



GRADE A OFFICE SPACE TO LET
FROM 1,184 - 6,262 SQ FT

EDGBASTON, BIRMINGHAM B16 8PE

54HAGLEYROAD.COM

YOUR OFFICE OUR BUILDING



Building Exterior from Hagley Road

EXTENSIVELY REFURBISHED

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.

1,184 =
6,262 SQ FT

Refurbished, Flexible Grade A Office Space To Let



2.



1.

1. Newly refurbished reception and common areas

2. New 14th floor fit out

SPECIFICATION

Catering to the needs of the modern occupier.

THE BUILDING



WiredScore: Platinum



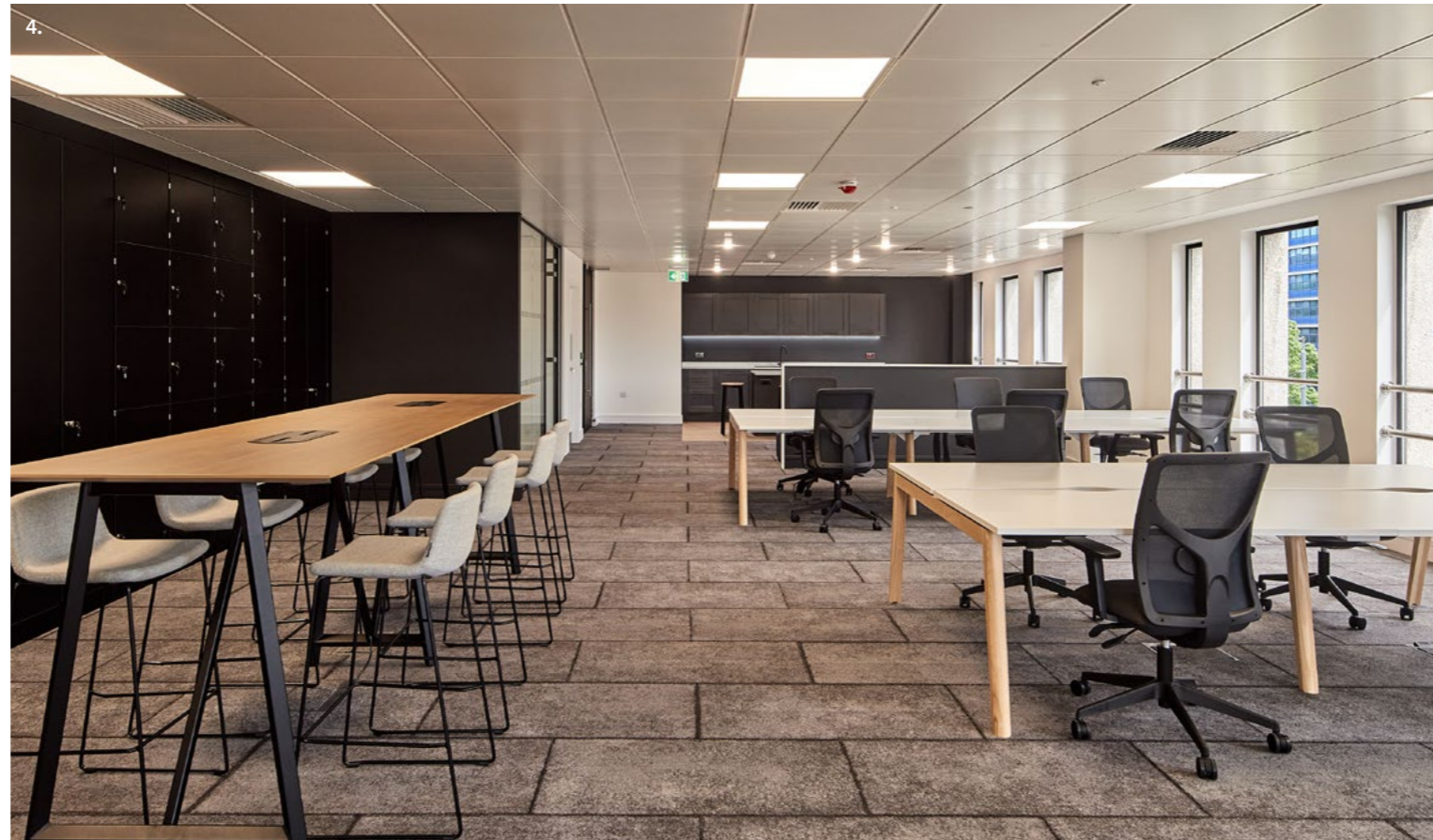
Concierge reception



On-site café



Fitness Studio



Meeting rooms and conference facilities



Six passenger lifts



Shower and changing facilities



Breakout areas



Excellent parking provision (1:550)



