



# TriGate

Hagley Road West | Birmingham | B68 0NP

**City centre quality  
*without* the price tag.**

**OFFICES TO LET**



*The building has been refurbished to  
the highest possible standards.*

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TriGate is a  
*landmark building*  
for the 21st Century

**Superbly refurbished, contemporary accommodation with all of the quality facilities and amenities that would be expected from such a high profile building.**

- ⚡ Attractive and extensive reception with visitor waiting area
- ⚡ Refurbished central core with three passenger lifts
- ⚡ Car Parking ratio of 1:400 sq ft with generous visitor parking
- ⚡ On-site security with CCTV monitored 24/7
- ⚡ A range of on-site IT, telephony and business space services



*The bright, open floorplates provide  
superbly fitted and flexible working spaces.*






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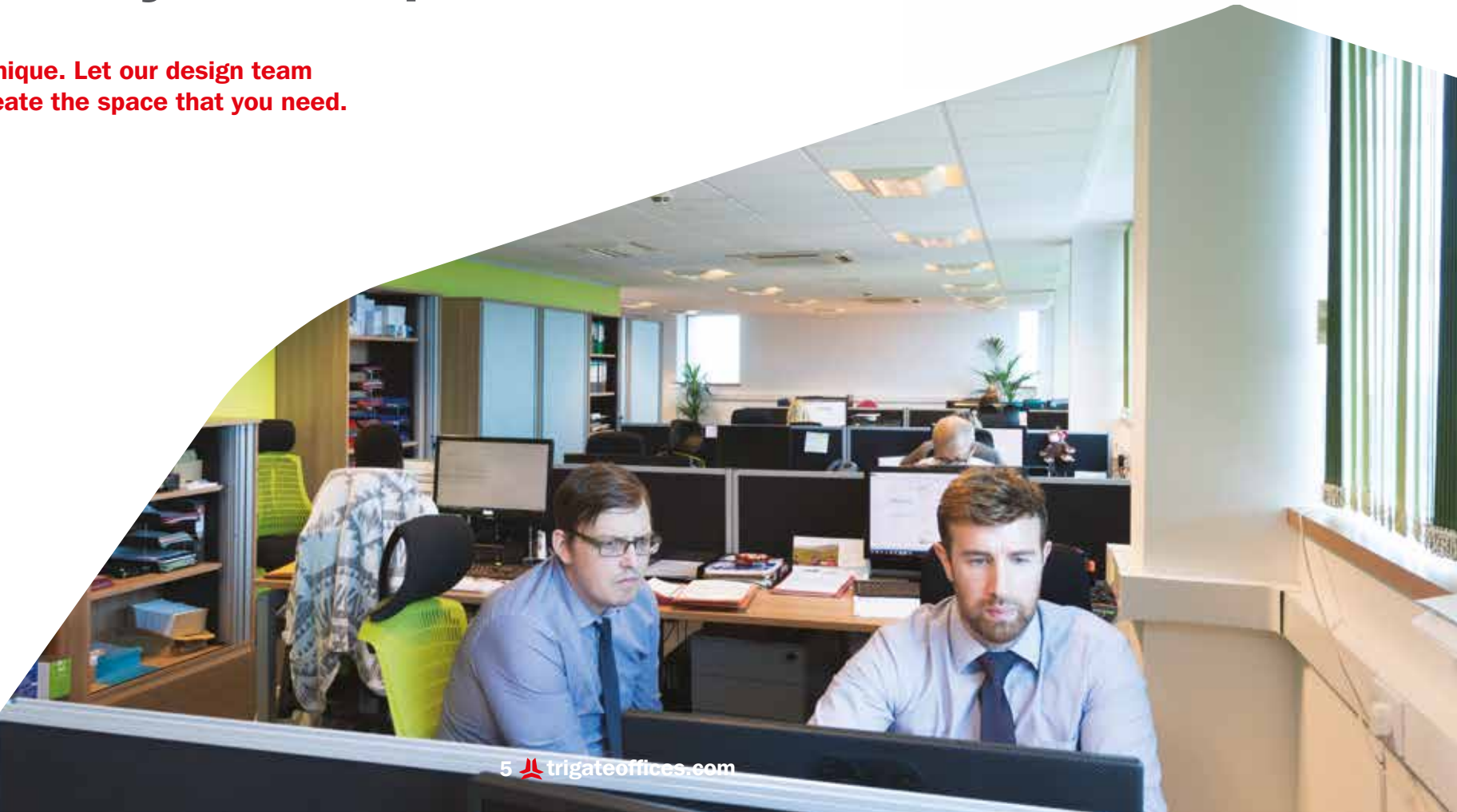


