



# 90

## Hagley Road

Edgbaston, Birmingham B16 8LU

# TO LET

Self contained office/medical use accommodation  
**194.6 sq m (2,094 sq ft)**  
with up to 8 on-site car parking spaces

  
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## The property

**90 Hagley Road is a self-contained period office, with accommodation at ground and first floor levels, suitable for D1 medical or office use.**

Internally, the property comprises cellular office accommodation. W/C facilities are located on both the ground and first floor and a small kitchenette unit is also situated at ground floor level. Additional storage accommodation is available in the basement.

The building fronts Hagley Road and is on a main arterial route in and out of the city, and a few minutes walk from the new Edgbaston Village Metro stop.

## The location

The property is situated in a prominent position in the heart of Edgbaston's commercial district and on the edge of Edgbaston Village, a vibrant leisure and lifestyle location.

The Village offers a range of interesting retail, award-winning food and beverage plus leisure operators, all within an attractive leafy setting and many character buildings. To find out more visit: [www.edgbastonvillage.co.uk](http://www.edgbastonvillage.co.uk)

Five Ways railway station is just 15 minutes walk away providing a 3 minute cross city service to Birmingham New Street. In addition, it is a few minutes walk to the Edgbaston Village Metro terminal (opening late 2021), connecting to the city centre, followed by the SPRINT service connecting to Quinton. The property is well serviced with local amenities and is a 18 minute walk to the city centre. It is outside the Clean Air Zone. High speed broadband is available in the area.

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## Space

**194.6 sq m (2,094 sq ft)**

## Car parking

On-site car parking spaces; 3 available to the front of the property and up to a further 5 to the rear on separate licences.

## EPC

Rating - E (111) - to be confirmed.

## Tenure

The accommodation is available by way of a new full repairing and insuring lease.

## Rent

Upon application.

## Rates

The in-going tenant will be responsible for the payment of Local Authority Rates.

## Estate charges

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area and a communal service charge for the property.

## Legal costs

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## Viewings

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