

Cobalt Square | 83-85 Hagley Road | Birmingham | B16 8QG

## Prominent office building on the Hagley Road leading into Birmingham City Centre

38.18m<sup>2</sup> - 1,332.32m<sup>2</sup>  
(411ft<sup>2</sup> - 14,341ft<sup>2</sup>)

- Air conditioning, LED lighting and raised access floors
- Excellent natural light
- Outside the Clean Air Zone with on site car parking available
- Parking ratio 1:500 sq ft
- Opposite the Midland Metro stop providing direct access into the city and on to Wolverhampton
- Flexible, cost effective lease terms available
- 24 hour access and security
- Panoramic views



**TO LET**



Location



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Location



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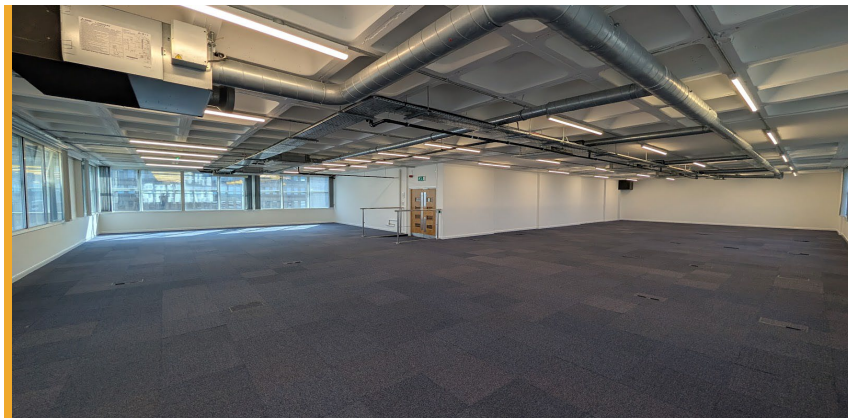
## Location

Cobalt Square is well located with excellent connectivity to the national motorway network with Birmingham City Centre being 2.7 miles distance and local rail and bus services, with the nearest train station at Five Ways being 0.8 miles distance. This is further enhanced by the extension of the Midland Metro providing easy access into the city centre and on to Wolverhampton.

## Floor Areas

| Description                 | Ft <sup>2</sup> |
|-----------------------------|-----------------|
| Ground Floor                | 1,985           |
| Second Floor – Part         | 1,644           |
| Seventh Floor South         | 1,643           |
| Seventh Floor – Office Unit | 411             |
| Seventh Floor North         | 2,746           |
| Twelfth Floor               | 1,537           |
| Twelfth Floor               | 2,719           |
| Thirteenth Floor North      | 1,656           |
| <b>Total:</b>               | <b>14,341</b>   |

(This information is given for guidance purposes only)





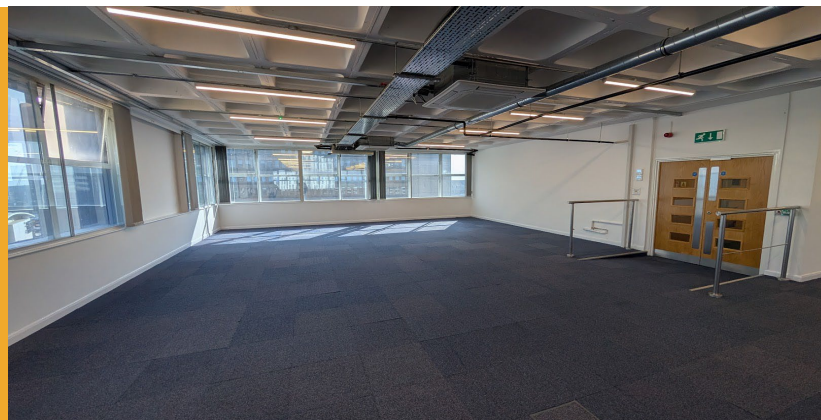
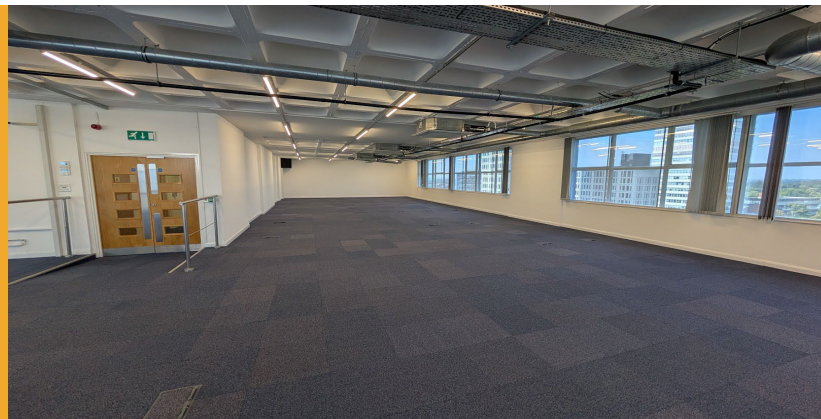
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## Description

Cobalt Square, is a well established office building in Edgbaston. Well-presented suites are arranged around a central core, with both lift and stair access. Various configurations available to offer a mix of open-plan and partitioned spaces, providing a flexible working environment suited to a wide range of occupiers.

