

# 88 Hagley Road

Edgbaston, Birmingham, B16 8LU



CALTHORPE  
ESTATES



2,537 sq ft self-contained building



# Self-contained period style

offering character and charm  
in a prime Edgbaston location  
with dedicated parking.

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# Heritage space with *purpose*

88 Hagley Road is a striking listed building set across two floors, with further basement space, combining period character with contemporary functionality.

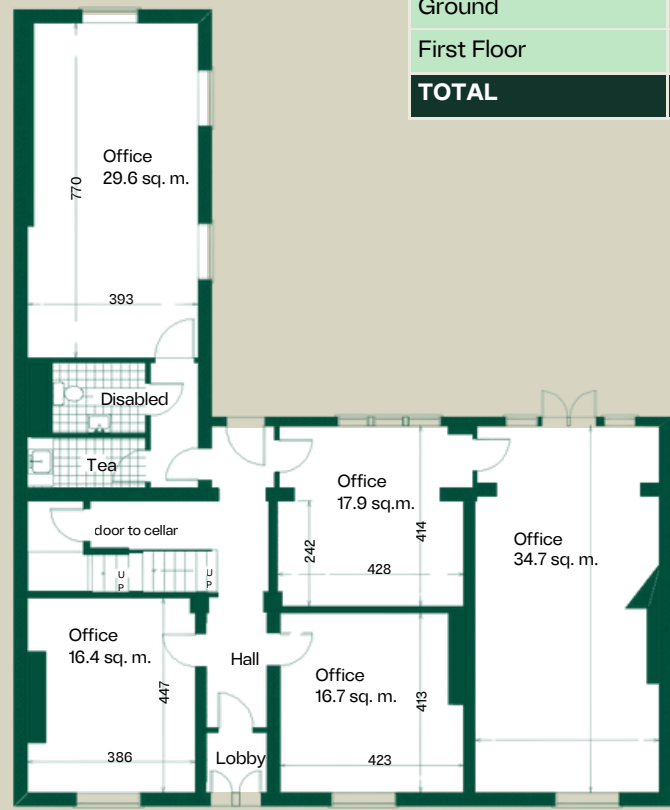
The property's generous proportions, elegant detailing, and prestigious address make it a standout choice for organisations seeking more than just a workplace — a setting that reflects both heritage and ambition.

## Suited to a range of uses including medical, professional services, and modern offices.

This rare opportunity offers businesses the chance to secure a landmark building that balances historic distinction with purposeful, adaptable space in one of Birmingham's most desirable districts.



# Floor Plan

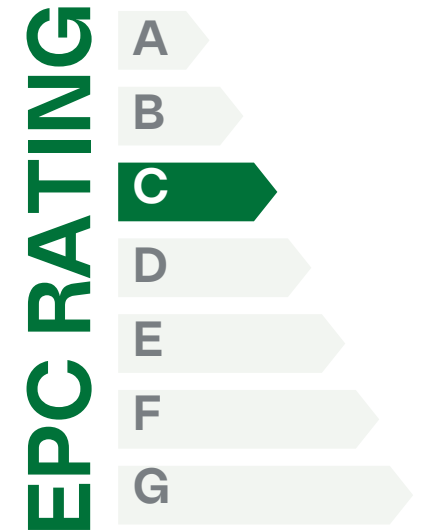


Description	sq ft	sq m
Ground	1,241	115.3
First Floor	1,296	120.4
<b>TOTAL</b>	<b>2,537</b>	<b>235.7</b>



# Specification

- Regency style period property
- Spacious rooms / offices
- 4 car parking spaces with additional spaces available
- Excellent transport links
- Outside the Clean Air Zone





# Location

88 Hagley Road offers unrivalled connectivity for businesses, with fast and flexible links across Birmingham and the wider Midlands.

## Road

The A456 and city ring road provide easy access by car, with seamless connections to the M5, M6, and the wider national motorway network.

