



**PLUG & PLAY SUITES TO LET
FROM 1,184 - 1,926 SQ FT**

EDGBASTON, BIRMINGHAM B16 8PE

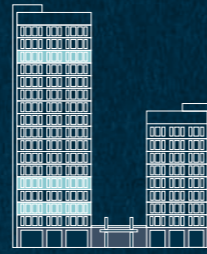
54HAGLEYROAD.COM



MOVE IN
SWITCH ON

‘PLUG & PLAY’ SUITES

1,184 - 1,926 SQ FT



Hit the ground running with our fully fitted Cat A+ ‘Plug & Play’ (fully furnished) suites.

Floors can be fitted out to offer high end contemporary finishes to suit a range of occupiers.

The landlord has worked closely with designers to create beautiful working spaces with residential-style furniture, softer energy-efficient lighting and a combination of collaborative areas and quiet focus zones.

Flexible terms may also apply. Details upon application.

EAST WING

Floor	Suite	Sq Ft	Sq M
14th	A	1,843	171
4th	A		LET
	B	1,184	109
	C	1,926	179
2nd	A		LET
	B	1,464	136
	C	1,464	136
Total		7,881	731

OUR FULLY REFURBISHED SUITES OFFER:

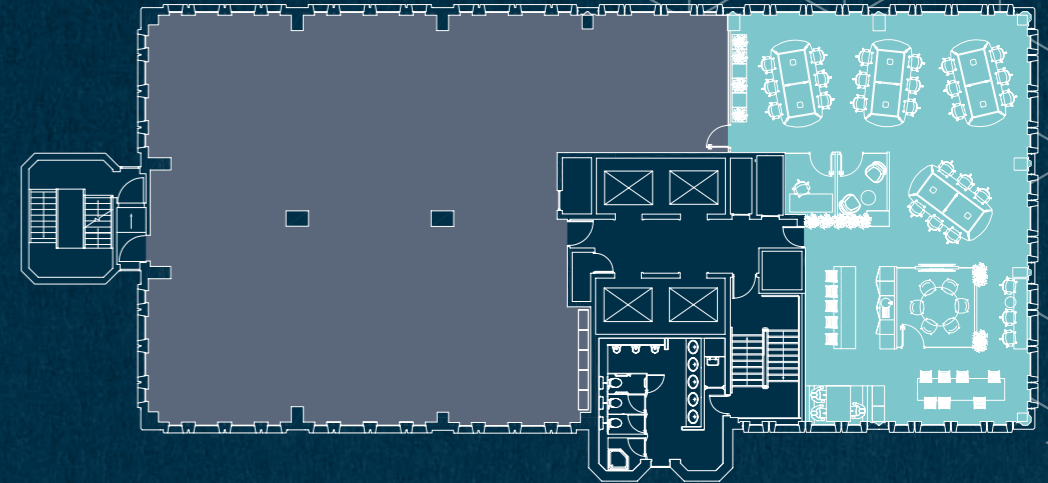
- Fully fitted suite
- Instant fibre connectivity
- Immediately available
- Flexible lease terms
- Energy-efficient lighting
- No dilapidations at expiry
- Kitchen and break out/ collaborative areas
- Four pipe fan coil air-conditioning
- LED lighting with movement sensors
- Suspended metal ceilings
- Full access metal raised floors



