



TO LET



Prestigious Offices To Let

Hagley Court, 40 Vicarage Road, Edgbaston, B15 3EZ

KEY FEATURES

Flexible open plan accommodation.

Variety of suites available.

Air conditioned.

Situated in an established office area of Edgbaston.

Excellent on-site car parking.

Landscaped grounds and prominent road frontage.

The offices are available to let on flexible terms at a quoting rent of £10 psf per annum.



LOCATION

The property is located at the junction with Chad Road and Vicarage Road, with direct access onto the A456 Hagley Road, one of the main arterial routes into Birmingham City Centre. Hagley court is located within the leafy suburb of Edgbaston, considered to be one of Birmingham's most affluent suburbs.

The property benefits from its proximity to some excellent leisure amenities including Edgbaston Golf Club, The Botanical Gardens and Warwickshire County Cricket ground. Retail facilities located at the nearby Edgbaston Shopping Centre are complimented by those at neighboring Harborne.

The area is served by some of Birmingham's best schools and fine dining including the nationally acclaimed Simpsons Restaurant. Five Ways railway station and numerous bus stops are in close proximity.

DESCRIPTION

Offices are in the prominent building known as Hagley Court, a three storey, self-contained office premises set within landscaped surroundings offering excellent on-site car parking.

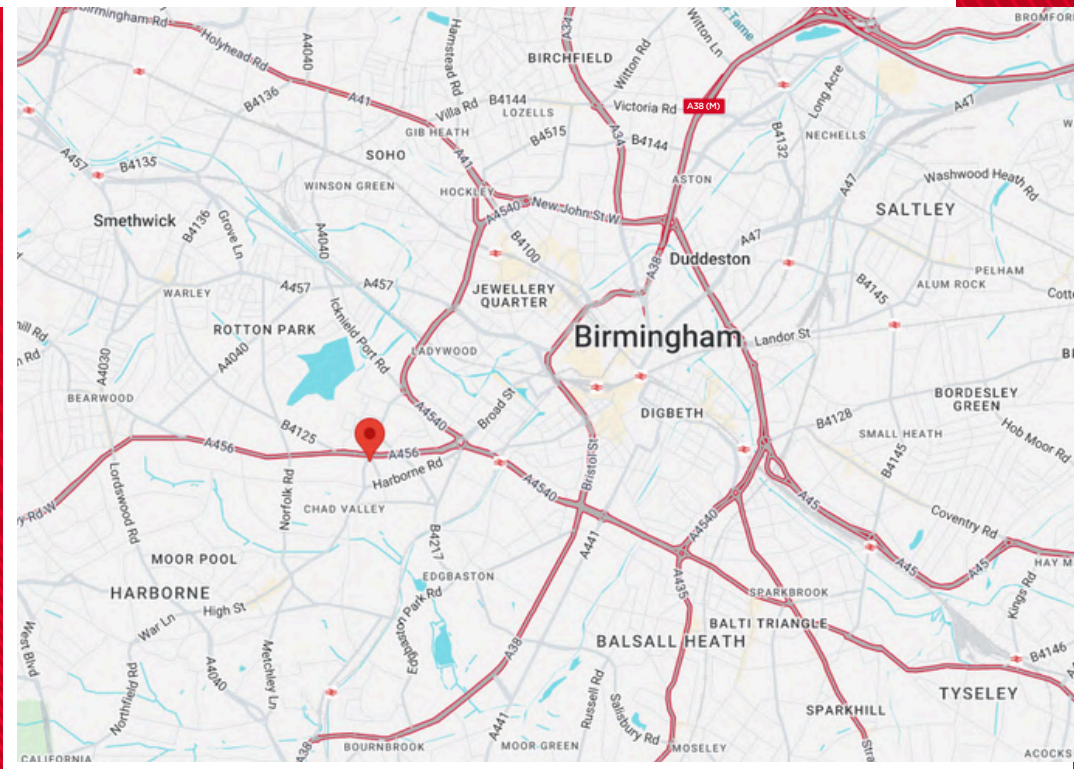
The offices have recently been refurbished and offer open plan floor plates with 3 compartment perimeter trunking, Suspended ceilings with recessed strip lightening, air conditioning and carpeting. The offices benefit from a passenger lift and male, female, and disabled WC's on each floor.

ACCOMMODATION

Ground Floor - 5,400 sq. ft.
Part 2nd Floor - 4,194 sq. ft.

EXTERNAL

Allocated on site car parking.



EPC

Rating B

VAT

VAT is applicable on rent and service charge.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

SERVICE CHARGES

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

SIZE

5,400 SQ. FT.

ADDITIONAL INFORMATION

Car Parking. On site allocated car parking is available at a ratio of 1:400.

LEASE TERMS

The accommodation is being offered on flexible lease terms for a period to be agreed, at £10 per sq. ft. per annum exclusive.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



CONTACTS

James Mattin

0121 524 1172

jmattin@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



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