Cycle storage

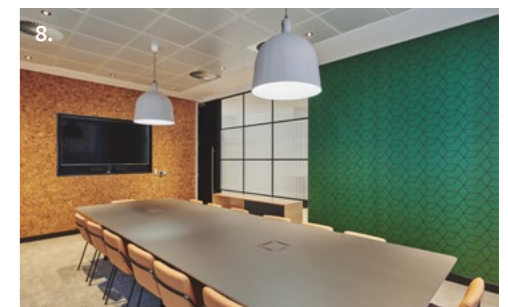


EPC rating: C



DDA compliant

- 1. On-site café
- 2. Conference room
- 3. Breakout area
- 4. 'Plug & Play' fit out
- 5. Ground floor seating area
- 6. Showers and changing facilities
- 7. Concierge reception
- 8. Meeting room
- 9. Soft seating area



AMENITIES



In response to the changes to people's work/life patterns, 54 Hagley Road has evolved to not only offer contemporary, open plan office accommodation, but also an impressive range of amenities aimed at improving the mental health and wellbeing of its tenants and their employees.

- 1. Newly refurbished reception
- 2. Comfortable seating area

 **ON-SITE CAFÉ**



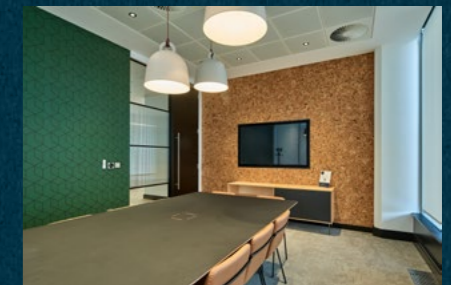
Serving up an inclusive menu that has been created by leading chefs and nutritionists, CH&CO will be running our on-site café to offer delicious lunchtime meals, a range of hot and cold drinks, as well as a selection of snacks and treats to keep you going through the day.

 **BREAKOUT AREAS**



Escape from the stress and noise of your main office and relax in our bright and spacious ground floor breakout space. Whether it's for lunch, to relax or for an informal meeting, there are a range of soft chairs and sofas, booths and table seating to suit all your needs.

 **MEETING ROOMS**




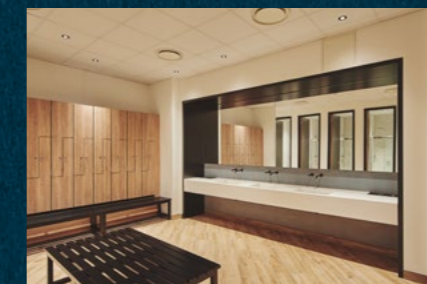
We have three meeting rooms offering a range of sizes capable of comfortably accommodating up to 12 people. These contemporary high spec rooms offer digital screens for presentations or video calls and state of the art telephone systems for external conference calling.

 **CONFERENCE ROOM AND FITNESS STUDIO**



Our large conference room with two digital screens offers the perfect environment for presentations, company meetings or client functions. This highly flexible facility benefits from its own ancillary storage, enabling the room to be cleared and utilised as a fitness studio and event space.

 **SHOWER AND CHANGING FACILITIES**



Our new shower and changing facilities are available for those who like to exercise before, during or after work. There are 8 showers and 52 large lockers available for use to all tenants as well as a separate secure drying room for hanging out your wet gear.

 **CYCLE STORAGE**



Storing your bike after cycling into work has never been easier with 54 on-site cycle storage racks to keep your bike safe and secure until it's time to cycle home. We also have secure caged lockers to store any wet clothes after a workout or for when the weather is less than perfect.



