

127



Accommodation

With 63,382 sq ft (5,888 sq m) of office space, 127 Hagley Road is the largest building in the development and has benefited from a £1.6m refurbishment - both internally and externally.

Entry to the building is via a new single storey contemporary reception with two lifts accessing all floors. Internally the office has been upgraded to the highest standard contemporary specification.

Typical floors provide approximately 12,727 sq ft of floor space split into three wings of 6,514 sq ft (605 sq m), 3,694 sq ft (343 sq m) and 2,519 sq ft (234 sq m), each offering completely refurbished toilet facilities.

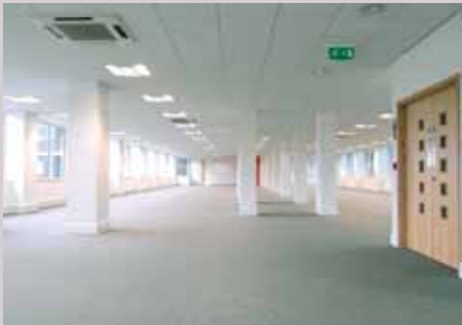
Specification

- Floorplates of 12,727 sq ft split into three wings
- 24-hour manned on-site security and CCTV
- Car parking ratio of 1:450 sq ft
- On site storage available
- Low overall occupancy costs
- Flexible leases
- Comfort cooling
- LG3 compliant lighting
- Suspended ceilings
- Fully DDA compliant
- Three compartment perimeter trunking
- Refurbished in accordance with DDA requirements