# Office space *perfectly tailored* to your requirements



**Every business is unique. Let our design team work with you to create the space that you need.**

-  Floors up to 12,000 sq ft
-  Wings of 3,900 sq ft
-  Suites from 1,000 sq ft
-  Flexible leases available
-  Bespoke layout solutions

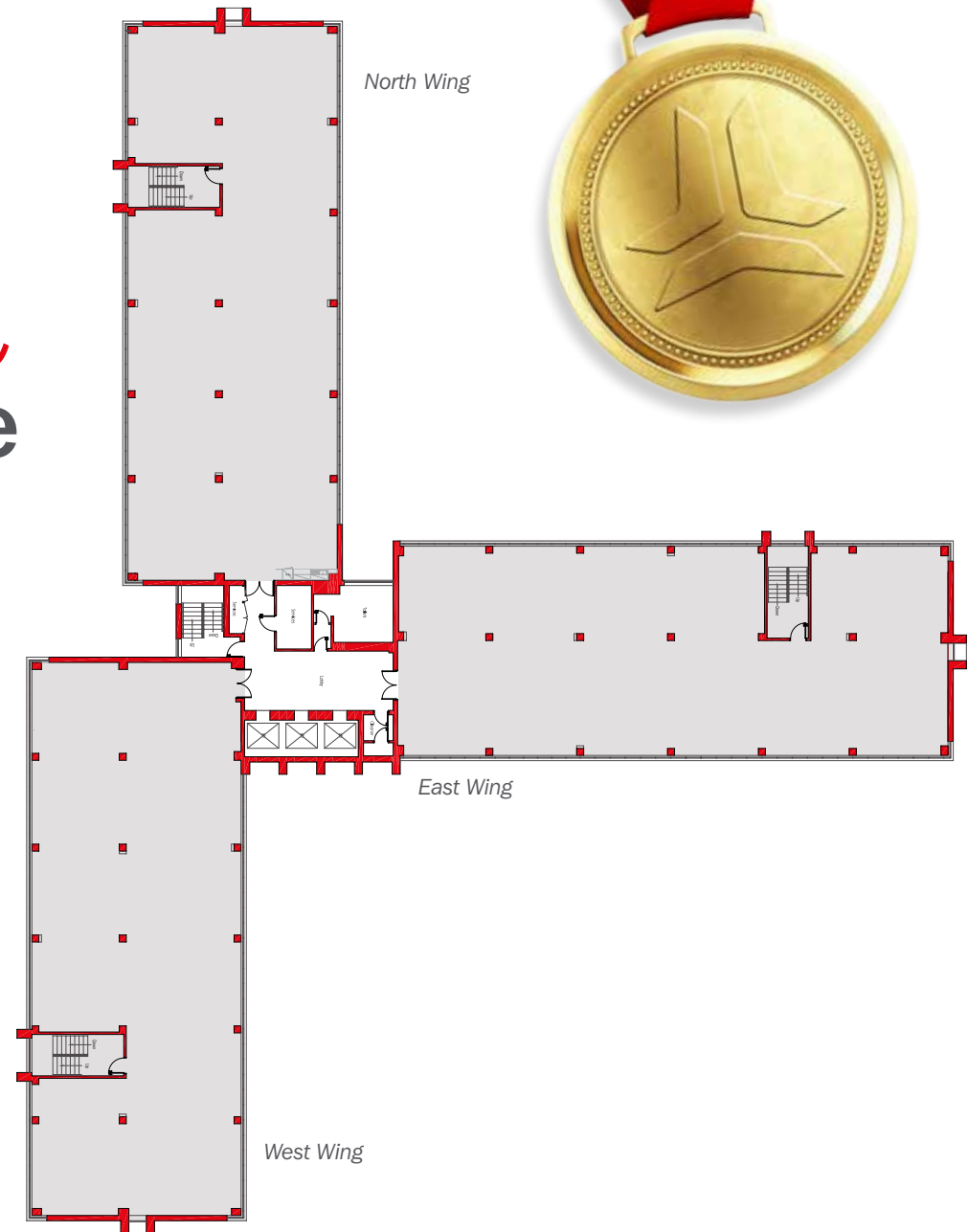


# City centre grade *office* *accommodation* out-of-town convenience

Radiating from TriGate's core, three fully refurbished wings offer a total of 73,000 sq ft of superb and efficient office accommodation from 1,000 sq ft.

