



TO LET

MODERN OFFICE ACCOMMODATION

FROM CIRCA 2,658 SQ.FT. (247.SQ M.)
TO 12,252 SQ.FT. (1,138 SQ M)

HAGLEY COURT, 40 VICARAGE ROAD
EDGBASTON, BIRMINGHAM B15 3EZ



Location

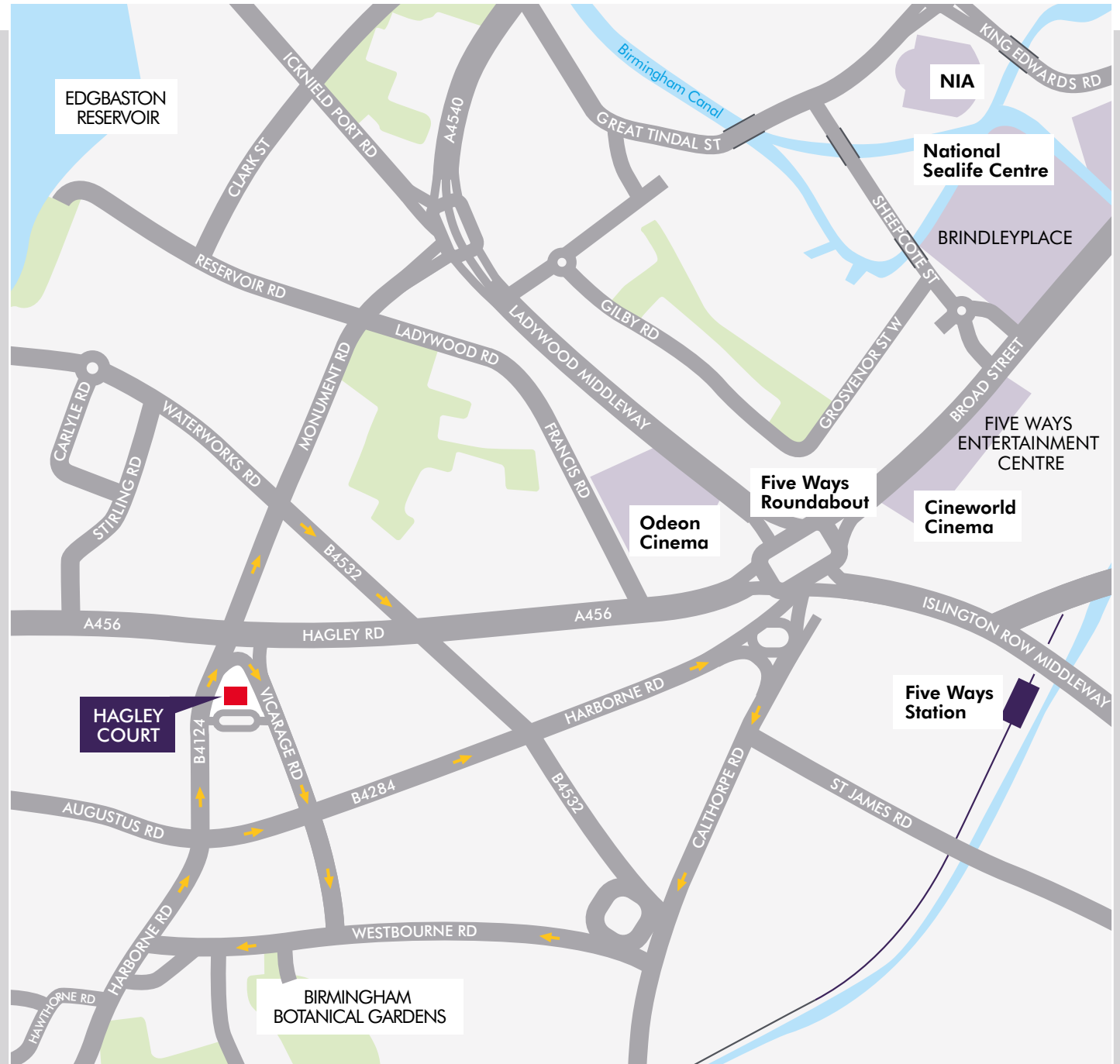
Hagley Court is located at the junction with Chad Road and Vicarage Road, providing direct access onto the A456 Hagley Road, one of the main arterial routes leading in to Birmingham City Centre directly from Junction 3 of the M5 Motorway and a long established business location.

Five Ways railway station and numerous bus stops are located in close proximity and connectivity to the City Centre/New Street station has been greatly enhanced with the extension of the Midland Metro, with the Hagley Road stop being within half a mile of Hagley Court and having regular services every 10/15 minutes from 06:00 to 20:00 - Monday to Friday, in addition to weekend services.

Hagley Court is further located within the much sought after leafy suburb of Edgbaston, considered to be one of Birmingham's most affluent suburbs.