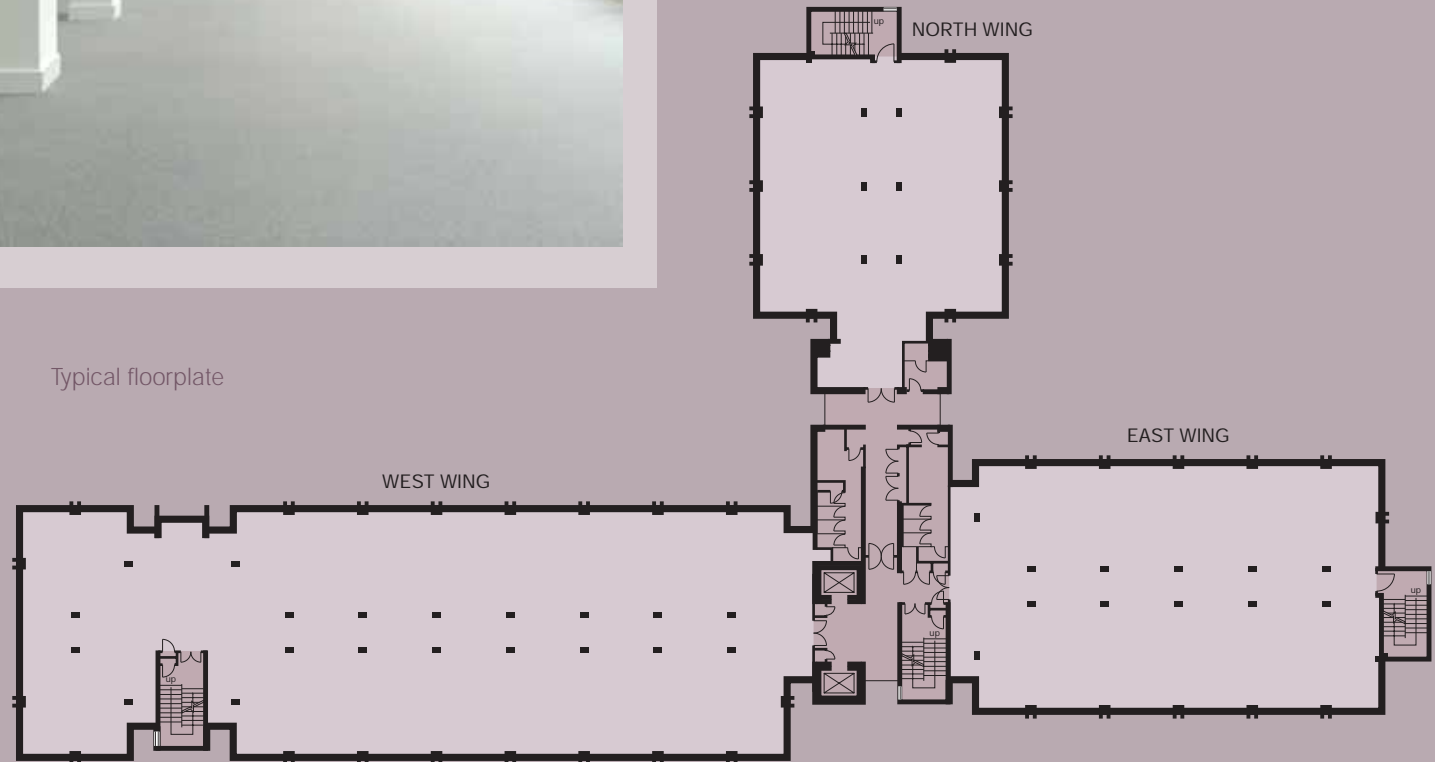


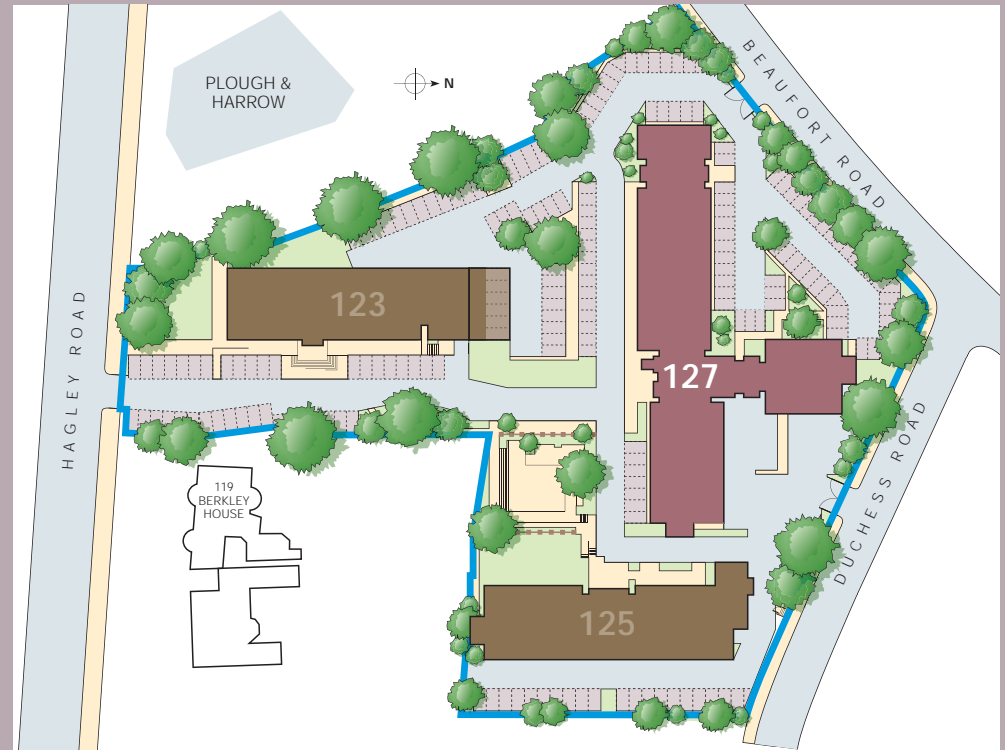
Accommodation Schedule

GROUND FLOOR	NORTH WING	2,519 SQ FT	234.02 SQ M
	EAST WING	3,694 SQ FT	343.18 SQ M
	WEST WING	6,261 SQ FT	581.67 SQ M
FIRST FLOOR	NORTH WING	2,519 SQ FT	234.02 SQ M
	EAST WING	3,694 SQ FT	343.18 SQ M
	WEST WING	6,514 SQ FT	605.17 SQ M
SECOND FLOOR	NORTH WING	2,519 SQ FT	234.02 SQ M
	EAST WING	3,694 SQ FT	343.18 SQ M
	LET WEST WING	6,514 SQ FT	605.17 SQ M
THIRD FLOOR	NORTH WING	2,519 SQ FT	234.02 SQ M
	EAST WING	3,694 SQ FT	343.18 SQ M
	WEST WING	6,514 SQ FT	605.17 SQ M
FOURTH FLOOR	NORTH WING	2,519 SQ FT	234.02 SQ M
	EAST WING	3,694 SQ FT	343.18 SQ M
	LET WEST WING	6,514 SQ FT	605.17 SQ M
TOTAL		63,382 SQ FT	5,888.35 SQ M



Typical floorplate





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