



EDMUND

HOUSE
BIRMINGHAM

Fully refurbished offices to let from
6,299 - 68,815 sq ft
with 54 onsite car parking spaces





The new
Edmund House
offers
QUALITY

Welcome

A complete transformation delivering prime offices in Birmingham's central business district.

A prominent headquarters style building, Edmund House has been transformed into an exceptional new working environment for today's business needs.

Boasting a prime business location on the corner of Newhall Street and Edmund Street at the heart of Colmore Business District, the fully refurbished building offers up to 68,815 sq ft of contemporary office space, over ten storeys.

The newly clad exterior and double height glazed canopy create a visually striking entrance to the new bright, modern reception with natural stone feature wall, creating a welcoming arrival point and offering 24 hour secure access.

Transformation

The extensive refurbishment of this well-known business address has created modern, efficient and bright office accommodation.

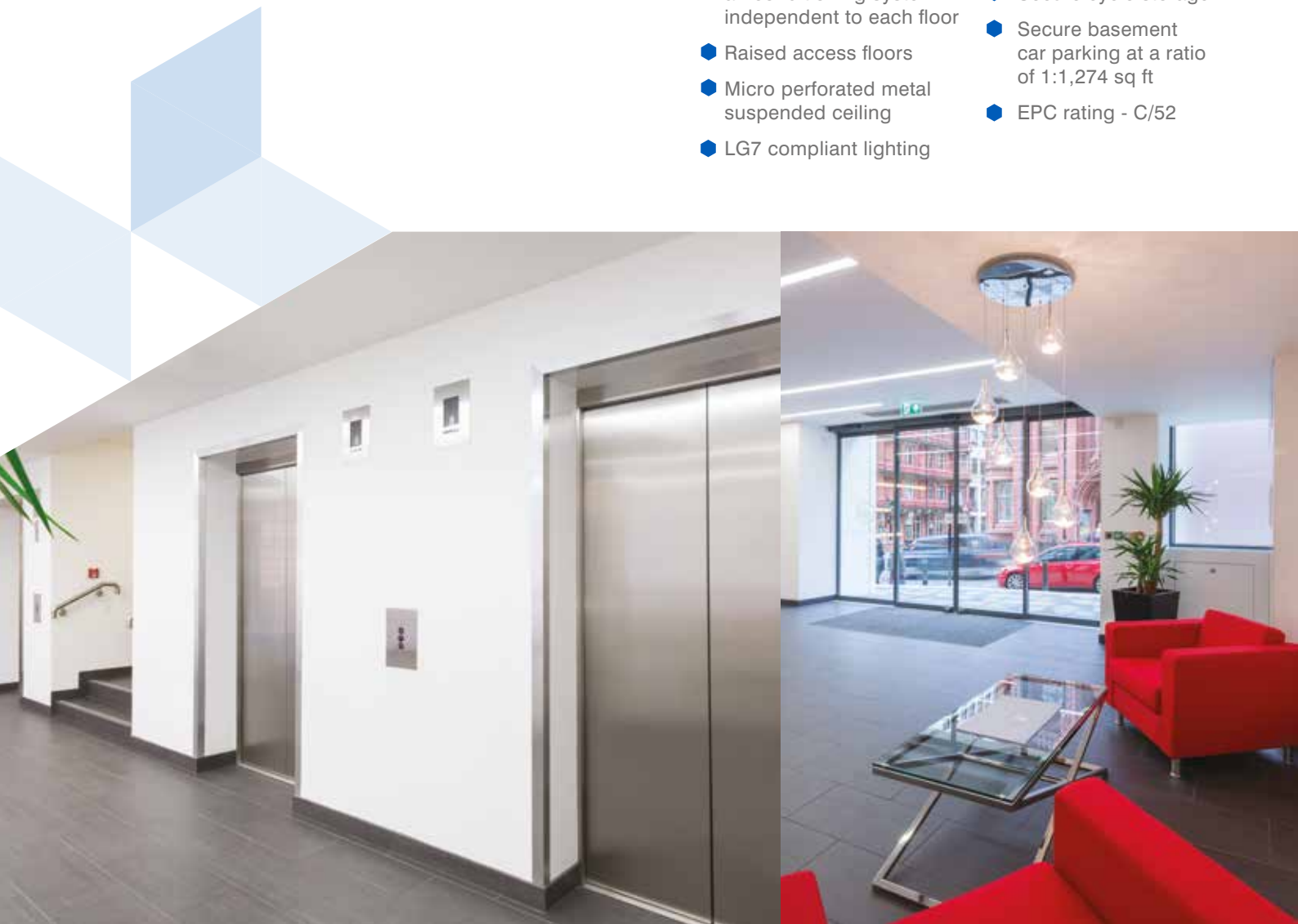
Providing the opportunity for a self-contained headquarters building or office suites from 6,299 sq ft, the enhanced new working space has been delivered through a transformational comprehensive refurbishment of the building.