YOUR
VISION
OUR
SPACE

ACCOMMODATION

EAST WING

Floor	Suite	Sq Ft	Sq M
16th		5,367	499
15th			LET
14th	Front	1,843	171
13th	Front	1,463	136
12th			LET
11th			LET
10th			LET
9th			LET
8th			LET
7th			LET
6th			LET
5th			LET
4th	A		LET
	B	1,184	109
	C	1,926	179
3rd	Front	2,658	247
2th	A		LET
	B	1,464	136
	C	1,464	136
1st			LET
Ground	Reception / communal		
Total		17,369	1,613

WEST WING

Floor	Sq Ft	Sq M
8th		LET
7th		LET
6th	6,262	582
5th	6,262	582
4th		LET
3rd		LET
2nd		LET
1st		LET
Ground	Reception / communal	
Total	12,524	1,164

OFFICE SPACE

-  Flexible, open plan floor plates
-  'Plug & Play' (fully furnished) opportunities available
-  Full access metal raised floors
-  LED lighting with movement sensors
-  Four pipe fan coil air-conditioning
-  Suspended metal ceilings
-  WCs and showers for every floor

PLUG & PLAY FLOOR PLANS

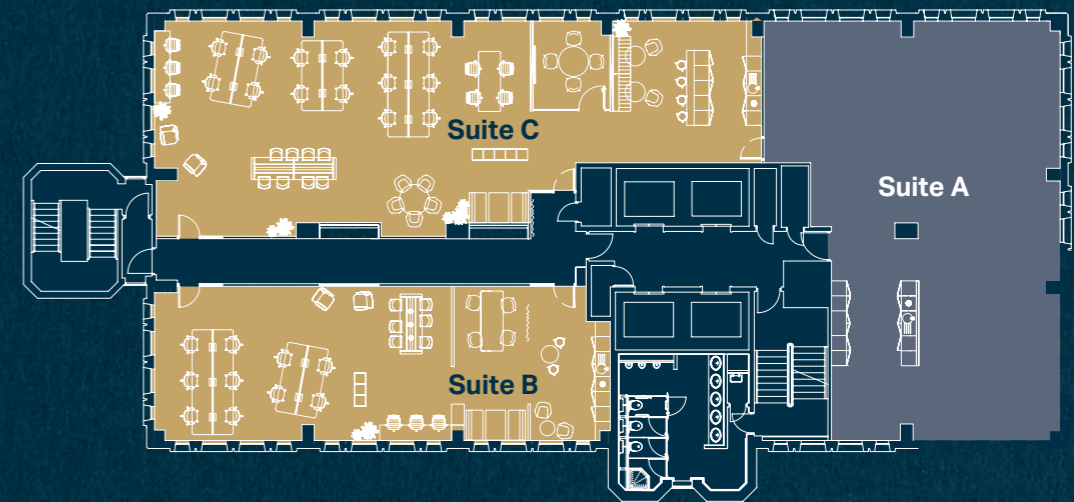
East Wing

4th floor
5,375 sq ft / 499 sq m

Suite A
LET

Suite B
1,184 sq ft / 109 sq m

Suite C
1,926 sq ft / 179 sq m



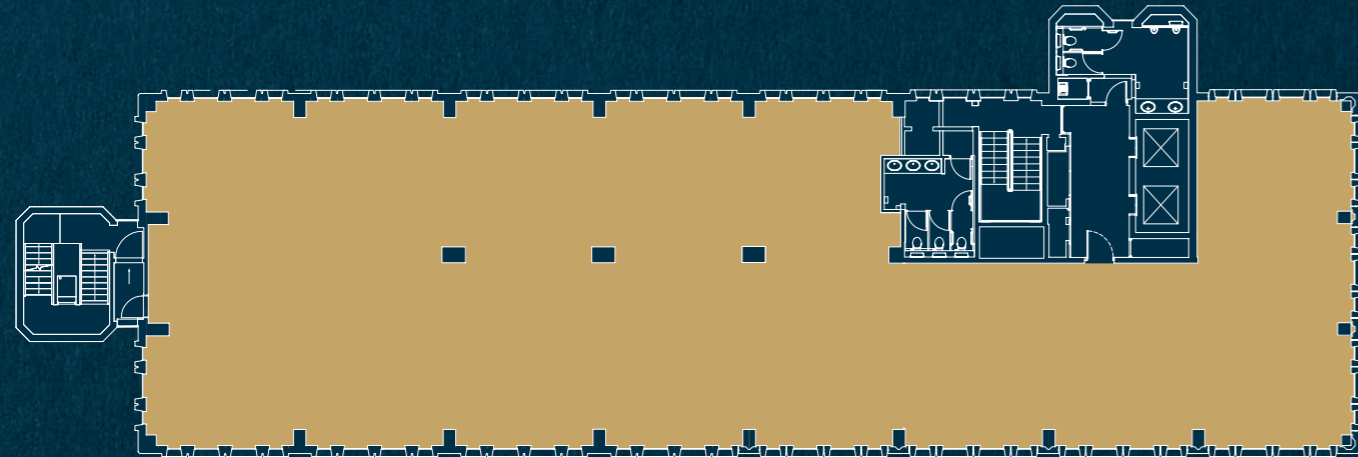
West Wing

5th floor
6,262 sq ft / 582 sq m

Suite A
LET

Suite B
1,464 sq ft / 136 sq m

Suite C
1,464 sq ft / 136 sq m



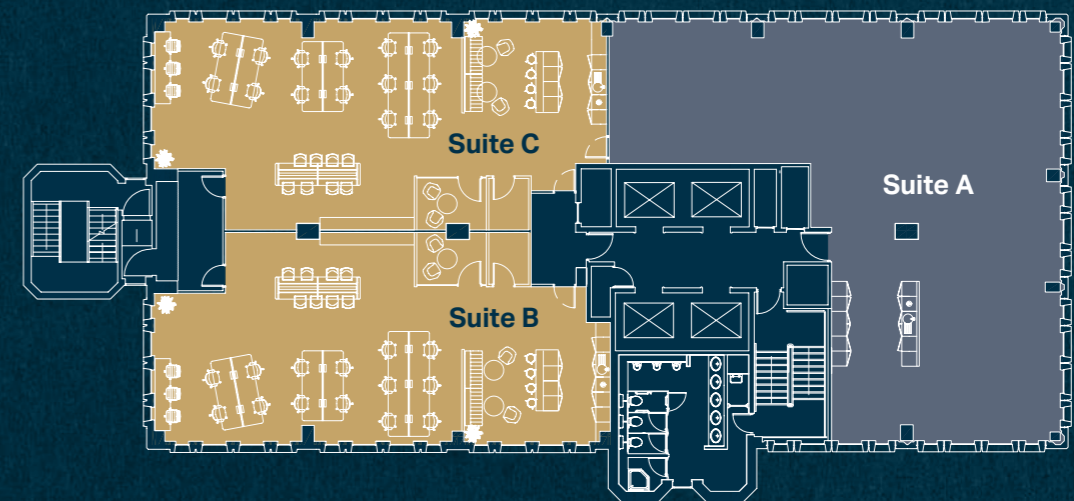
East Wing

2nd floor
5,375 sq ft / 499 sq m

Suite A
LET

Suite B
1,464 sq ft / 136 sq m

Suite C
1,464 sq ft / 136 sq m





YOUR
OFFICE
TO GO

'PLUG & PLAY' SUITES

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.



Our fully refurbished suites offer:



Fully fitted suite



Energy-efficient lighting



Immediately available



Instant fibre connectivity



High-quality office specification



