

38-40 Hagley Road | Edgbaston | Birmingham | B16 8PE

# Substantial, Prominent and Well Connected Class E Space To Let

2,094.84m<sup>2</sup>  
(22,549ft<sup>2</sup>)

- Highly prominent main road position
- Substantial building
- Class E consent
- New lease available
- Located adjacent to Morrisons supermarket and a range of commercial and residential users
- Split by floor available



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

**38-40 Hagley Road is a substantial former banking hall and regional office, which has been occupied by the same tenant since the mid 1980s. Hagley Road is home to a number of different commercial businesses, medical facilities and residential dwellings and is the principal commuter route to the west of Birmingham providing access to the City Centre and the Black Country.**

## Location

The subject property has prominent roadside frontage, facing Hagley Road, a principal arterial route taking car traffic from Birmingham City Centre to the west. Boasting a traffic count of approximately 30,000 vehicles per day, Hagley Road is a very busy route and will soon also accommodate the region's tram network, which will also pass the property in due course.

Located adjacent to Morrisons supermarket, other nearby occupiers include Starbucks, Indigo Sun, various office buildings and the Marriott Hotel.

The subject property provides accommodation over 5 levels, with a total of 56 car parking spaces (16 external and 40 basement), with the site being accessed via a private entrance of Edgbaston Village Walk.

## Situation

The subject property is available as a whole or a split per floor, subject to individual requirements.





## Description

The subject premises are arranged over 5 floors with car parking located within the basement and within a dedicated external car park. The ground floor comprises a former banking hall with the upper parts comprising offices and staff facilities:-

- ❖ Highly prominent frontage to Hagley Road
- ❖ Access to the city's bus and tram stops
- ❖ Parking facilities
- ❖ Glazed frontage to ground floor former banking hall
- ❖ A private dedicated access

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	487.27	5,245
First Floor	399.38	4,299
Second Floor	404.13	4,350
Third Floor	402.26	4,330
Fourth Floor	401.80	4,325
<b>Total</b>	<b>2,094.84</b>	<b>22,549</b>





## Lease Term and Rental

The property is available by way of a new FRI lease for a term to be agreed at an annual rental of:-

**On Application**

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

### Offices & Premises

**Rateable Value (2017):   £204,000**

**Rateable Value (2023):   £352,500**

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024** (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

## Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. We are verbally advised by the local planning authority that the premises are not listed, nor does it sit within a conservation area.

## Repairing Obligation

The new lease shall be granted on a full repairing and insuring basis and the incoming tenant shall be responsible for the maintenance and upkeep of the internal and external parts of the building throughout the term of the lease.



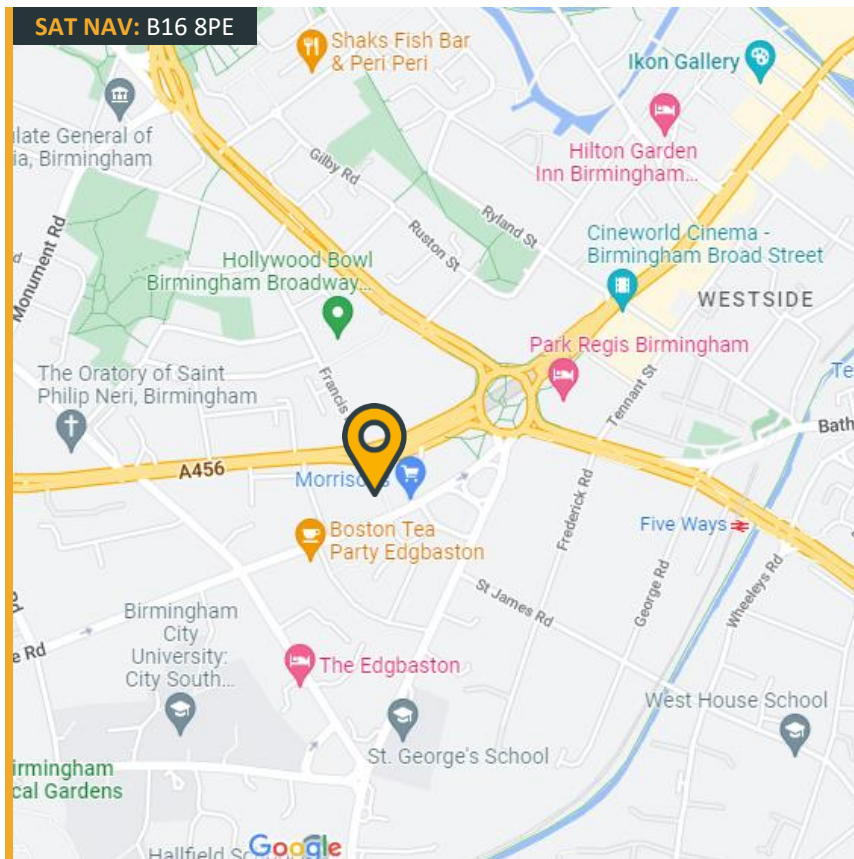
Location



Gallery



Contact



## EPC

A copy of the Energy Performance Certificate is available upon request.

## VAT

The property is not elected for VAT.

## Further Information

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

### Doug Tweedie

07887 787 892

doug@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD

**fhp.co.uk**

25/08/22

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