## Specification

- ⚡ New VRF heating and cooling system
- ⚡ Suspended ceiling with LED lighting
- ⚡ Perimeter trunking
- ⚡ High quality carpet
- ⚡ High specification finishes
- ⚡ Occupational density of up to 1:6 sq m
- ⚡ EPC rating of B - E  
(more information is available from the agent's website)



# North Wing

Example space plans. Contact us for a personalised design that meets the exact requirements of your business.

## 2 Suite Layout

### Suite 1

-  32 x Workstation Spaces
-  1 x Individual Office
-  1 x Staff Room
-  1 x Meeting Room
-  1 x Open Plan Meeting Booth
-  1 x Reception Area


### Suite 2

-  12 x Workstation Spaces
-  1 x Individual Office
-  1 x Drinks Point
-  1 x Meeting Room
-  1 x Waiting Area

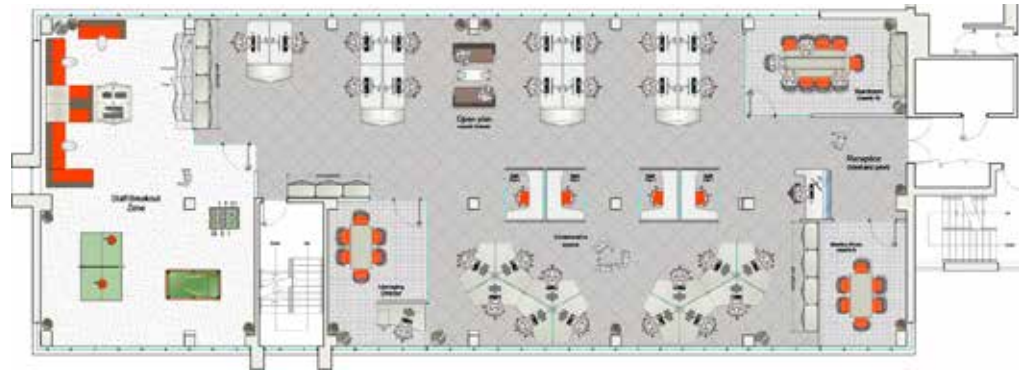


Suites - 1,141 sq ft - 2,670 sq ft

## Creative Layout





-  26 x Workstation Spaces
-  1 x Meeting Room
-  4 x Open Plan Meeting Booths
-  1 x Individual Office




-  1 x Boardroom
-  1 x Reception Area
-  1 x Staff Breakout Zone

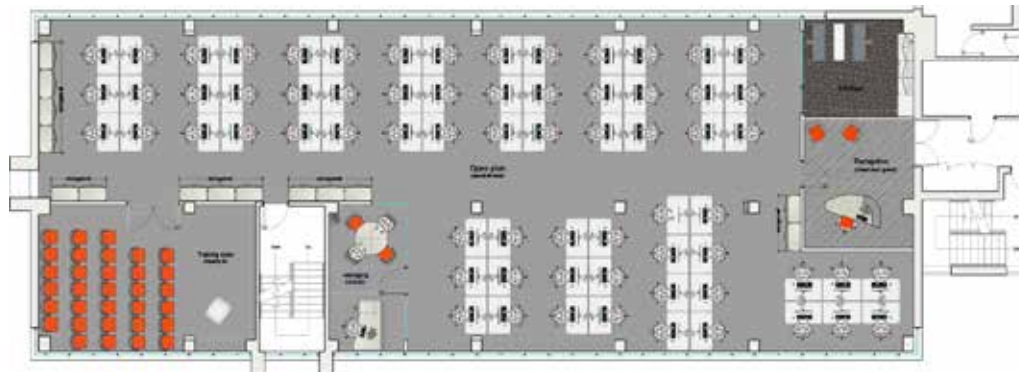


Suite - 3,929 sq ft

## High density

-  68 x Workstation Spaces
-  1 x Kitchen
-  1 x Individual Office
-  1 x Training Room

