



Co

Cobalt

Sq.

Cobalt Square, 83–85 Hagley Road,
Edgbaston, Birmingham, B16 8QG

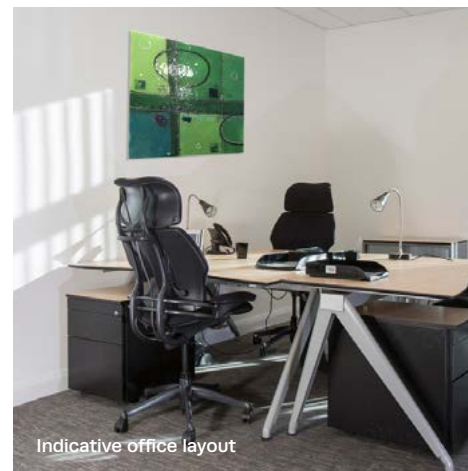
Newly refurbished office suites
From 1,524 sq ft (141.58 sq m)

cobaltsquarebirmingham.co.uk



Cobalt Square offers high quality, newly refurbished office space on flexible lease terms.

Providing uncompromising quality and modern design, Cobalt Square is well located with excellent connectivity to the national motorway network, the city centre, and local rail and bus services. Cobalt Square offers an exceptional opportunity to put your business at the forefront of Birmingham's business community.

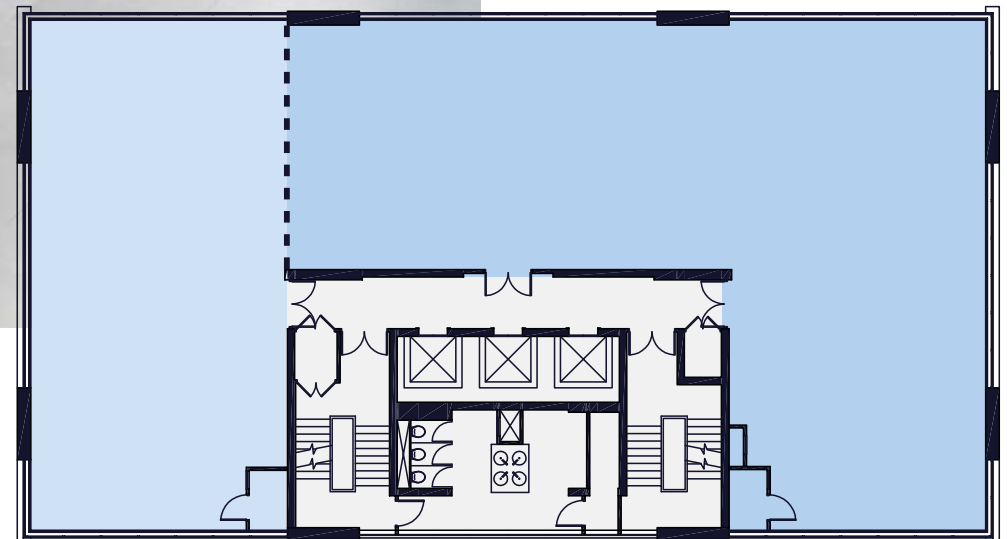




The building benefits from the following specification:

- Comprehensively refurbished office space
- High quality kitchens fitted on each floor
- Column free open plan floor plates of 4,340 sq ft (403.21 sq m)
- Air conditioning
- LED pendant lighting
- 24 hour access and security
- Raised floors
- Secure parking with a ratio of 1:500 sq ft
- A contemporary double height manned reception
- Exceptional panoramic views and natural light
- EPC: D92
- DDA compliant

- Open Plan office 1
- Open Plan office 2
- Lobby / common areas



Typical floor (split occupancy)

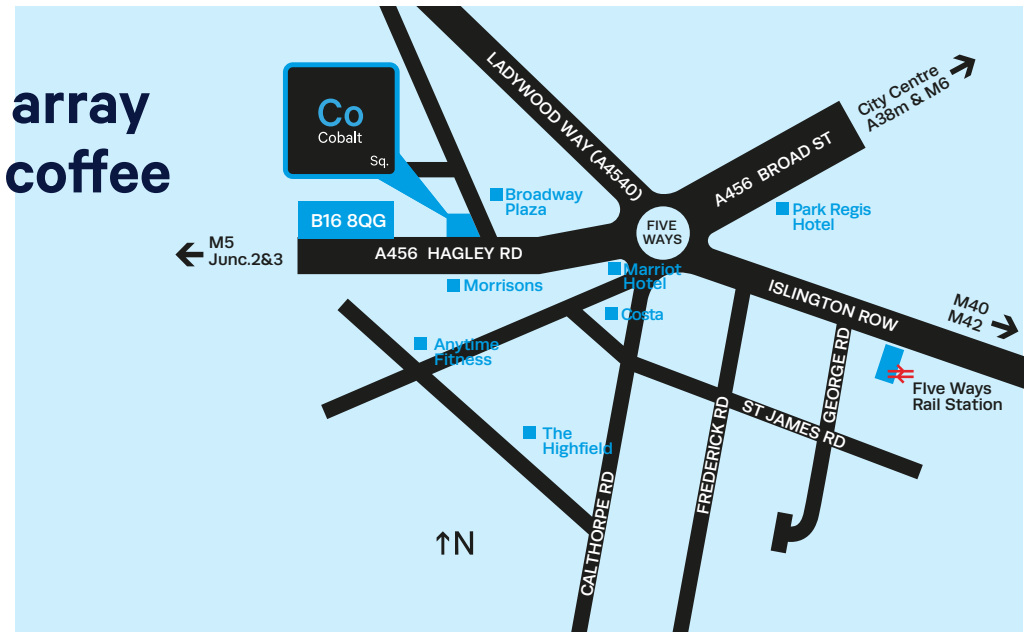
Suites from 1,524 sq ft (141.58 sq m) up to 4,340 sq ft (403.21 sq m)

Cobalt Square is surrounded by a wide array of local amenities such as restaurants, coffee shops, hotels and shopping centres.

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.

Other key factors include:

- 5 minute walk to Five Ways Station which links to New Street Station
- Trains every 10 minutes, with 3 minute journey time
- Buses every 10 minutes from Birmingham Centre



Morrisons and Starbucks directly opposite.



A wide range of high quality and Michelin starred restaurants nearby.



Broadway Plaza – bowling, cinema, casino, and gym, plus a host of best-loved restaurants.



An impressive range of luxury hotels.

For more information please contact one of the joint agents:



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