











TO LET

PRESTIGIOUS GRADE A OFFICE SPACE

# A GREAT PLACE TO BE

**10 Harborne Road** has undergone a comprehensive refurbishment and provides up to 7,404 sq ft of Grade A office space.











The floors provide an abundance of natural light to all sides throughout the day, providing occupiers with high quality, impressive corporate offices.



# STUNNING DETAIL

Every element has been carefully considered – resulting in high specification accommodation offering superfast connectivity and generous car parking.

- New LED energy-efficient lighting achieving an illuminance of 500 lux
- Energy-efficient boilers
- CAT 6 Cabling – the best Ethernet cable on the market which is suitable for up to 10 gigabit Ethernet at 250 MHz
- 24/7 security access systems
- IP Force Door Entry System
- IP Cameras for the common areas and outside of the premises
- High quality toilet facilities on each floor with Dyson™ Airblades
- New flooring throughout
- Fully refurbished lift
- Option of Superfast connectivity of 20Mb for each occupier on a dedicated one-to-one service. This is 100% secure and is covered by a Service Level Agreement.
- Disabled toilets on ground floor
- Four car parking spaces per floor



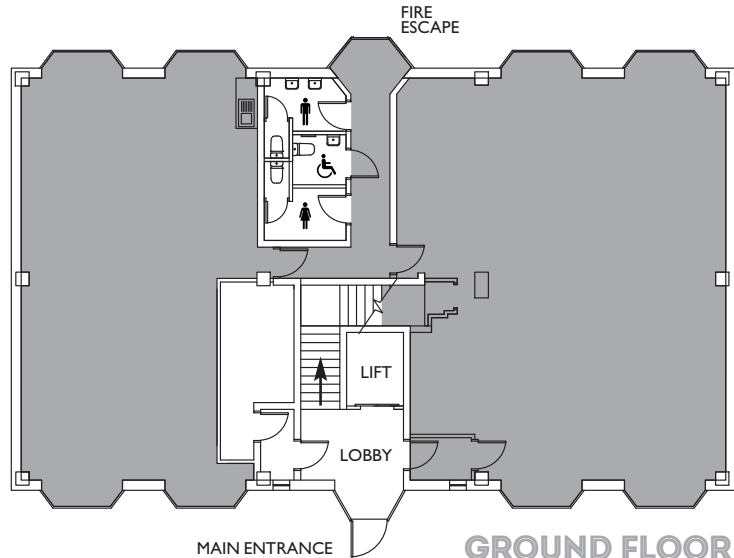




SPACE AVAILABLE FROM 1,164 – 7,404 SQ FT



# LIGHT FILLED & SPACIOUS



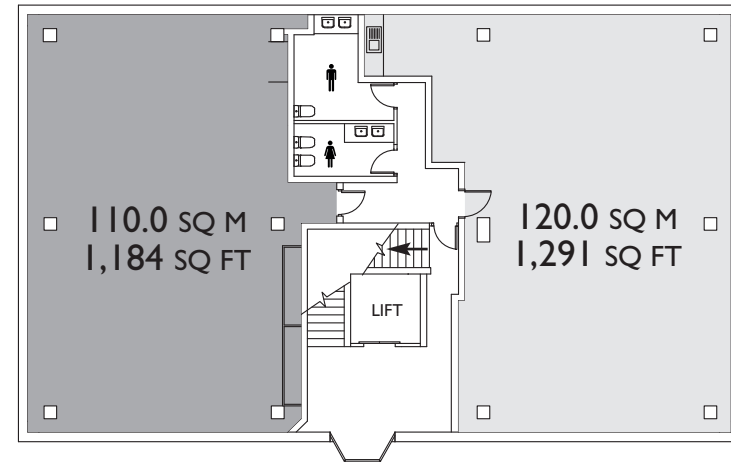
MAIN ENTRANCE

**GROUND FLOOR**

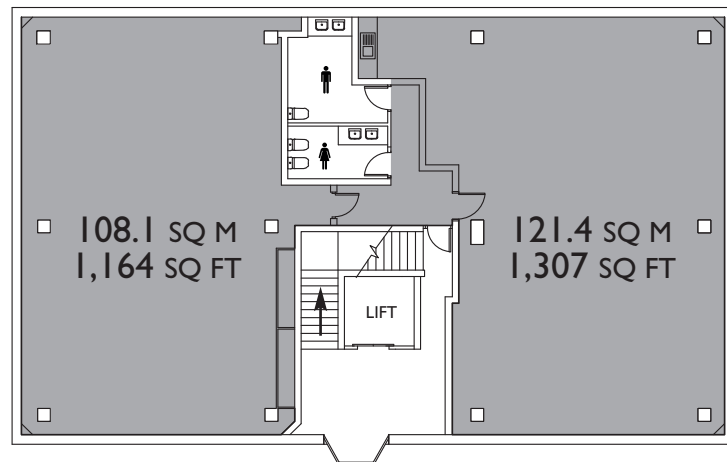
220 SQ M • 2,368 SQ FT

**EAST WING**

**WEST WING**



**SECOND FLOOR**



**FIRST FLOOR**

238 SQ M • 2,561 SQ FT







FIVE WAYS  
TRAIN STATION

10

HARBORNE ROAD



# LOCATION & LINKS

**10 Harborne Road** is located in Edgbaston, close to Broad Street on the fringe of Birmingham City Centre.

Edgbaston is a popular established office location and an affluent suburb of Birmingham. The building offers occupiers excellent amenities, with Morrisons, Costa and Starbucks all within close walking distance. At the Five Ways roundabout there is also Five Ways station, linking the area with Birmingham New Street and the 4-Star Marriott hotel.

## **BY TRAIN**

A few minutes walk takes you to Five Ways train station. Birmingham New Street is one stop away, with a journey time of three minutes. Five Ways train station is on the important Cross City Line from Redditch to Lichfield.

## **BY BUS**

Hagley Road provides connection to routes 9, 120, 126, 140 and 141. Harborne Road provides connection to routes 10, 23, 24, 29 and 647.

## **BY CAR**

Close proximity to Birmingham's ring road, the A4540. M5 Motorway is five miles to the west. A38(M) Motorway is two miles to the east providing direct access to the M6.

POSTCODE **B15 3AA**



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**MISREPRESENTATION ACT**

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