-  1 x Reception Area
-  1 x Reception Area
-  1 x Staff Breakout Zone



Suite - 3,929 sq ft

# A full range of flexible *support services* to meet your needs

**TriGate has its own business centre which provides a full range of office support services, available to all occupiers, to meet your company's individual needs. It has an experienced customer service team and on-site Centre Manager, ensuring the ultimate in flexibility and personal service.**

- ⚡ Market-leading IT connectivity
- ⚡ Quick and easy in/easy out service agreements
- ⚡ High-calibre meeting room facilities
- ⚡ On-site support
- ⚡ Call handling/reception services

 **Flexibase**  
*Business Centres*

[flexibase.com](http://flexibase.com)





*Our flexible range of services allows you to tailor the level of support to your precise requirements.*

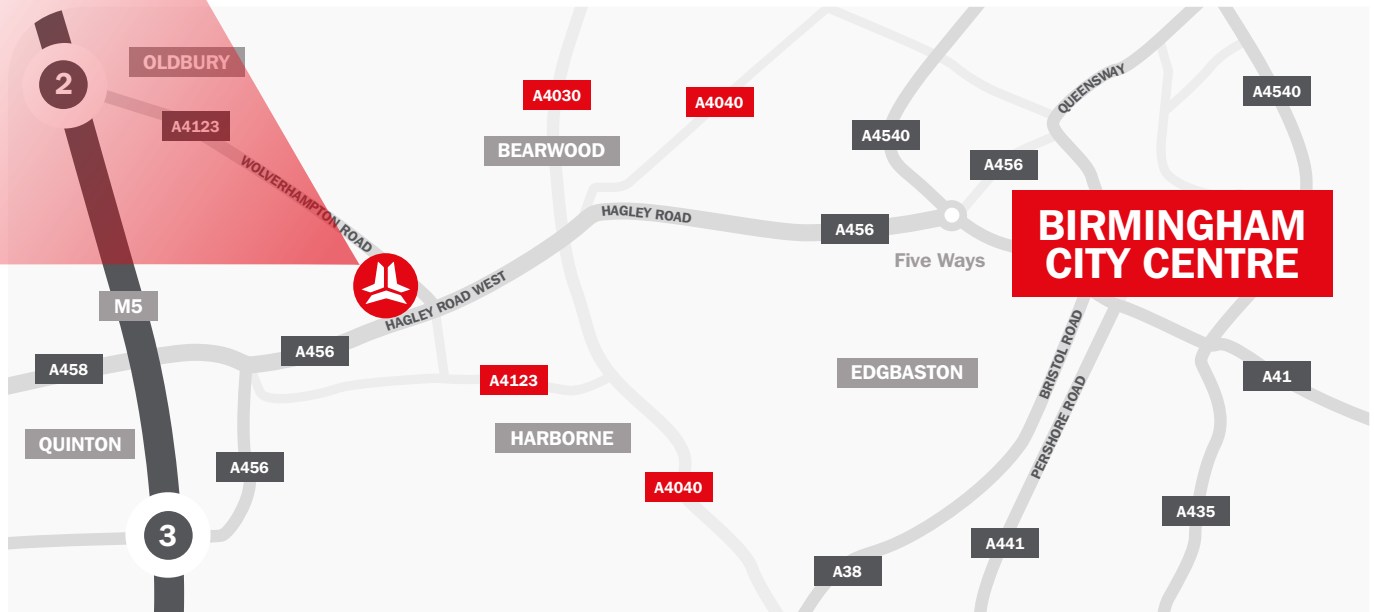
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# The *ideal location* for your business

With a very wide range of amenities and facilities on your doorstep, TriGate offers all the benefits of a city centre office without the hassle of a rush hour commute.



-  2.3 miles (4 minutes) from M5 Junction 3
-  2.6 miles (6 minutes) from M5 Junction 2
-  Just 10 minutes from Birmingham city centre
-  Frequent bus services to Stourbridge, Wolverhampton and Birmingham city centre



- ✦ Excellent range of shops, restaurants, coffee shops, bars, pubs and convenience stores within easy walking distance
- ✦ Many cultural, sports and leisure facilities nearby
- ✦ Birmingham's concert halls, theatres and indoor arena easily reached



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scrivens opticians





Hagley Road West | Birmingham | B68 ONP



**0121 643 9337**  
johnsonfellows.co.uk

**Charles Warrack**

charles.warrack@johnsonfellows.co.uk



**0121 643 6440**

JLL.co.uk/property

**Andy Riach**

andrew.riach@eu.jll.com



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