

OFFICE | TO LET

[VIEW ONLINE](#)



10TH FLOOR COBALT SQUARE, 83-85 HAGLEY ROAD, BIRMINGHAM, B16 8QG

4,256 SQ FT (395.40 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Office Space on the 10th Floor of Cobalt Square, Edgbaston, Featuring a Range of Open-Plan and Private Office Accommodation

- Carpeted Flooring Throughout
 - Suspended Ceilings
 - Inset Lighting
 - Gas Fired Central Heating
 - Comfort Cooling/Air Conditioning
 - Secondary Glazing with Inset Blinds
 - Perimeter Trunking for Power and Data
 - Built-in Storage and Filing Solutions
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DESCRIPTION

The subject suite comprises the whole 10th floor of Cobalt Square, Edgbaston. This well-presented office is arranged around a central core, with both lift and stair access. The layout has been thoughtfully configured to offer a mix of open-plan and partitioned spaces, providing a flexible working environment suited to a wide range of occupiers.

The space includes:

- A large open-plan office area
- Six generously sized private offices with glazed partitioning
- A spacious boardroom
- Canteen and kitchen facilities
- Server room
- Dedicated storage areas

The specification is of a high standard and includes:

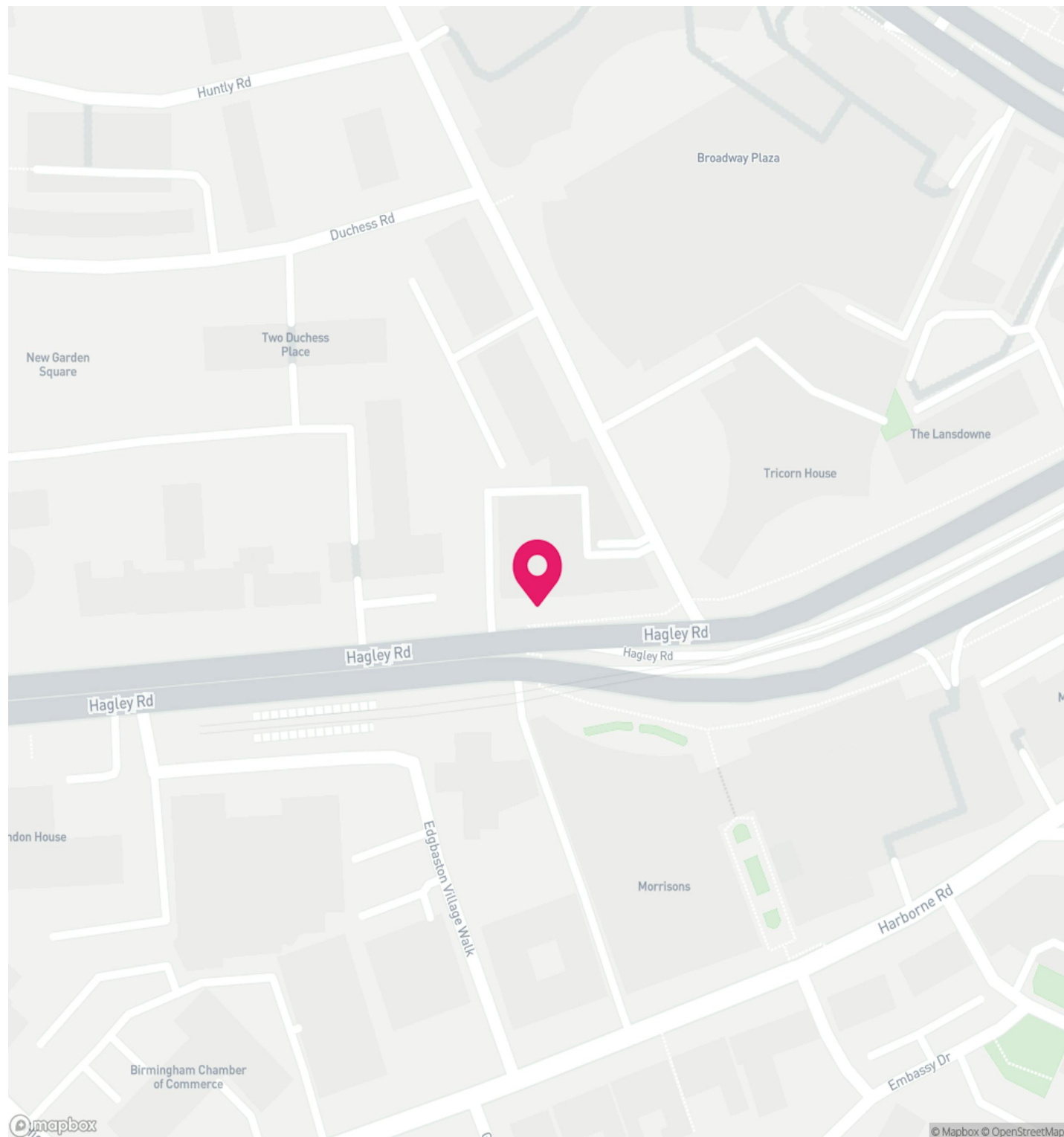
- Carpeted flooring throughout
- Suspended ceilings with inset lighting
- Gas-fired central heating
- Comfort cooling / air-conditioning
- Secondary glazing with inset blinds
- Perimeter trunking for power and data
- Built-in storage and filing solutions