The extensive works have encompassed the complete upgrade of the office floor plates, entrance and reception area, together with the toilet facilities and communal areas, with reconfigured lifts and staircases ensuring fast and convenient access to all floors.



The Grade A specification includes:

- Newly reconfigured and refurbished reception area
- Three new 12 person passenger lifts
- New VRF ceiling based air conditioning system independent to each floor
- Raised access floors
- Micro perforated metal suspended ceiling
- LG7 compliant lighting
- New male, female and disabled WCs on each floor
- New shower and changing facilities
- Secure cycle storage
- Secure basement car parking at a ratio of 1:1,274 sq ft
- EPC rating - C/52

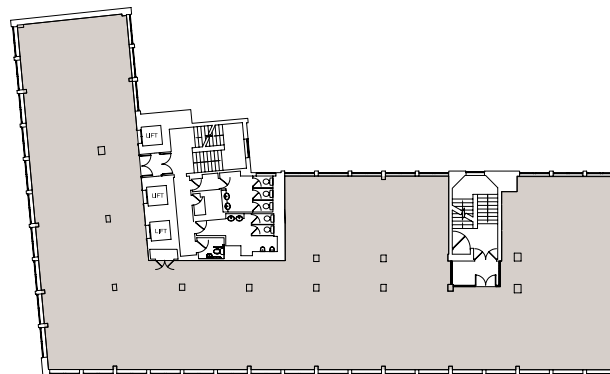




Edmund House offers modern working space on floorplates ranging from 6,299 sq ft to 8,073 sq ft.

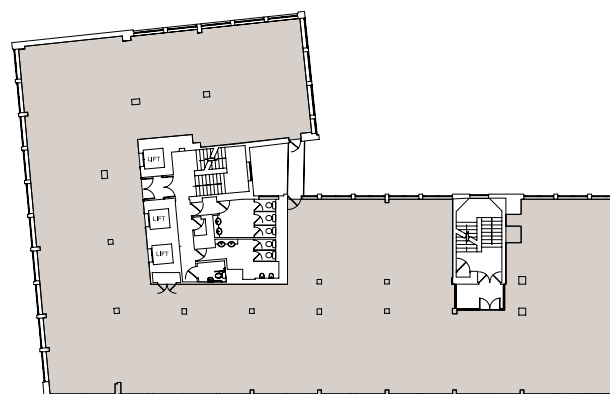
The flexible floorplates can be adapted to meet the needs of the occupier, whether cellular or open plan office accommodation is required, providing exceptional working space with an abundance of natural light.

Floor	Sq ft	Sq m
10	6,302.88	585.55
9	6,298.94	585.19
8	6,317.46	586.91
7	6,306.33	585.87
6	6,311.33	586.34
5	6,309.70	586.19
4	7,419.78	689.31
3	7,410.69	688.47
2	8,065.14	749.27
1	8,072.81	749.98
Total	68,815.00	6,393.00