FLOOR PLANS

14TH FLOOR

Font Suite
1,843 sq ft / 171 sq m

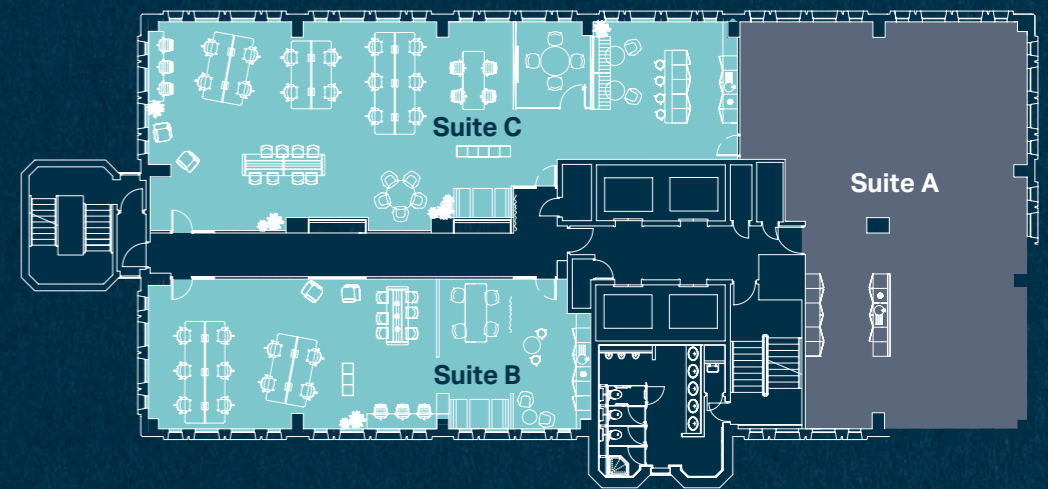


4TH FLOOR

Suite A
LET

Suite B
1,184 sq ft / 109 sq m

Suite C
1,926 sq ft / 179 sq m

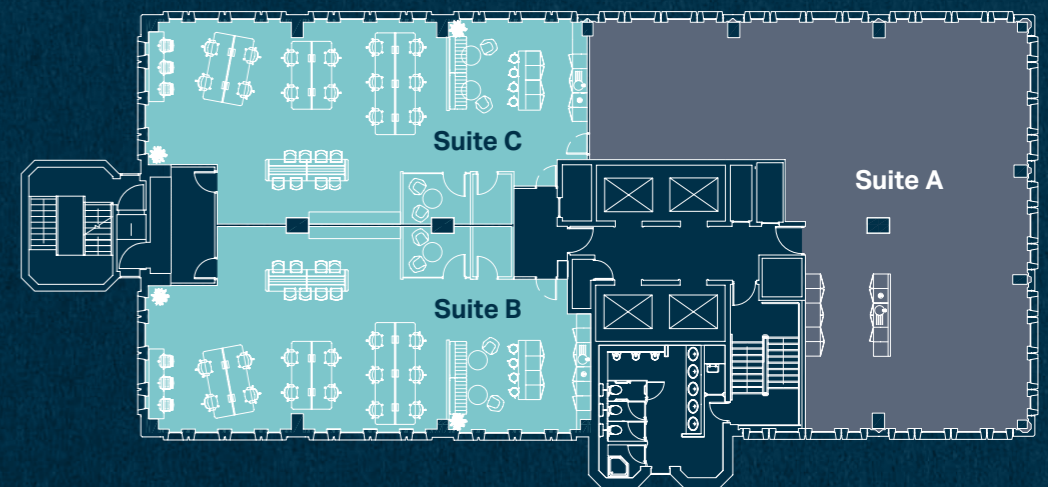


2ND FLOOR

Suite A
LET

Suite B
1,464 sq ft / 136 sq m

Suite C
1,464 sq ft / 136 sq m



● Office ○ Core ● Let

For indicative purposes only. Not to scale.

UNRIVALLED SPECIFICATION EXCEEDING EXPECTATIONS



One of Edgbaston’s most iconic buildings has evolved to create a better working environment focused around employee wellbeing.

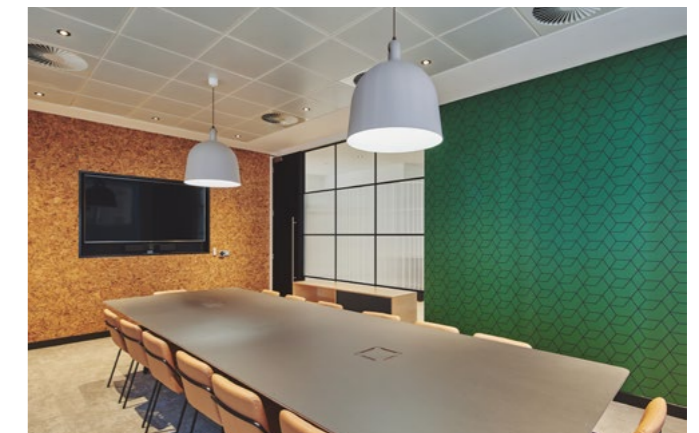
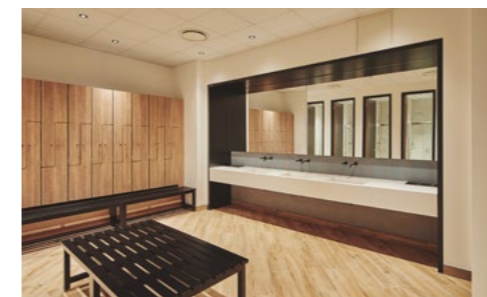
The building has been extensively refurbished to modernise the vacant floor space and provide a stunning new reception, café, fitness studio, meeting rooms and conference facility.