The property can be made available either furnished or unfurnished, subject to occupational requirements, offering flexibility for incoming tenants.



LOCATION

Prominently and enviably located in the heart of Edgbaston, Birmingham, Cobalt allows easy access to all amenities offered by the city centre. It benefits from excellent professional occupiers nearby, including NHS, Extra Energy, The Binding Site, University of Birmingham and Zurich insurance.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

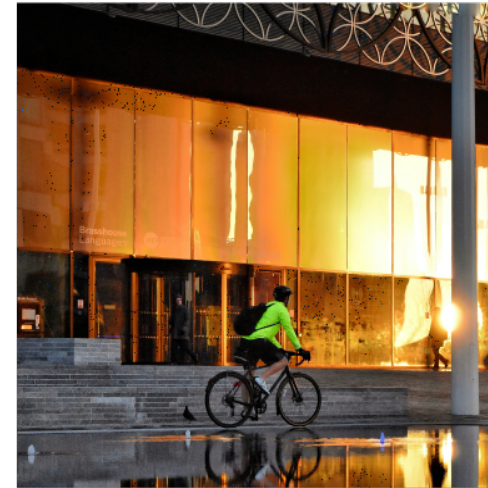
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

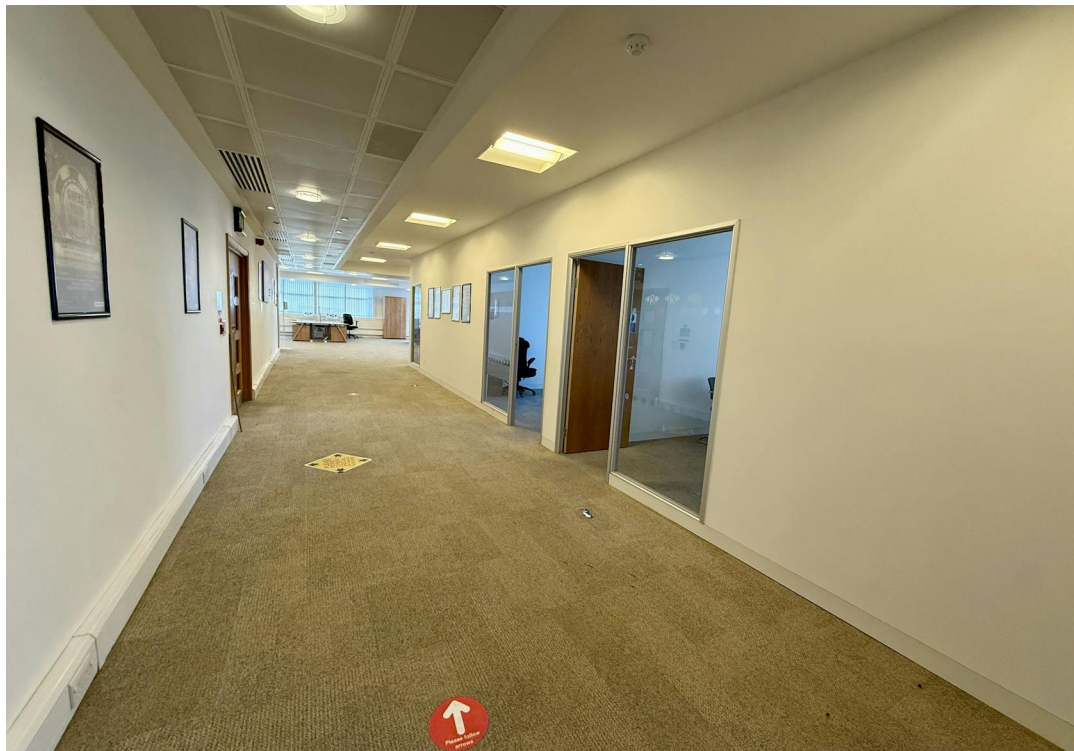
Central location, global reach: A strategic location offers quick train connections:

