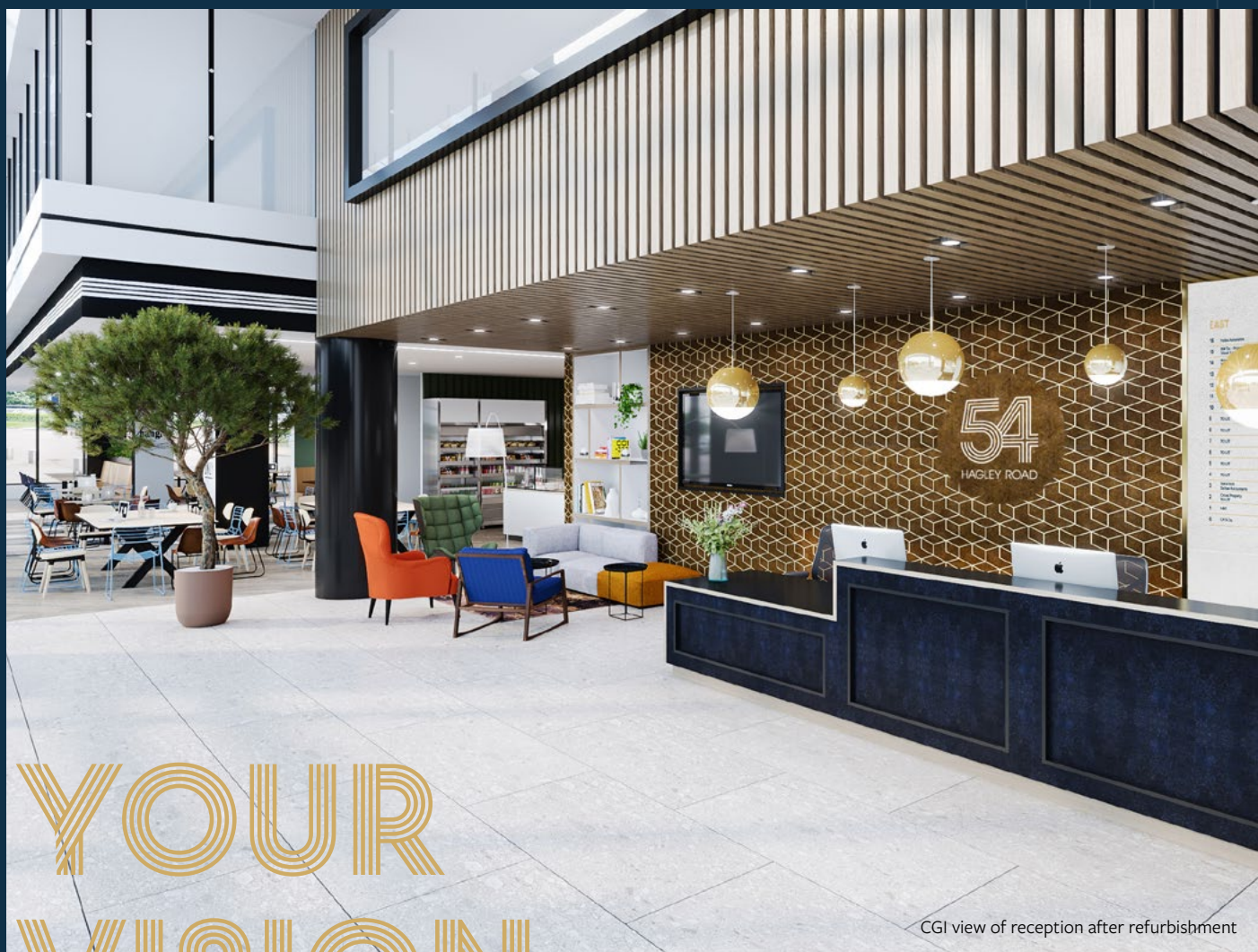




TO LET
GRADE A OFFICE
SPACE FROM
1,843 - 32,250 SQ FT



CGI view of reception after refurbishment

YOUR
VISION
OUR
SPACE

54HAGLEYROAD.COM

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YOUR 54 HAGLEY ROAD

A NEW LOOK AT EDGBASTON'S MOST ICONIC BUILDING.

The building has been extensively refurbished over the years to offer first class, flexible office accommodation that suits your business needs. Following recent refurbishment to modernise the vacant floor space, work is now underway to provide a new reception, café, meeting rooms and conference facility.

OUR SPECIFICATION

CATERING TO THE NEEDS OF THE MODERN OCCUPIER

The building

- Stunning concierge reception
- On-site café
- Conference facilities
- Fitness Studio
- Six passenger lifts
- Cycle Store
- Excellent parking

Office space

- Open plan floor plates
- Air conditioning
- Full access metal raised floors
- Suspended metal ceilings
- LED lighting with movement sensors
- Shower facilities

LOCATION

The building prominently fronts Hagley Road, one of the main arterial routes into Birmingham and benefits from being outside the Clean Air Zone. The building has excellent transport connections with Five Ways station a short walk away and one stop from Birmingham New Street. Hagley Road offers excellent links across Birmingham and beyond with the M5 and A38(M) just a short drive. This connectivity will be further improved with the forthcoming tram service which will see the terminal outside the entrance to 54 providing a 3.5 minute commute to Birmingham New Street.



CGI of new proposed metro station

AVAILABILITY

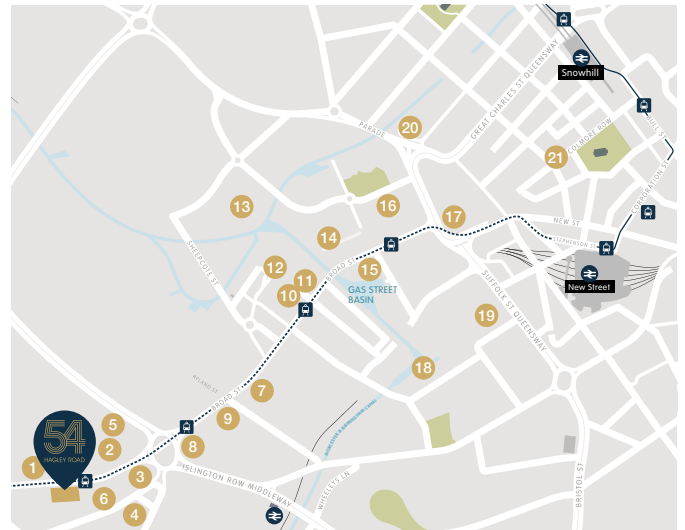
East Wing

Floor	Sq Ft	Sq M
14	1,843	171
13	3,900	362
9	5,375	499
8	5,375	499
7	5,375	499
6	5,375	499
5	5,375	499
4	5,375	499
Total	37,993	3,527

West Wing

Floor	Sq Ft	Sq M
7	6,262	582
Total	6,262	582

Subject to Landlord's approval we are able to offer serviced offices, flexible studio offices as well as traditional leases.



- | | | |
|----------------------|----------------------|--------------------|
| 1. New Garden Square | 8. Park Regis Hotel | 15. Hyatt |
| 2. Tricorn House | 9. Cineworld | 16. Library |
| 3. Morrisons | 10. Piccolino | 17. Paradise Place |
| 4. Edgbaston Village | 11. Ikon Gallery | 18. The Cube |
| 5. Broadway Plaza | 12. Brindley Place | 19. The Mailbox |
| 6. Anytime Fitness | 13. Arena Birmingham | 20. Opheem |
| 7. Hampton by Hilton | 14. ICC | 21. Colemore Row |

— Metro Line

•••• Proposed Metro Line



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