

ONE  
THREE  
FOUR  
EDMUND STREET



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c.26,000 SQ FT  
OFFICES TO LET  
IN BIRMINGHAM

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# OVERVIEW

Situated in a sought after location at the heart of Birmingham's Colmore Business District, 134 Edmund Street has c.26,000 sq ft of extensively refurbished office space immediately available in suites from c.3,600 sq ft.

Through a combination of high specification contemporary design and the original Grade II listed Victorian façade, 134 Edmund Street brings Grade A office space of the highest quality to Birmingham's commercial market.





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# QUALITY FLEXIBLE SPACE





The exceptionally designed refurbishment delivers highly flexible and adaptable contemporary space. From the open-plan floor plates, upgraded common areas and fully manned reception area with dedicated guest seating, 134 Edmund Street presents a unique opportunity to work within Birmingham's principal business district.

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# MODERN OFFICE DESIGN

## SCHEDULE OF AREAS

| FLOOR        | SQ FT         | SQM            |
|--------------|---------------|----------------|
| FOURTH       | 7,979         | 741.3          |
| THIRD        | 9,065         | 842.2          |
| SECOND       | 9,054         | 841.2          |
| <b>TOTAL</b> | <b>26,098</b> | <b>2,424.7</b> |

Split floors available from c.3,600 sq ft

Source: IPMS 3

Set around a glazed central atrium, the floor plates range from c.8,000 - 9,000 sq ft and can accommodate lettings from c.3,600 sq ft. They have been designed to the highest specification with air conditioning, zoned PIR LED lighting and raised access floors.

The open-plan, modern office space is ideal for a range of occupiers and offers a superb, high-quality working environment. All floors benefit from an abundance of natural light, whilst the provision of meeting rooms on the 2nd and 3rd floors offer facilities for both staff and clients.







# SPECIFICATION

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## Reception

- Feature double height atrium
  - Fully reconfigured and refurbished
  - Dedicated guest seating area
  - External CCTV
  - Manned/Concierge front of house
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## Offices

- Large open-plan floor plates
  - Four pipe fan coil air conditioning
  - Raised access floors
  - Metal suspended ceilings with inset LED lighting
  - Full height glazing and core atrium providing excellent natural light
  - Attractive period meeting rooms to front 2nd and 3rd floors
  - EPC - E
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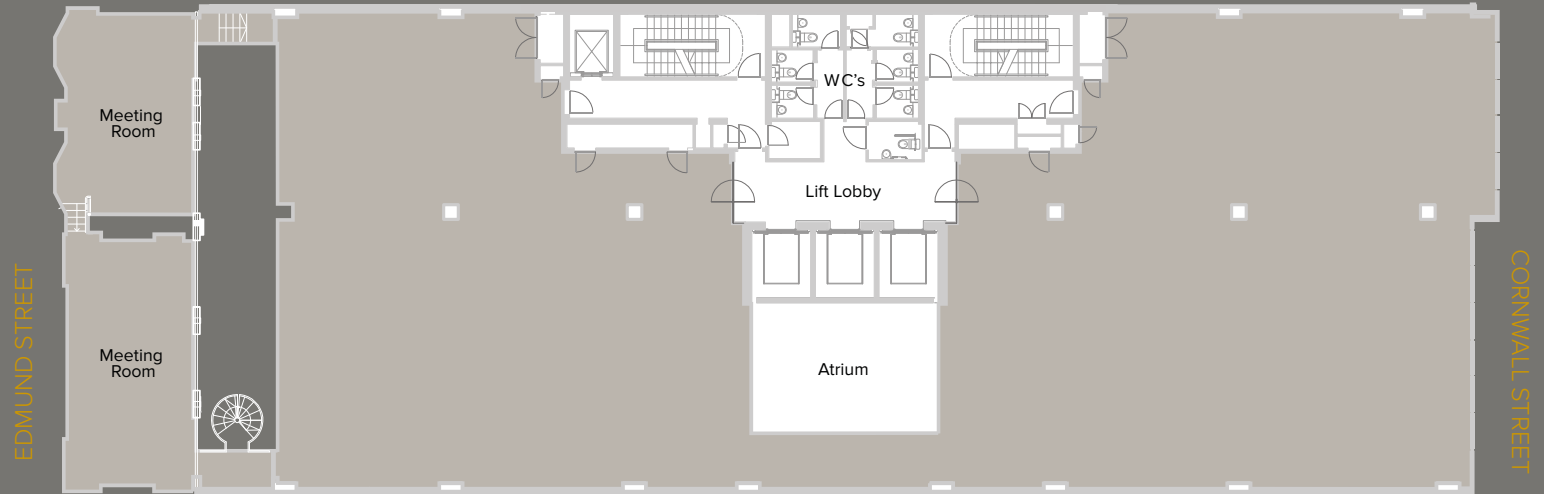
## Common Areas