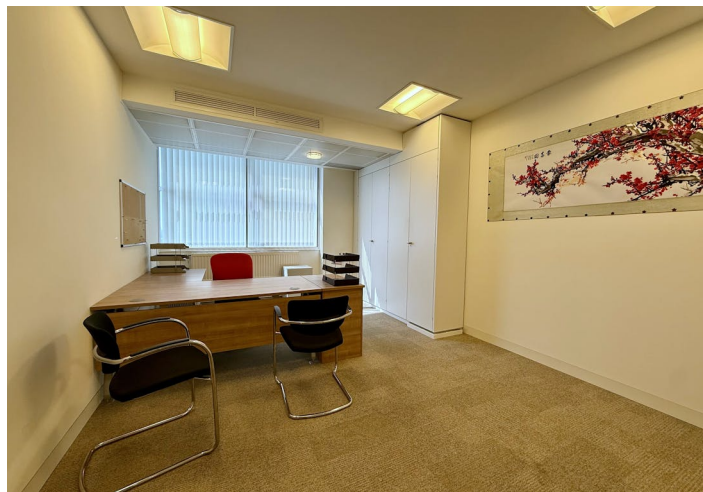
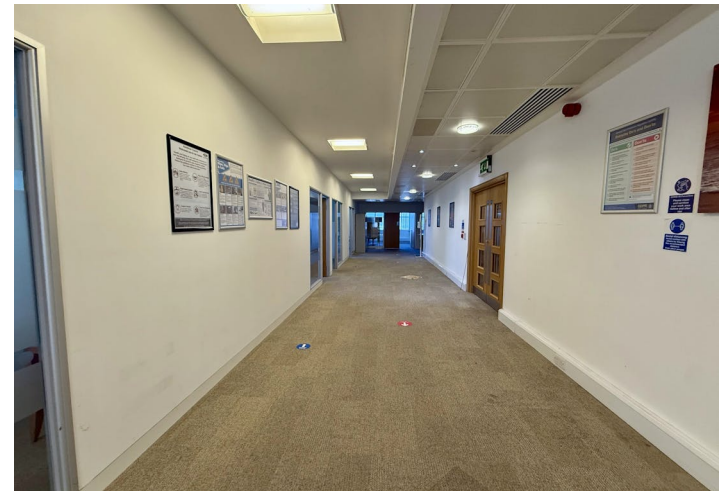
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







TERMS

The property is available by way of sublease at £38,304 exclusive per annum until 20th December 2028.

Alternatively, a new lease with length to be agreed, can be granted with the Landlord directly.

SERVICE CHARGE

A service charge is levied in respect of maintenance and upkeep of common areas etc.

VAT

All prices are quoted exclusive of VAT which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

SERVICES

We understand that all mains services are available on or adjacent to the subject property.

PLANNING USE

We understand that the property has consent under Use Class B1(a) Offices.

LEGAL COSTS

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

AVAILABILITY

The property is immediately available, subject to the completion of legal formalities.

VIEWINGS

Viewings are via prior appointment with the agent Siddall Jones.

LEASE

Sublease

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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