It’s your time to change the way you work.



THE BUILDING SPECIFICATION

-  **WiredScore: Platinum**
-  **Concierge reception**
-  **Six passenger lifts**
-  **EPC rating: C**
-  **DDA compliant**
-  **Excellent parking provision (1:550)**
-  **On-site café**
-  **Breakout areas**
-  **Meeting rooms**
-  **Conference room and Fitness studio**
-  **Shower and changing facilities**
-  **Cycle Storage**



LOCATION

54 Hagley Road is a landmark building in one of Birmingham's most successful and established business locations.

Still regarded as the leafy district of central Birmingham, Edgbaston's green aesthetics over recent years have been complemented with a comprehensive high-quality amenity offering, giving commercial occupiers the best of both worlds.

Within only a few minutes walk of the building, occupiers of 54 Hagley Road now have access to a range of cafe's, bars, convenience stores, hotels and restaurants, including the highly regarded Simpsons, being one of Birmingham's six Michelin Star establishments. For those that care, Edgbaston golf course is also only a few minutes drive and offers another popular destination for networking and hospitality events.



CONNECTIVITY

The building prominently fronts Hagley Road, one of the main arterial routes into Birmingham and benefits from being outside the Clean Air Zone.

Hagley Road has excellent transport connections, offering easy access across Birmingham and beyond.

ROAD

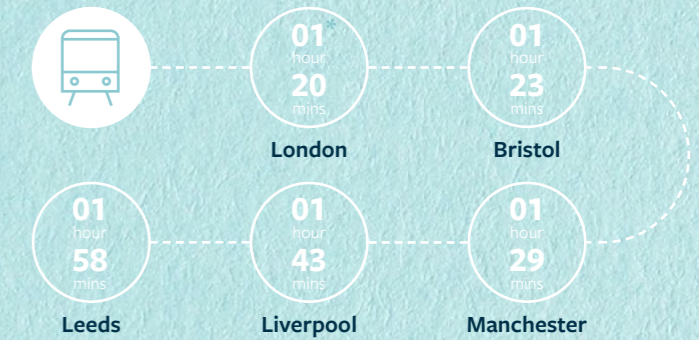
Birmingham is at the centre of the national motorway network. The M5, M6 and M42 form a circular network around the city with major arterial routes dissecting to the city from all directions, with the principal route being via the A38(M) to the north of the city.



Journey times from the building.

TRAIN

Five Ways station is just a short walk away and puts the city's three railway stations at New Street, Snow Hill and Moor Street within easy reach to provide local and national rail connections with regular services to all major UK railway stations.



Journey times from New Street Station.
*Reducing to approximately 50 minutes post completion of HS2 in 2026.

METRO

The Midland metro has been extended with a new terminal directly outside the entrance to 54 Hagley Road. This provides easy links to New Street Station, Snow Hill Station and on to Wolverhampton. Further extensions are planned which will extend the network to both Birmingham Airport and further along the Hagley Road to Harborne and beyond.



Journey times from new Metro terminal on Hagley Road.

HS2

The HS2 terminal at Curzon Street in Birmingham City Centre is scheduled to be operational by 2026 and will link Birmingham and London with a travel time of less than 50 minutes. The Eastside Metro extension to Digbeth will serve the HS2 station at Curzon Street.

SPRINT BUS

54 Hagley Road is situated directly on one of three sprint bus routes. The sprint buses will run on segregated streets significantly reducing travel times into and out from the city and importantly will provide a direct connection from 54 Hagley Road to Curzon Street HS2 Station.



YOUR QUESTIONS OUR AGENTS



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INVESTMENTS

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