

Edgbaston's famous cricket ground and The University of Birmingham, beautiful architecture, fashionable shops, gymnasium, bars and restaurants

Birmingham Botanical Gardens

Excellent on-site parking with additional secure car parking close by

Brindleyplace with its tree lined streets, public squares, stylish bars, canals, restaurants, shops and galleries

Esporta gym nearby

Mailbox, Birmingham's 'Bond Street'

All within half a mile



Cobalt Square
Hagley Road Edgbaston Birmingham

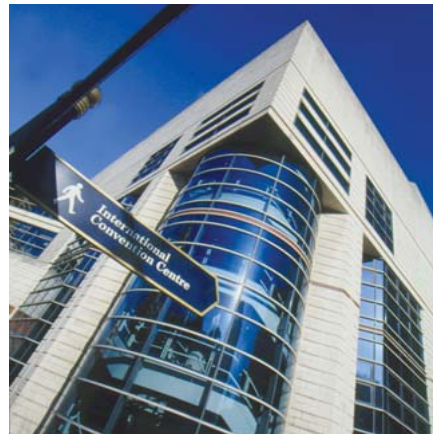
For further information call
0121 631 2277 or 0121 233 2330

Email
info@cobalt-square.co.uk
www.cobalt-square.co.uk



COBALT SQUARE

HAGLEY ROAD EDGBASTON BIRMINGHAM



1N

GRENVILLE SMITH & DUNCAN
0121 631 2277

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KWB

Misrepresentation Act 1968 and Declaration
The Agents for themselves and for Vendors or Lessors of this property whose Agents they are give notice that: The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of any offer or Contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending Purchaser or Lessee should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. March 2005

Junction 6, M6 (Spaghetti Junction) 4 miles away provides connections to the M1, M5, M42 and A38M leading directly from Birmingham City Centre

New Street Station provides intercity connections to London Euston in as little as 91 minutes; as well as any other intercity connection

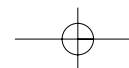
Birmingham International Airport, 16 minutes from New Street

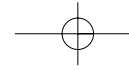
Fiveways train station 500 yards, 5 minutes to Birmingham New Street

Proposed metro from Birmingham City Centre will incorporate a terminus directly outside Cobalt Square



MODERN OFFICE SPACE TO LET!





Cobalt Square is the new name for an iconic office building at the gateway to Birmingham's Central Business District

Offering uncompromising quality, elegant modern design and unrivalled transport connections it is an exceptional opportunity to put your business at the forefront of Birmingham's business community.

A Birmingham landmark, Cobalt Square offers a cutting edge office environment in an exceptional position providing a cost effective solution.

The development offers both superior quality DDA compliant office space and flexible leases. It boasts:

- Open plan floors
- Comfort cooling throughout
- Exceptional panoramic views
- An elegant contemporary double-height lobby

All designed to provide your staff with a comfortable and contemporary environment, extol your business values and provide impact to your clients and visitors.

NEW OFFICES BEYOND COMPARISON!



Image for illustrative purposes only. Final scheme subject to the relevant consents.



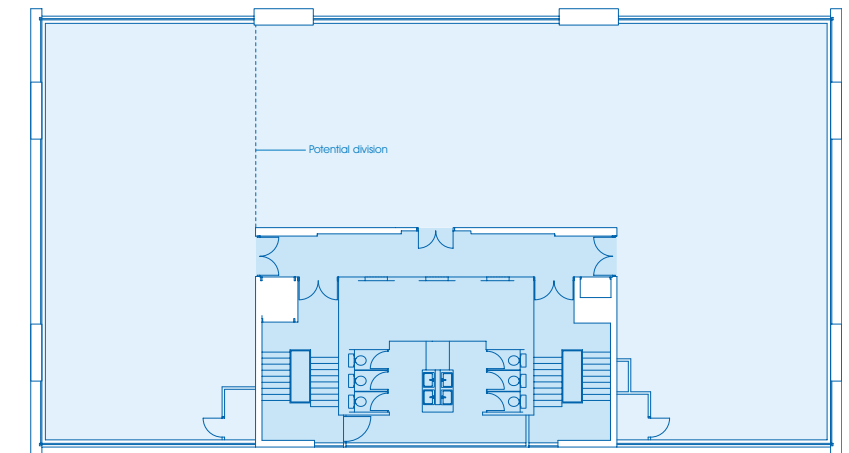
New offices with advantage

- Light, fresh and flexible floor space
- Multiple floors of 4,400 sq ft
- Suites from 1,500 sq ft may be available
- Comfort cooling throughout
- Perimeter trunking to accommodate voice and data cabling
- LG3 lighting to current standards
- High quality design applied to:
 - Reception
 - The working environment
 - Toilets
- DDA compliant access
- Chic, manned lobby with breakout area; 24 hour access and security
- Excellent ratio of parking 1:500 sq ft; additional parking available on request
- Panoramic views and exceptional natural light
- Exterior enhancements planned to complement the interior re-modelling



NEW OFFICES WITH THE UPPER HAND!

Typical upper floor layout



A typical net internal floor area of 4,400 sq ft per floor
3 lifts to all floors

- Contemporary lobby area with:
- Receptionist and breakout soft seating
 - Coffee bar
 - Media centre with
 - Plasma newsreel TV
 - Wireless internet

