



ONE

HUNDRED

Hagley Road, Birmingham



OFFICE & RETAIL
SPACE TO LET

Following a comprehensive redevelopment, 100 Hagley Road offers exceptional commercial office space in a much sought-after location.

Its prime location in Edgbaston, one of Birmingham's most affluent and characterful suburbs, provides the building with a prestigious address. It also sits on one of the main arterial routes into and out of Birmingham city centre, making it one of the area's most prominent and recognisable modern buildings.

Across its six floors, the building has been designed to a clean and contemporary interior aesthetic, with high quality finishes throughout.

The building benefits from an attractive modern reception area with concierge service during office hours. Additionally, the property is accessible 24 hours a day, seven days a week.

Secure car parking spaces are located within the on-site car park.

The open plan floorplates provide up to 7,500 sq ft on a single floor, or can be split into suites of 2,372 and 5,132 sq ft. It provides an outstanding opportunity for B1 Office use, and is also open to D1 Medical use, offering close proximity to the world-renowned Edgbaston Medical Quarter.

The ground floor unit provides up to 1,786 sq ft of space in an established retail location with excellent prominence and visibility from Hagley Road, one of the city's main thoroughfares.

There is also the potential for the 'office' and 'retail' space to be used in conjunction, creating a space of up to 9,290 sq ft, for a single tenant.

Either configuration provides a modern and environmentally-friendly working environment within an iconic landmark building.



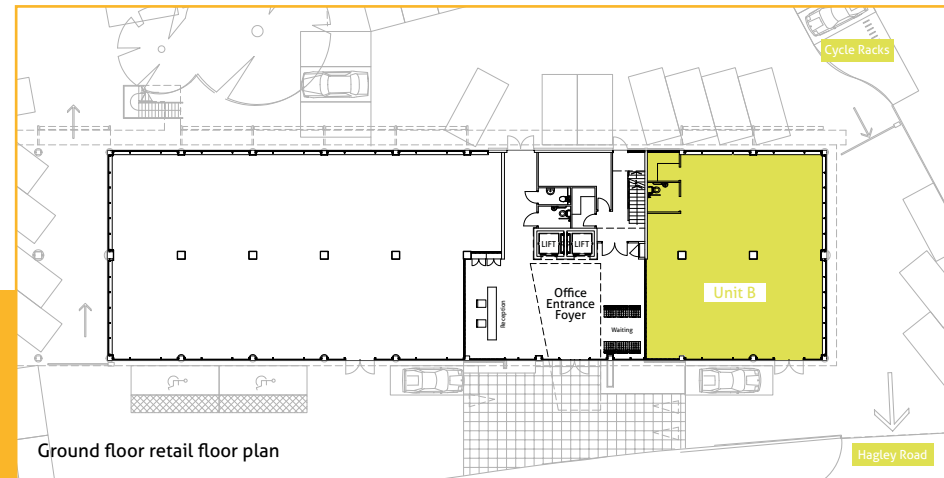
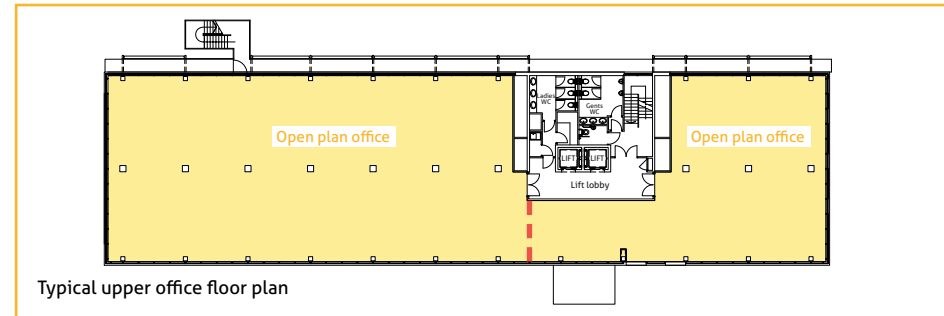
SPECIFICATION

- Flexible Grade A office accommodation
- Raised access floors
- LG7 compliant lighting
- 4 pipe fan coil heating and cooling system
- Two ten-person passenger lifts
- On-site parking
- Male/female and disabled toilets and shower facilities
- Secure card access system to the building 24/7
- Designed in conjunction with DDA regulations
- CCTV monitoring
- Cycle rack shelter
- On-site recycling racks
- The building has an EPC rating of D.








ACCOMMODATION SCHEDULE

Ground floor (Unit B - Retail)	166.00 sq m	1,786 sq ft	2 car spaces
1st floor	220.36 sq m	2,372 sq ft	4 car spaces
2nd floor	476.77 sq m	5,132 sq ft	10 car spaces
Total	863.13 sq m	9,290 sq ft	16 spaces (1:580 sq ft)



LOCATION

MAP KEY

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Metro Extension opens 2021
-  Railway Lines



ROAD

The A456 Hagley Road is one of Birmingham's main arterial routes. It is within easy reach of the region's motorway network with a direct link to junction 3 of the M5 and Spaghetti Junction, leading to junction 6 of the M6.

RAIL

The nearby Five Ways station is just one stop from New Street, which offers frequent services to London and all major UK cities.

BUS

Numerous bus routes can be accessed from Hagley Road and Five Ways island, connecting to Birmingham and surrounding areas.

METRO

The upcoming extension to the Midland Metro will provide a high quality, speedy link to Birmingham city centre every 8 minutes at peak times.

CLEAN AIR ZONE

100 Hagley Road sits outside Birmingham's Clean Air Zone, due to commence August 2020.

 Clean Air Zone



**100 HAGLEY ROAD IS A PROMINENT SIX STOREY BUILDING
LOCATED ON ONE OF THE MAIN ARTERIAL ROUTES INTO
AND OUT OF BIRMINGHAM CITY CENTRE.**

Edgbaston is a well-established, sought-after location for forward thinking companies within a thriving commercial, leisure and lifestyle community.

Voted one of the 'best places to live in Britain' by the Sunday Times, its elegant period properties, green spaces and tree-lined avenues bely its close proximity to Birmingham's bustling city centre, just a mile away.

At the cultural heart of Edgbaston sits Edgbaston Village, (edgbastonvillage.co.uk), home to award-winning bars, restaurants and café's along with a range of sandwich bars, shops, a supermarket and gyms.

But don't let the gentle demeanour fool you: Edgbaston means business. The nearby Edgbaston Medical Quarter (edgbastonmedicalquarter.co.uk), is home to a genuinely world-class medical and life sciences community of hospitals, clinics, specialist care centres and training facilities. In addition, the well established commercial office space provides a flourishing business populace – edgbastonmedicalquarter.co.uk.

And yet, despite all this, Edgbaston isn't resting on its laurels. Work is underway on New Garden Square, a visionary and landmark £330m mixed-use regeneration scheme which will create a contemporary gateway into Birmingham where people can live, work and play.

With all this and more within a short stroll, 100 Hagley Road not only makes commercial sense, but also significantly contributes to the health and wellbeing of employees.



Office Space enquiries:



Retail Space enquiries:



calthorpe.co.uk



Creating thriving communities

EV
Edgbaston Village
A CALTHORPE COMMUNITY



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