FLEXIBLE OFFICE SPACE TO LET
UP TO 3,154 SQ M (33,957 SQ FT)
33,957 SQ FT FLEXIBLE SPACE

91 Hagley Road is situated close to the Five Ways island fronting the Hagley Road and provides an excellent opportunity for an occupier to acquire a self-contained head quarter style office building comprising approximately 3,154 sq m (33,957 sq ft). The property affords 72 basement/surface car parking spaces.

The building may be split, subject to lease term and occupier covenant.

SPECIFICATION
- Glazed double height reception with revolving door & separate side access
- Open plan floor plates
- Raised access floors (with ramps)
- Air conditioning system distributed via a bulkhead system
- 2 x passenger lifts
- Male, female w/c’s on each floor

SCHEDULE

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>137</td>
<td>1,474</td>
</tr>
<tr>
<td>Ground</td>
<td>584</td>
<td>6,289</td>
</tr>
<tr>
<td>First</td>
<td>757</td>
<td>8,150</td>
</tr>
<tr>
<td>Second</td>
<td>836</td>
<td>8,998</td>
</tr>
<tr>
<td>Third</td>
<td>840</td>
<td>9,046</td>
</tr>
<tr>
<td><strong>TOTAL (NIA)</strong></td>
<td><strong>3,154</strong></td>
<td><strong>33,957</strong></td>
</tr>
</tbody>
</table>

ACCOMMODATION - MEDIUM DENSITY
120 x Open plan workstations
4 x Offices
3 x Informal meeting space
2 x Staff breakout
2 x Copier areas
1 x Server room
ON YOUR DOORSTEP

EDGBASTON AT A GLANCE

Edgbaston Village is a growing leisure and lifestyle destination, set within the 300 year old Calthorpe Estate, just one mile from Birmingham city centre.

An emerging village, it boasts a mixture of classical heritage properties with contemporary interiors redesigned for retail, leisure and restaurant use.

In the last two years Edgbaston Village has seen the opening of 22 new establishments, alongside the development of new bespoke retail stores on Harborne Road. OKA and Boston Tea Party have just opened, and are shortly set to be joined by Neptune.

AMENITIES

1. Broadway Plaza
2. Morrisons supermarket
3. Barclays
4. Marriott Hotel
5. Park Regis Hotel
6. Cineworld
7. Five Ways Station
8. The Blue Piano
9. Simpsons Restaurant
10. Costa
11. Starbucks
12. OKA
13. The Physician
15. The High Field
16. Village Kitchen
17. Anytime Fitness
18. El Borracho de Oro
19. Pizza Hut
20. The Edgbaston
CONNECTIVITY

> Situated adjacent to Five Ways island and Morrisons shopping centre.
> Five Ways Railway Station is just a short walk away, providing a 3 min cross-city service to Birmingham New Street.
> Within 10-15 mins walk of Birmingham city centre.
> The building is well serviced, providing quick access throughout Birmingham.
> ICC, NIA, Brindleyplace and Symphony Hall are within 5 mins walking distance.
> A wide range of leisure, restaurant and café facilities are just minutes away at Broadway Plaza and Edgbaston Village.
The Midland Metro currently links Wolverhampton to Birmingham city centre. It provides excellent connectivity for both business and leisure, with great access to the Central Business District.

**RAIL**

Birmingham is a fantastically well-connected city, well served by three major railway stations: Birmingham New Street, Birmingham Snow Hill and Birmingham Moor Street. The city’s principal transport hub, Birmingham New Street station provides direct services to destinations across the UK.

- **London**: 1 Hr 20 mins
- **Manchester**: 1 Hr 29 mins
- **Leeds**: 1 Hr 58 mins
- **Bristol**: 1 Hr 25 mins
- **Birmingham Airport**: 9 mins

Birmingham New Street Station has also undergone a £600m redevelopment and is now a state-of-the-art transport hub with a capacity of 52 million passengers per year. In addition, local stations, Five Ways, Snow Hill and Moor Street provide additional services to a regional network.

**ROAD**

91 Hagley Road is perfectly located and easily accessible, with Birmingham at the centre of the national motorway network.

- 4.7 miles from the M6, 4.6 miles from the M5, with excellent links to the M42, M1, M40 and M54 motorways.
- Edgbaston to HS2 or Snow Hill approx 12 mins
- Edgbaston to Colmore Row approx 10 mins
- Edgbaston to New St Station approx 8 mins
- Edgbaston to Moor Street approx 12 mins

The Midland Metro currently links Wolverhampton to Birmingham city centre and Birmingham New Street. It provides excellent connectivity for both business and leisure, with great access to the Central Business District.

**AIR**

Birmingham International Airport lies just 11.5 miles away with direct flights to over 140 world wide locations, it provides easy access to all European business destinations.

**METRO**

91 Hagley Road is well placed to enjoy the upcoming extension to the Midland Metro and SPRINT, and will be served by a new Hagley Road stop. The extension will provide much improved connectivity via a high quality, reliable service with proposed journey times to include:

- Edgbaston to New St Station approx 8 mins
- Edgbaston to Colmore Row approx 10 mins
- Edgbaston to Moor Street approx 12 mins
- Birmingham to New St approx 9 mins
- Birmingham to Snow Hill approx 10 mins

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