- Four passenger lifts (three scenic)
- Male and female WCs on every floor
- Shower facilities
- Building management system
- Secure basement car parking and cycle racks
- DDA compliant

# FLOOR PLANS

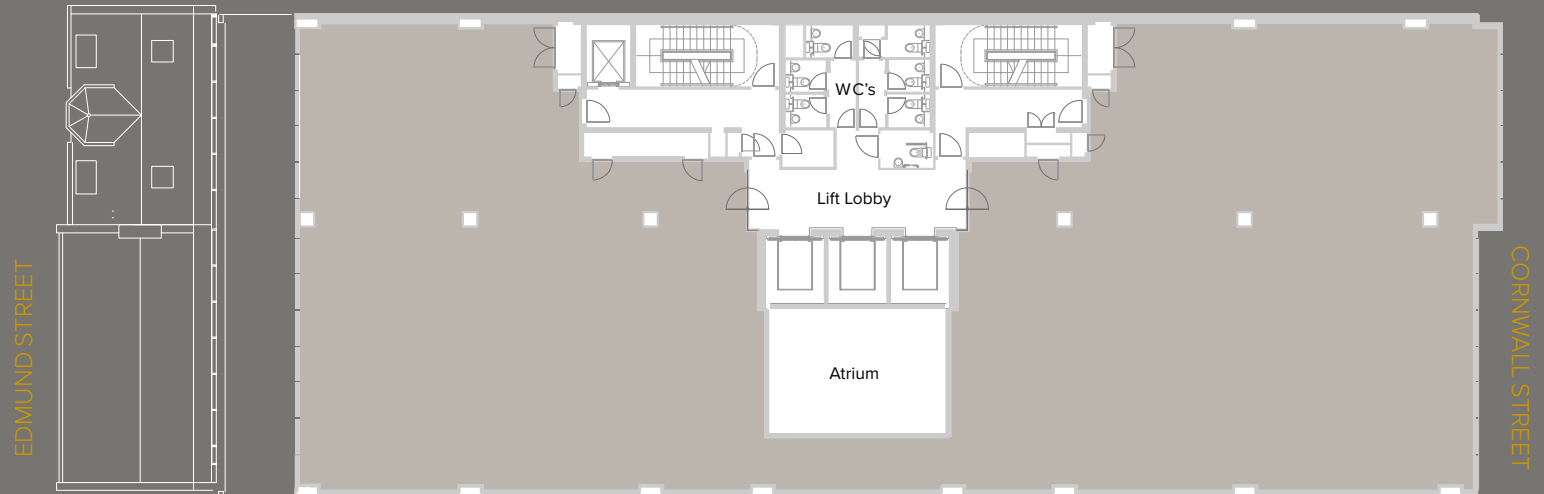
## 2nd and 3rd Floors

2nd Floor - 9,054 sq ft  
3rd Floor - 9,065 sq ft



## 4th Floor

4th Floor - 7,979 sq ft

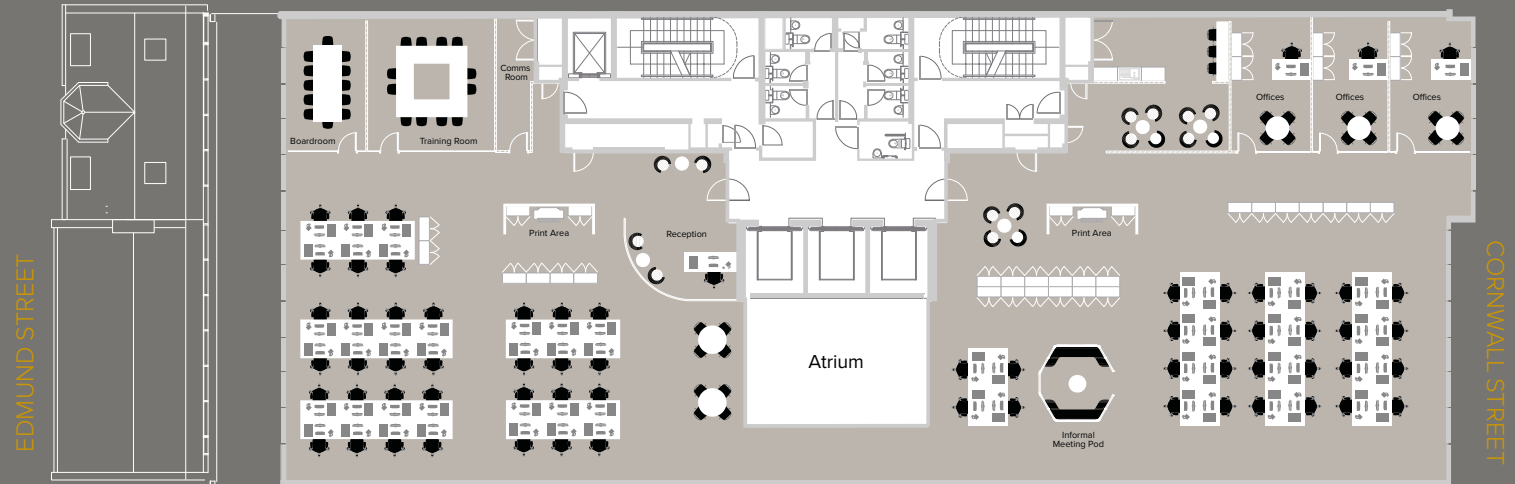


# SPACE PLANS

## Low Density

4th Floor - 7,979 sq ft

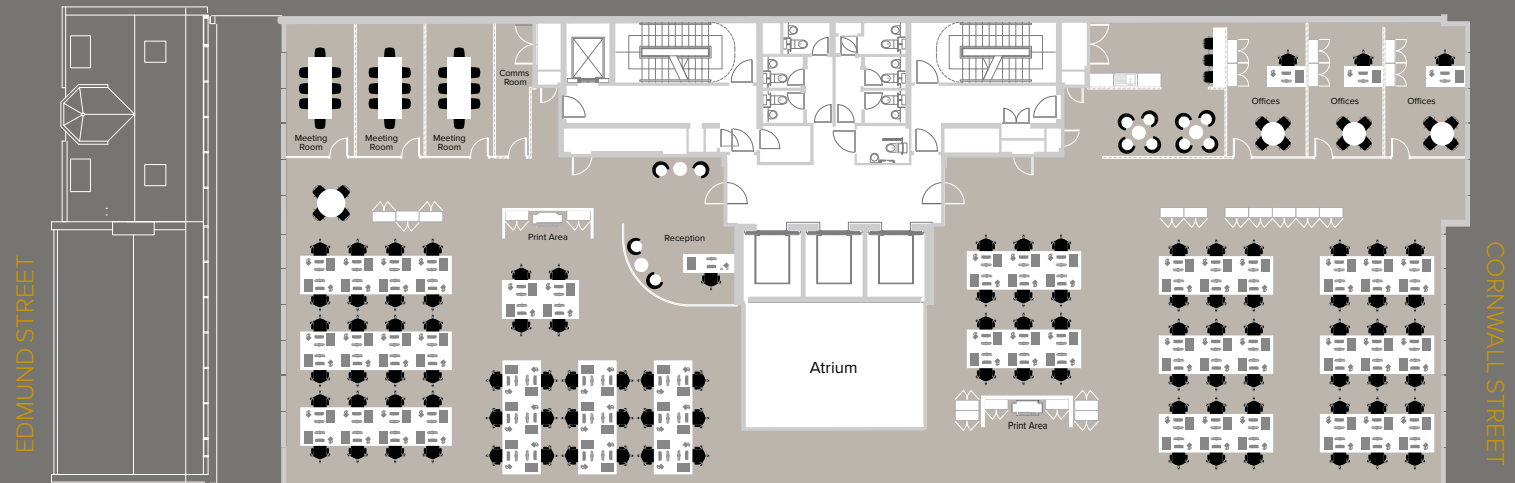
- 62 x Open-plan Workstations
- 1 x Reception
- 1 x Informal Meeting Pod
- 1 x 12 Person Boardroom
- 1 x 12 Person Training Room
- 3 x Offices
- 1 x Comms Room
- 2 x Print Areas



## High Density

4th Floor - 7,979 sq ft

- 94 x Open-plan Workstations
- 1 x Reception
- 3 x 8 Person Meeting Rooms
- 3 x Offices
- 1 x Comms Room
- 2 x Print Areas



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# PRIME BUSINESS LOCATION

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NO.1

FOR QUALITY OF  
LIFE OF ANY CITY  
OUTSIDE LONDON

