

Edgbaston's famous cricket ground and The University of Birmingham, beautiful architecture, fashionable shops, gymnasium, bars and restaurants

Birmingham Botanical Gardens

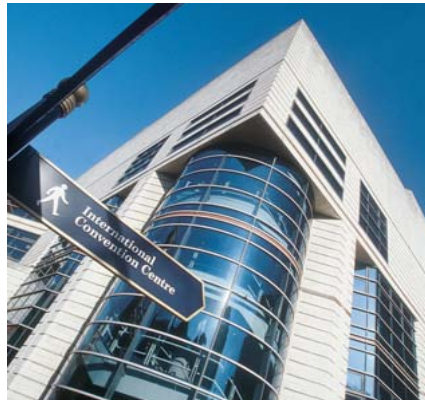
Excellent on-site parking with additional secure car parking close by

Brindleyplace with its tree lined streets, public squares, stylish bars, canals, restaurants, shops and galleries

Virgin Active Gym

Mailbox, Birmingham's 'Bond Street'

All within half a mile



Junction 6 off the M6 (Spaghetti Junction) 4 miles away, provides connections to the M1, M5, M42 and A38M which leads directly from Birmingham City Centre

New Street Station provides intercity connections to London Euston in as little as 91 minutes; as well as many other intercity connections

Birmingham International Airport, 16 minutes from New Street

Fiveways train station 500 yards, 5 minutes to Birmingham New Street

Proposed metro from Birmingham City Centre will incorporate a terminus directly outside Cobalt Square

Cobalt Square  
Hagley Road Edgbaston Birmingham

For further information call  
0121 631 2277 or 0121 643 6440

Email  
info@cobalt-square.co.uk



**GSD**  
www.g-s-l.co.uk  
0121 631 2277

**JONES LANG LASALLE**  
0121 643 6440

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Designed by Agenda Design 020 8870 1847

www.cobalt-square.co.uk

# COBALT SQUARE

HAGLEY ROAD EDGBASTON BIRMINGHAM

MODERN  
OFFICE SPACE  
TO LET!

## Cobalt Square is the new name for an iconic office building at the gateway to Birmingham's Central Business District

Offering uncompromising quality, elegant modern design and unrivalled transport connections it is an exceptional opportunity to put your business at the forefront of Birmingham's business community.

A Birmingham landmark, Cobalt Square is located in an exceptional position, offers a cutting edge office environment and provides a cost effective solution.

The development offers both superior quality DDA compliant office space and flexible leases. It also boasts:

- Open plan floors
- Comfort cooling throughout
- Exceptional panoramic views
- An elegant contemporary double-height lobby

All designed to provide your staff with a comfortable and contemporary environment, extol your business values and provide impact to your clients and visitors.

NEW OFFICES  
BEYOND  
COMPARISON!

## New offices with advantage

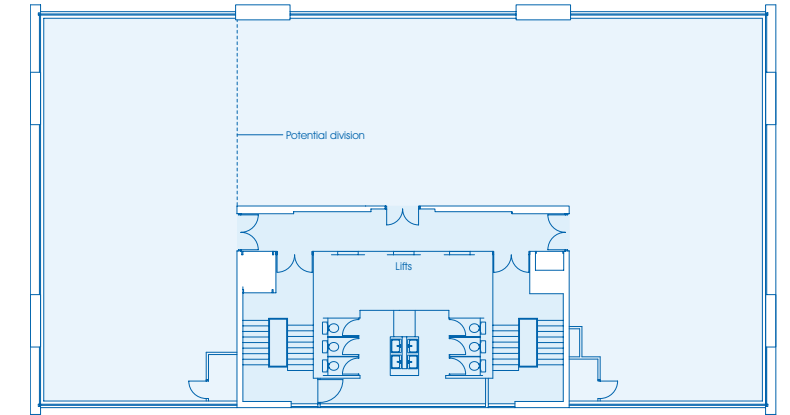


Light, fresh and flexible floor space  
Multiple floors of 4,400 sq ft  
Suites from 1,500 sq ft available  
Comfort cooling throughout  
Perimeter trunking to accommodate voice and data cabling  
LG3 lighting to current standards  
High quality design applied to:

- Reception
- The working environment
- Toilets

DDA compliant access  
Chic, manned lobby with breakout area; 24 hour access and security  
Excellent ratio of parking 1:500 sq ft; additional parking available  
Panoramic views and exceptional natural light  
Exterior enhancements planned to complement interior re-modelling

## Typical upper floor layout



A typical net internal floor area of 4,400 sq ft per floor  
3 lifts to all floors  
Contemporary lobby area with:

- Receptionist and breakout soft seating
- Coffee bar
- Media centre with
  - Plasma newsreel TV
  - Wireless internet

NEW OFFICES  
WITH THE  
UPPER HAND!