Flexible lease terms



Kitchen and break out/collaborative areas



No dilapidations at expiry

DO MORE OF WHAT MAKES YOU HAPPY.

hangry

[han-gree]

a state of anger and irritability caused by lack of food, hunger causing negative change in emotional state, an anger fuelled by hunger resulting in irrational emotion.

TOILETS

FOOD@54



YOUR LIFESTYLE
OUR LOCATION

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.



- 1. CH&CO on-site café
- 2. Neptune
- 3. Simpsons Restaurant
- 4. Edgbaston Golf Club
- 5. The High Field



Local Amenities

- | | | |
|-----------------------------------|------------------------------|-----------------------------|
| 1. Broadway Plaza | 8. The Physician | 15. The Gym |
| 2. Tricorn House | 9. Boston Tea Party | 16. Birmingham Library |
| 3. Morrisons | 10. The Blue Piano | 17. Costa Coffee Drive Thru |
| 4. Marriott Hotel | 11. Neptune/Oka | 18. The Cube |
| 5. Park Regis | 12. Brindleyplace | 19. Symphony Hall |
| 6. Five Ways Entertainment Centre | 13. Utilita Arena Birmingham | 20. Chapter |
| 7. Hampton by Hilton | 14. Anytime Fitness | 21. Loki Wine & Deli |

- Metro Line
- Metro Stop
- Railway Station

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.



1. Building entrance on Hagley Road
2. New Edgbaston Village Metro terminal



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.

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.



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.



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 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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