## Rail

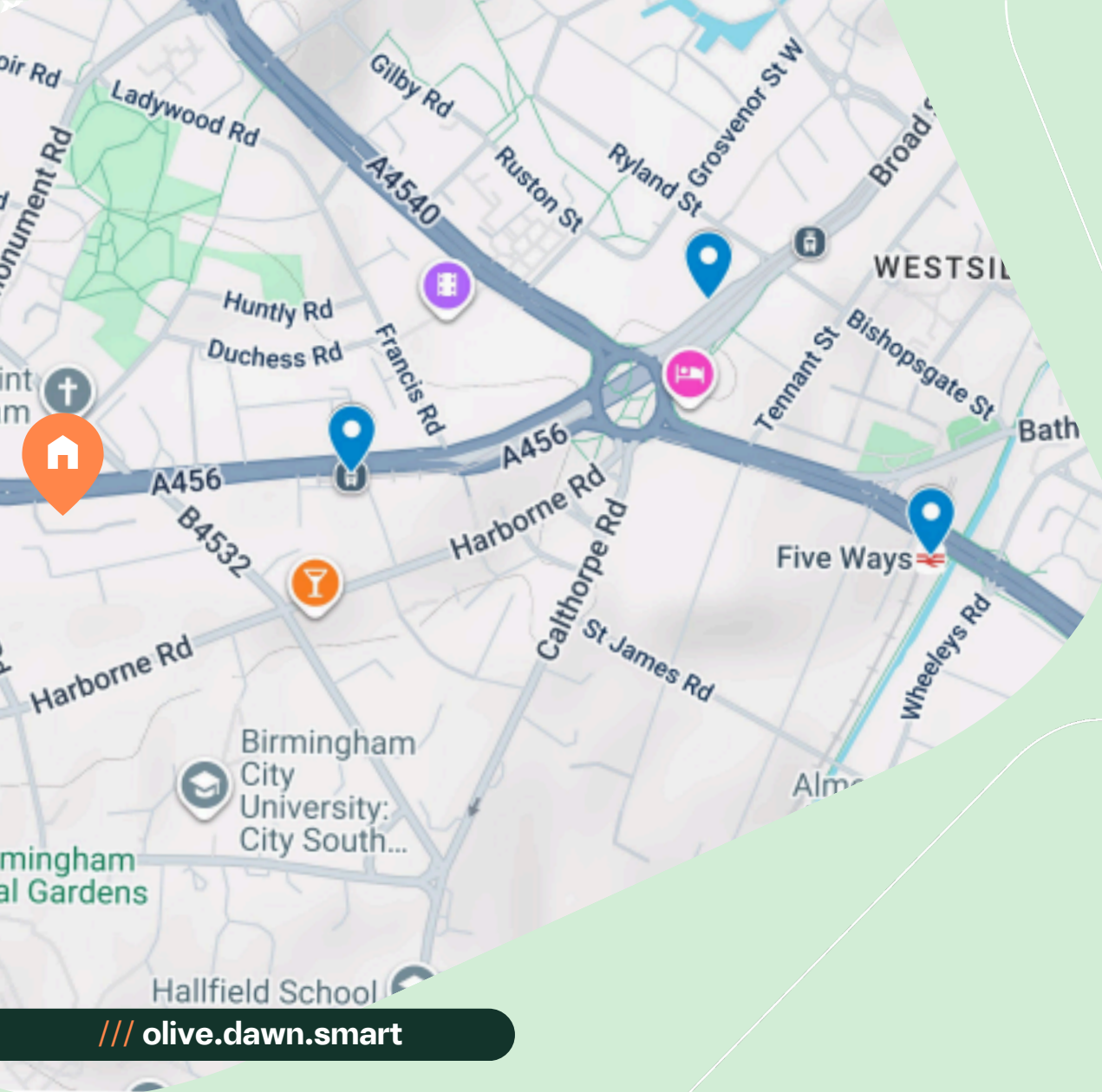
Just moments from Five Ways Station, occupiers benefit from swift and reliable rail links to Birmingham City Centre in under 10 minutes, with convenient onward connections across the wider Midlands and beyond.

## Bus

A range of nearby bus routes further enhances accessibility, connecting 30A Harborne Road to key destinations across Edgbaston and central Birmingham.

## Metro

The Edgbaston Village Metro stop offers quick and convenient access to Birmingham City Centre and the surrounding region, supporting effortless commuting for employees and visitors alike.







# Edgbaston Village

Ideally located on Hagley Road, in the heart of Edgbaston, this is a rare opportunity to secure space within one of Birmingham's most desirable districts.

Surrounded by a vibrant mix of independent restaurants, cafés, bars, and boutique retailers, the property benefits from a lively yet refined setting, perfect for balancing business with lifestyle.

A short walk from Five Ways Station and the Edgbaston Village Metro stop, occupiers enjoy swift and reliable links to Birmingham City Centre in under 10 minutes, with convenient onward connections across the wider Midlands and beyond.. Meanwhile Hagley Road (A456) and the city ring road ensure easy access by car, with seamless links to the M5, M6, and national motorway network.

With its prime positioning, strong local catchment, and access to best-in-class amenities, 88 Hagley Road presents an outstanding opportunity for businesses seeking prominence and accessibility in one of Edgbaston's most dynamic destinations.



**Voted one  
of the 'best  
places to live  
in Britain'**

Sunday Times





# Edgbaston Village Artisan Market

Held on the second Saturday of every month from April to December, the Edgbaston Village Artisan Market brings up to 80 independent stalls of food, drink, crafts and gifts to the heart of Edgbaston.

Drawing thousands of visitors from across Birmingham and beyond, the Edgbaston Village Artisan Market creates a lively, community-focused atmosphere that drives footfall and visibility, offering businesses the advantage of being at the centre of one of the city's most dynamic destinations.



**'Birmingham's biggest and best market'**

I Choose Birmingham



# Keeping Edgbaston safe

Calthorpe Estates, through Edgbaston Estates Security (EES) in partnership with West Midlands Police, operates a state-of-the-art Public Space IP CCTV scheme across Edgbaston Village

Licensed EES operators monitor the area, capturing high-quality footage and liaising instantly with Police when incidents arise. Proactively managed by a team who know the Estate inside out, the scheme has helped keep local crime levels exceptionally low since 1999. From businesses to residents and visitors, everyone can enjoy Edgbaston with confidence, knowing security is always on duty.



## On-site Street Warden

A Street Warden actively patrols the area from 2pm to 10pm, Monday to Friday, providing visible, on-the-ground security.

## Proactive Monitoring

Public Space CCTV is actively monitored Monday to Sunday from 7pm to 7am, including Bank Holidays.

## Trusted Police Partnership

One of five West Midlands Police CCTV partners with a dedicated fibre optic link; operators alert Police instantly and remain on call until incidents are resolved.

## Proven Safety Impact

Continuous upgrades since 1999 help maintain low crime and a secure environment for businesses, residents and visitors.





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**Creating *Exceptional* Places**