



**104-106**  
**HAGLEY ROAD**

A development by  
**Farrington Securities Limited**

**A newly refurbished  
office building**  
in the heart of Edgbaston's business district



**EDGBASTON**  
**BIRMINGHAM**

**from 5,770 – 27,680 sq ft**  
(536 – 2,571 sq m)

**TO LET**



**104-106  
HAGLEY ROAD**

## LOCATION

104-106 Hagley Road is located in a prominent position at the inter-section of Hagley Road and Vicarage Road within Edgbaston's established financial and business district approximately 2 miles from Birmingham City Centre.

The busy inter-section at Five Ways is within a few minutes walk of the building as is Birmingham's entertainment quarters centred on Broad Street as well as Five Ways Railway Station which provides a direct link to Birmingham New Street.

## OFFICES

104-106 Hagley Road has been sympathetically refurbished throughout and provides modern flexible office accommodation together with on-site car parking.

The building provides regular shaped open plan accommodation providing an excellent working environment for occupiers.

## OFFICE SPECIFICATION

- Open Plan layouts
- Category 2 lighting
- Central heating
- New Carpet Tiles
- Eight person passenger lift
- 34 on site car parking spaces
- 3 compartmental perimeter trunking

## SCHEDULE OF FLOOR AREAS

BASEMENT	STORAGE	510 SQ.FT
GROUND	RECEPTION	700 SQ.FT
GROUND	OFFICES	5,770 SQ.FT.
FIRST	OFFICES	6,700 SQ.FT
SECOND	OFFICES	6,700 SQ.FT
THIRD	OFFICES	6,700 SQ.FT
FOURTH	STORAGE	600 SQ.FT

**TOTAL 27,680 SQ.FT**

## TERMS

104-106 Hagley Road is available either as a whole or on a floor-by-floor basis on new effectively full repairing and insuring lease(s) for a term of years to be agreed subject to five yearly upward only rent reviews.

## RENTAL

Upon application

## SERVICE CHARGE AND RATES

A variable service charge is levied in respect of services provided by the landlord. Business Rates are payable directly to the local authority.

## LEGAL COSTS

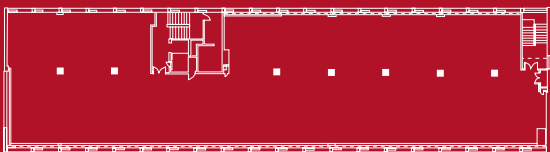
Each party to bear their own legal costs.

## INFORMATION AND VIEWING

For further information, or to arrange a viewing please contact the Joint Letting agents.



## TYPICAL FLOOR PLAN



**104-106  
HAGLEY ROAD**

J3 M5

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. August 2004. Designed and produced by Munro Marketing. Tel: 0121 240 4040

