



PLUG & PLAY SUITES TO LET
FROM 1,184 - 1,843 SQ FT

EDGBASTON, BIRMINGHAM B16 8PE

54HAGLEYROAD.COM



MOVE IN
SWITCH ON



PLUG & PLAY[®] SUITES

1,184 - 1,843 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		LET
2nd	A		LET
	B	1,464	136
	C	1,464	136
Total		5,955	552

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



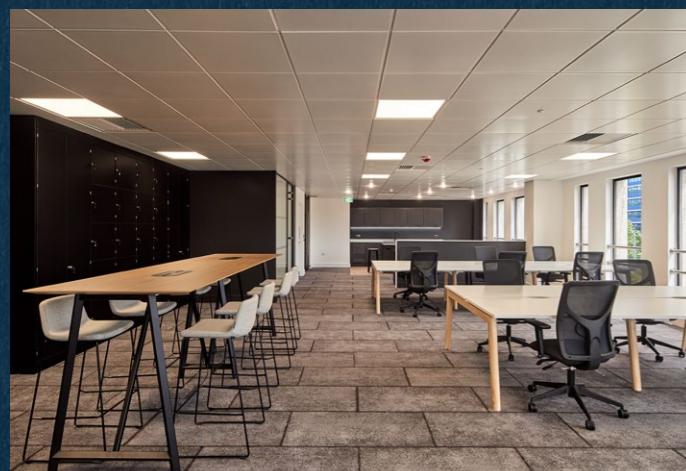
LED lighting with movement sensors



Suspended metal ceilings



Full access metal raised floors

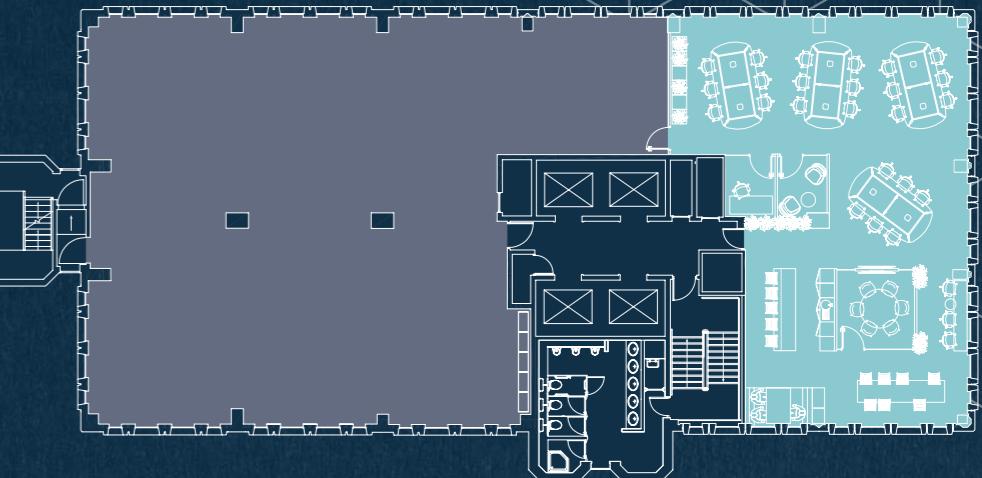


PLUG & PLAY SUITES

FLOOR PLANS

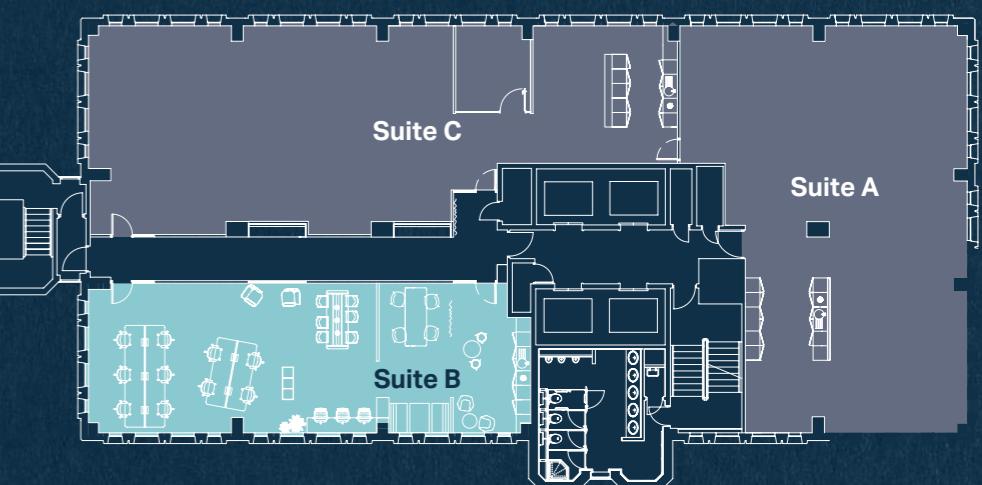
14TH FLOOR

Font Suite
1,843 sq ft / 171 sq m



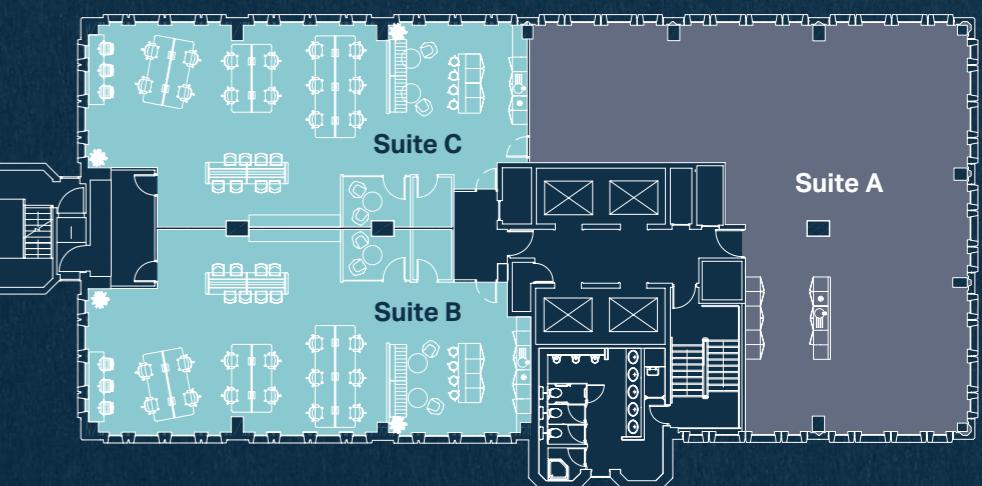
4TH FLOOR

Suite A
LET
Suite B
1,184 sq ft / 109 sq m
Suite C
LET



2ND FLOOR

Suite A
LET
Suite B
1,464 sq ft / 136 sq m
Suite C
1,464 sq ft / 136 sq m



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



EPC rating: C



On-site café