Typical Upper Floor

5th - 10th 6,299 - 6,317 sq ft



Typical Lower Floor

1st - 4th 7,411 - 8,073 sq ft



Location

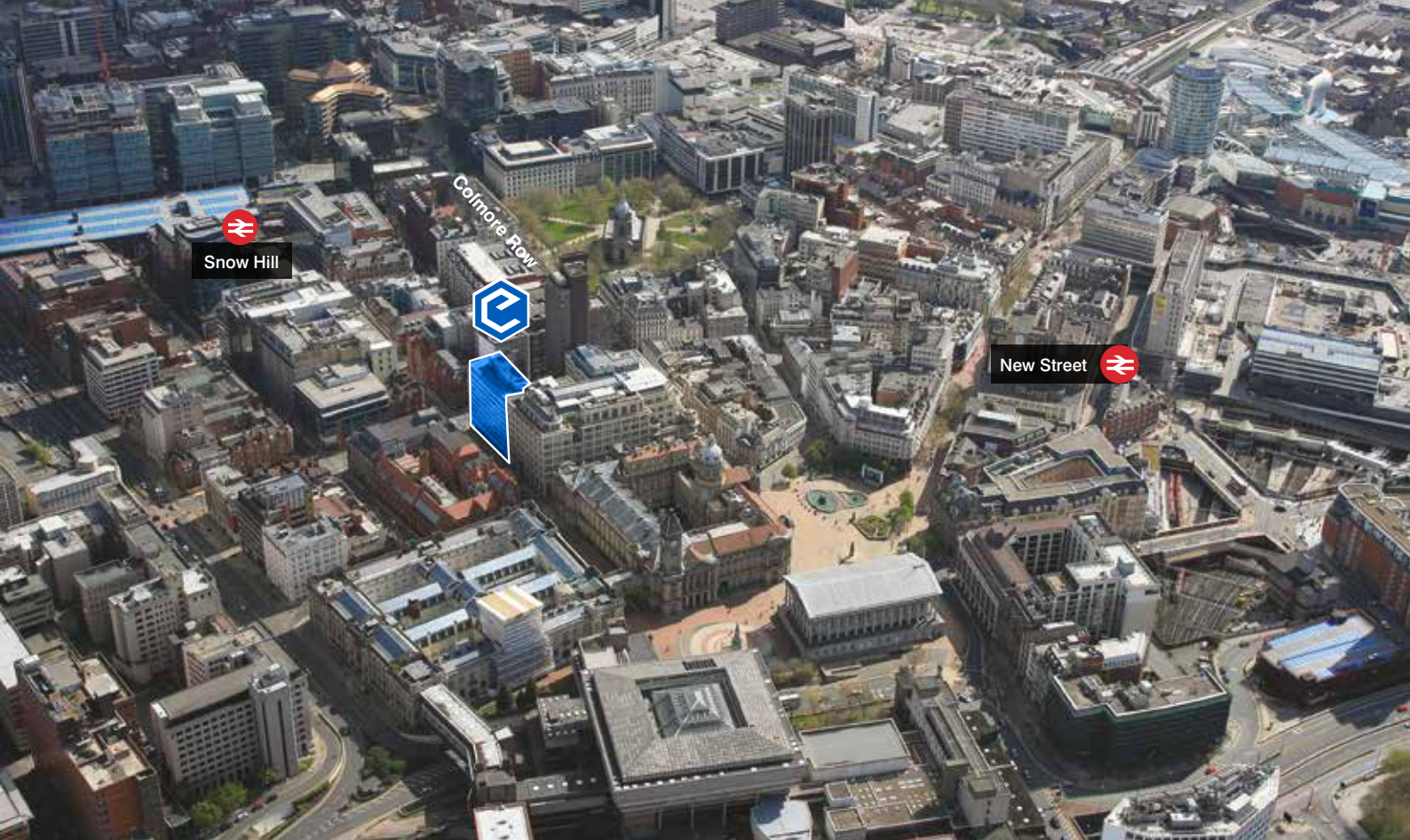
Situated just a stone's throw from Colmore Row, Edmund House enjoys a pinnacle position at the intersection of Newhall Street and Edmund Street.

Right in the heart of Birmingham's established Colmore Business District and with a wealth of business, leisure and retail opportunities on the doorstep, occupiers will never be short of somewhere to grab some lunch, entertain clients or network, both during working hours and after.

Edmund House lies equidistant between Birmingham Snow Hill and Birmingham New Street stations, ensuring commuters from either location enjoy a walk of less than five minutes from stepping off the train or Metro.

The location of Edmund House also means occupiers and their visitors enjoy quick and easy access by road to the A38 Expressway which links the city centre to the wider motorway network.





Edmund House | 12 - 22 Newhall Street | Birmingham | B3 3EF

Key

Office occupiers

1. Hymans Robertson Mazars
2. Squire Sanders
3. Clarke Willmott Anthony Collins
4. Aviva
5. HSBC
6. Gateley
7. Mott MacDonald
8. Mills & Reeve
9. Eversheds
10. Lloyds
11. Axa
12. Irwin Mitchell
13. Browne Jacobson DLA

Hotels

1. Hotel du Vin
2. Premier Inn

Bars

1. Chi Bar
2. All Bar One
3. Edmunds
4. Utopia
5. Gingers
6. The Bureau
7. Pure Bar & Kitchen
8. The Lost & Found
9. Chameleon Bar

Cafés

1. Philpotts (Gt Charles Street)
2. Café Costes
3. Urban Coffee Company
4. Home Café/Deli
5. Yorks Bakery Café
6. Edwardian Tea Room
7. Starbucks
8. Philpotts (Bennetts Hill)

Restaurants

1. Purnell's
2. Opus
3. Jojolapa
4. Metro Bar & Grill
5. Asha's
6. Purnell's Bistro
7. Isaacs
8. Chung Ying Central
9. Adam's



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