Air conditioning



Viewing & Further Information



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