Cobalt Square is prominently positioned with good access to public transport links and local amenities. With excellent provision of natural light, air conditioning and fully raised access floors within a modern office tower building. The building features a large, double-height manned reception area, is served by three passenger lifts and has 24/7 access via a controlled fob system.

The available suites benefit from open-plan office areas; private offices with glazed partitioning; kitchen breakout facilities and dedicated storage areas. The suites further benefit from secondary glazing, air conditioning, an airflow system, and excellent natural light with far-reaching views across Birmingham.

A limited number of parking spaces are available on request. Off-site parking is also readily available within walking distance.

## Rent

A new FRI lease is available and we are quoting a rent from **£9 per sq ft per annum exclusive.**



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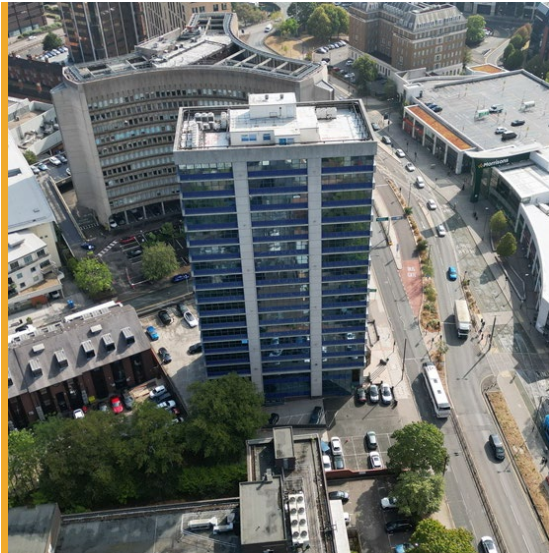
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## Business Rates

The occupier will be responsible for paying the business rates directly to the Local Authority. Further information is available via Birmingham City Council.

## Service Charge

A service charge will be applicable for the maintenance of the common areas of the building.





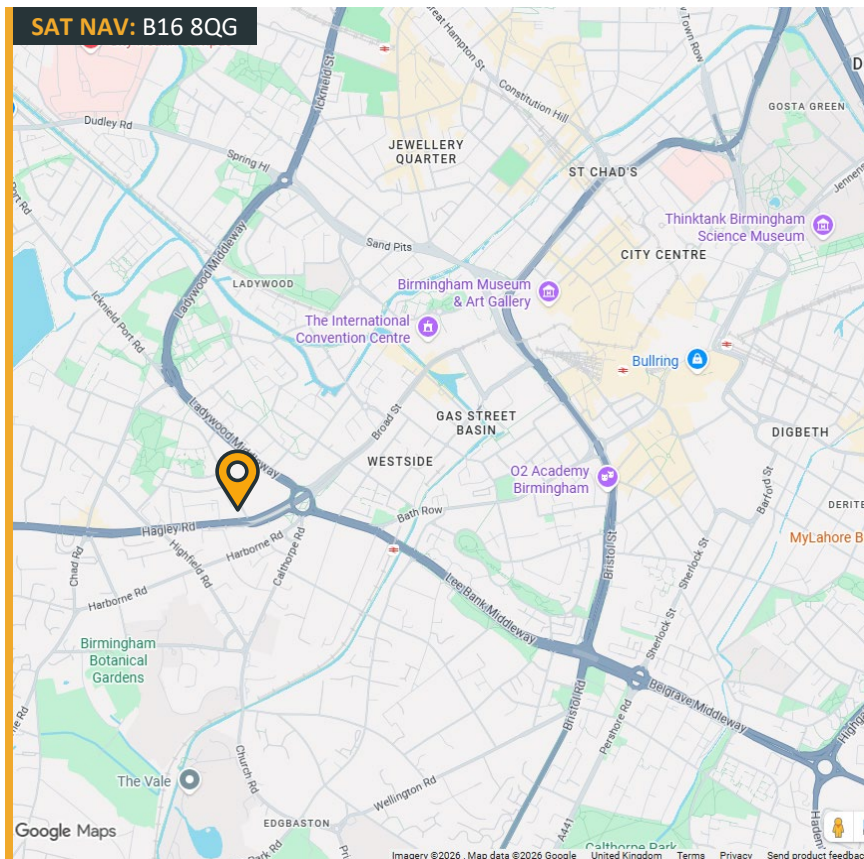
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## EPC

The building has an EPC Rating of D-95.

## VAT

VAT is applicable to the rent and service charge due.

## Anti-Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Caine Gilchrist**

07538 606880

caine.gilchrist@fhp.co.uk

**Oliver Daniels**

07887 787892

oliver.daniels@fhp.co.uk

Or contact our joint agents Fisher German on 0121 5617885.



**Fisher Hargreaves Proctor Ltd.**

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122-124 Colmore Row  
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28/08/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.