



# **OFFICES TO LET**

**UP TO 5,919 SQ FT (549.89 SQ M)**

**MODERN REFURBISHED OFFICES IN ESTABLISHED BUSINESS DISTRICT**

**Hagley Court  
40 Vicarage Road  
Edgbaston  
Birmingham  
B15 3EZ**



- **Flexible open plan accommodation**
- **Air conditioned**
- **Situated in an established office area of Edgbaston**
- **Excellent on site car parking**
- **Landscaped grounds and prominent road frontage**

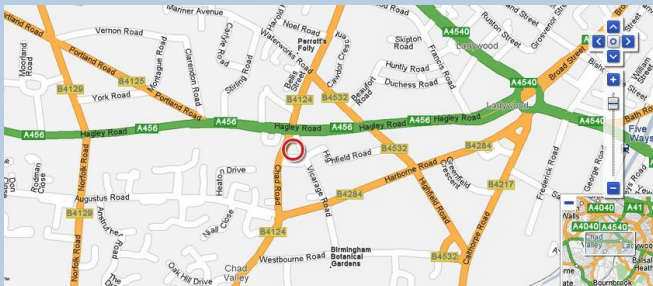


## Location

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 close 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 neighbouring 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 located in close proximity.



## Description

The offices are located 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 floorplates with 3 compartment perimeter trunking, Suspended ceilings with recessed strip lighting, air conditioning and carpeting. The offices benefit from a passenger lift and male, female and disabled WC's one each floor.



## Available Accommodation

2<sup>nd</sup> Floor - 5,919 sq ft (549.89 sq m)

The accommodation is available as a whole floor or can be split into smaller units if required.

## Rent

The quoting rent is £11.00 per sq ft

## Rating Assessment:

Details available via Birmingham City Council

## Viewing

Strictly by appointment only via Bond Wolfe. Tel 0121 525 0600

## Lease Terms

Flexible terms are available

