

# 123



## Accommodation

Located at the front of the development, 123 Hagley Road comprises 35,229 sq ft (3,273 sq m) of contemporary high specification multi-let office space in one of the most convenient and sought after locations in Edgbaston.

Entry to the building is either via a glazed reception pod at the front which leads to a 12-person passenger lift serving all floors or a secondary secure entrance which also provides secure lift access to all floors.

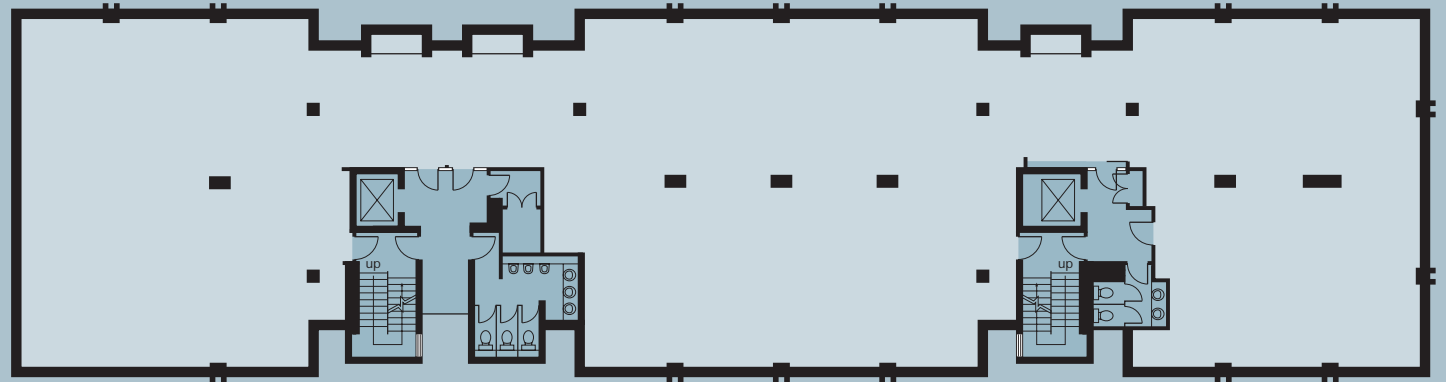
## Specification

- Floorplates 6,972 sq ft (648 sq m)
- Suites from 1,628 sq ft (151 sq m)
- 24-hour manned on-site security and CCTV
- Car parking ratio of 1:458 sq ft
- On-site storage available
- Low overall occupancy costs
- Flexible leases
- Central heating
- LG3 category II compliant lighting
- Suspended ceilings
- Perimeter compartment trunking

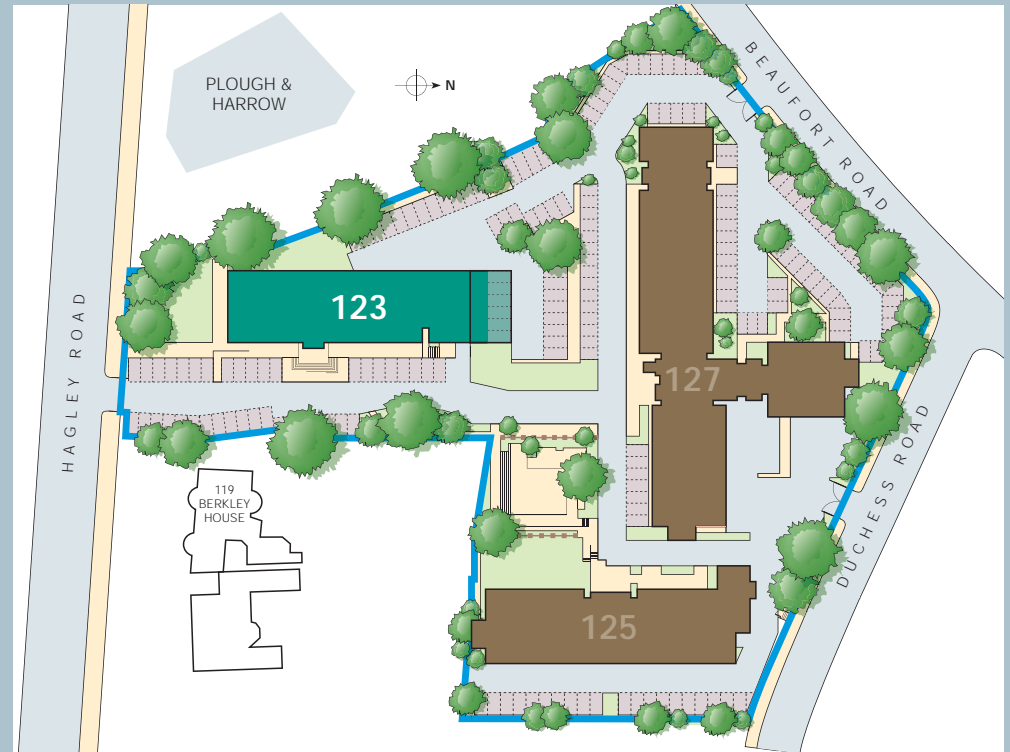


## Accommodation Schedule

FIRST FLOOR (SUITE 1)	1,628 SQ FT	151.25 SQ M
FIRST FLOOR (SUITE 2)	3,120 SQ FT	289.86 SQ M
FOURTH FLOOR	2,022 SQ FT	187.85 SQ M
<b>TOTAL</b>	<b>6,770 SQ FT</b>	<b>628.96 SQ M</b>



Typical floorplate



www.123-127.co.uk

A development by:



GE  
Real Estate

a.nash@stoford.com

For enquiries please contact:



0121 233 2898  
www.kingsturge.com

charles.warrack@kingsturge.com  
jonathan.carmalt@kingsturge.com



0121 200 2050  
www.dtz.com

matthew.long@dtz.com  
andrew.berry@dtz.com