The property benefits from being in close proximity to some excellent leisure amenities including Edgbaston Golf Club, The Botanical Gardens and Warwickshire Cricket Ground. A number of retail amenities are within a short walk, in addition to a number of popular restaurants, bars and coffee shops.

“
**EDGBASTON IS A
LONG ESTABLISHED
BUSINESS LOCATION**
”





Description

Hagley Court is a prominent, detached office building set within its own landscaped gardens, with a private off road car park.

The office suites are arranged over ground, first and second floors with a shared reception leading to a lift and two staircases providing access to all floors. Each floor further benefits from ladies, gents and disabled WCs.

“
**WITHIN THE MUCH SOUGHT
AFTER LEAFY SUBURB
OF EDGBASTON**
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Performance

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of
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Healthcare

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Healthcare
Health and social care

Network
Healthcare
Health and social care

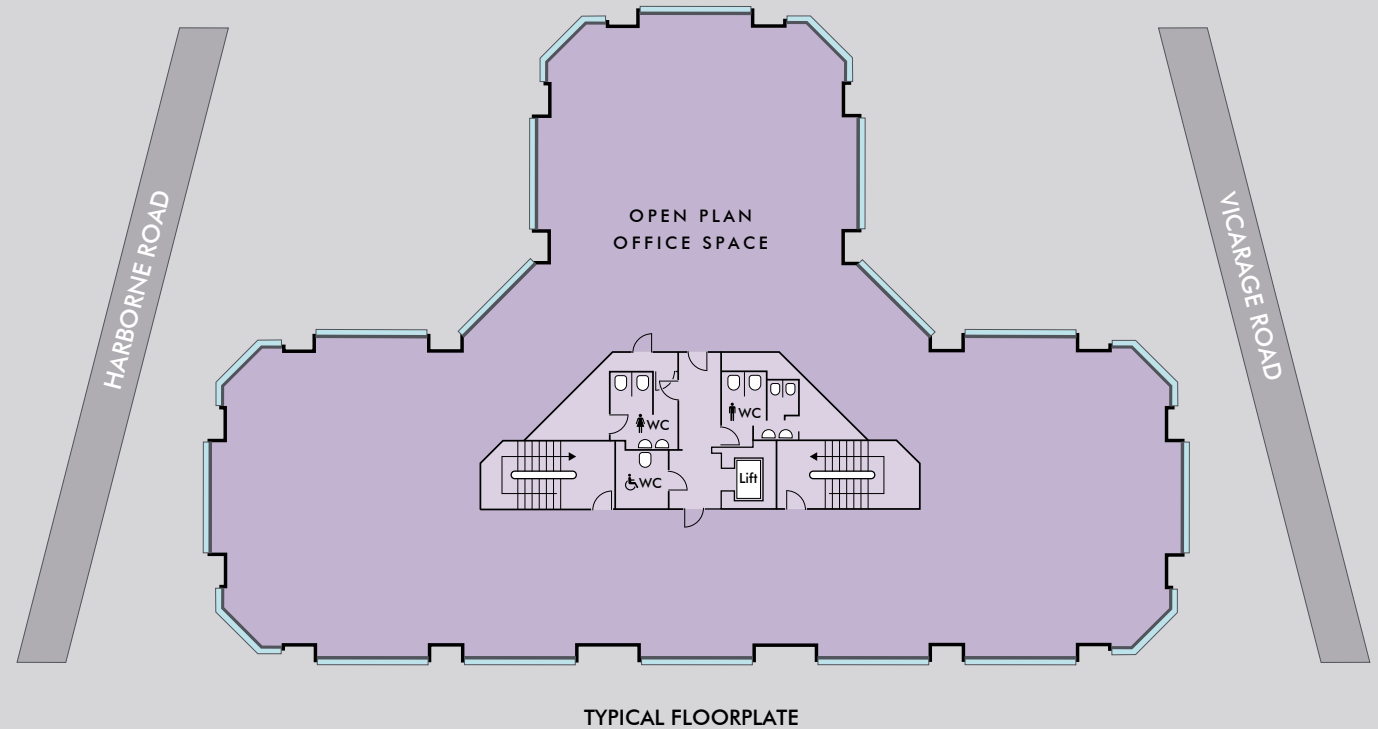
Specification

- Suspended ceilings with recessed lighting
- Air conditioning
- 3 compartment perimeter trunking
- Passenger lift
- Male, female and disabled WC
- EPC rating B

Accommodation

Each of the floors at Hagley Court are around a central core providing lift/staircase access to all floors, in addition to ladies, gents and accessible WCs.

The floors benefit from excellent natural light, having windows on all elevations and are highly flexible being ideally suited for open plan offices or suitable for further subdivision to suit individual occupier requirements.







Viewing

For viewing & further information, please contact either of the joint agents;

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Designed by Newmans Limited. 0121 580 8220. REF: 23261 OCTOBER 2025