Conference room and Fitness studio



Concierge reception



DDA compliant



Breakout areas



Shower and changing facilities



Six passenger lifts



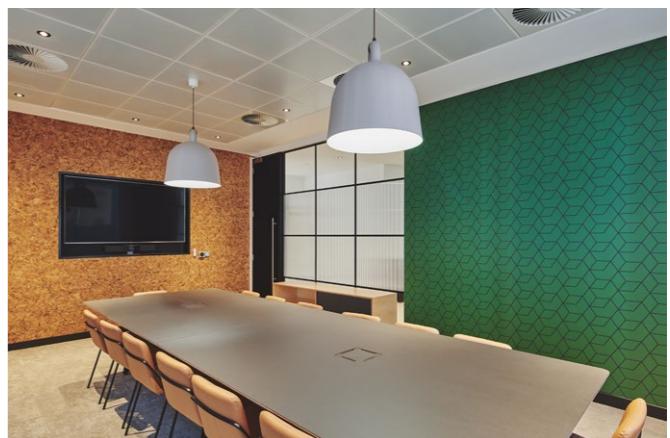
Excellent parking provision (1:550)



Meeting rooms



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

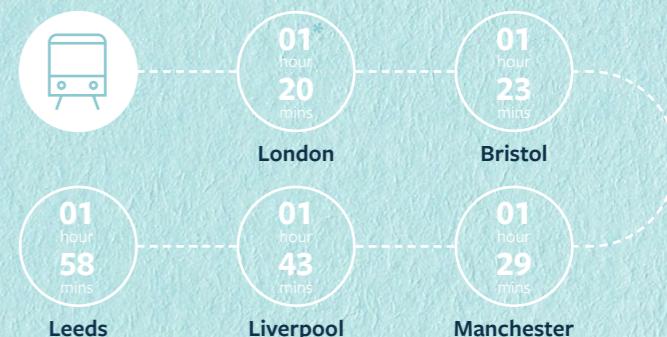
Birmingham is at the centre of the national motorway network. The M5, M6 and M42 form a circular network around the city with major arterial routes dissecting to the city from all directions, with the principal route being via the A38(M) to the north of the city.



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



George Jennings
t: 07568 326 786
george.jennings@nmrk.com



Molly Cook
t: 07918 230 219
molly.cook@colliers.com

FARRAN INVESTMENTS

EDGBASTON, BIRMINGHAM B16 8PE

54-HAGLEY-ROAD

@54HAGLEYROAD

54HAGLEYROAD.COM

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