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34K

COMPANIES

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39M

VISITORS TO THE UK

---

600

BARS &  
RESTAURANTS

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40%

OF POPULATION UNDER  
25 YEARS OF AGE

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1.2K

SHOPS &  
BOUTIQUES

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£BILLIONS

INVESTED IN CITY CENTRE TRANSPORT  
AND INFRASTRUCTURE

ONE  
THREE  
FOUR

EDMUND STREET



Just minutes on foot from New Street and Snow Hill stations, with the Midlands Metro tram extension passing close by, bus routes readily available, and the national motorway network accessible via the A38, 134 Edmund Street is perfectly situated for staff and visitors. Birmingham's Colmore Business District is at the centre of a network of outstanding transport connections.



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# AMENITIES



134 Edmund Street is surrounded by high quality eateries and vibrant bars, including Michelin-starred restaurants Purnell's and Adams. The area is home to renowned coffee shops, bars and hotels including Utopia, Zen Metro, Urban Coffee Company, Home Café/Deli and Hotel du Vin.





The Colmore Business District is just a stone's throw away from Birmingham's retail district, with the Bullring, Mailbox and Grand Central all situated nearby. High quality retailers such as John Lewis, House of Fraser, Harvey Nicholls and Selfridges are all within a 5 minute walk.



# 134 EDMUND STREET BIRMINGHAM B3 2ES

## OFFICE OCCUPIERS

1. Hymans Robertson/Mazars
2. Squire Patton Boggs
3. Clarke Willmott
4. HSBC
5. Gateley
6. Mott MacDonald
7. Mills & Reeve
8. Eversheds
9. Lloyds
10. AXA
11. Irwin Mitchell
12. Browne Jacobson/DLA Piper
13. Anthony Collins
14. HS2 Headquarters
15. Pinsent Masons
16. Santander

## RESTAURANTS

1. Purnell's
2. Opus
3. Fumo
4. Asha's
5. Gusto
6. Gaucho

## BARS

1. Edmunds
2. Gingers
3. The Bureau
4. The Old Joint Stock
5. Pure Craft Bar & Kitchen
6. The Alchemist

## CAFÉS

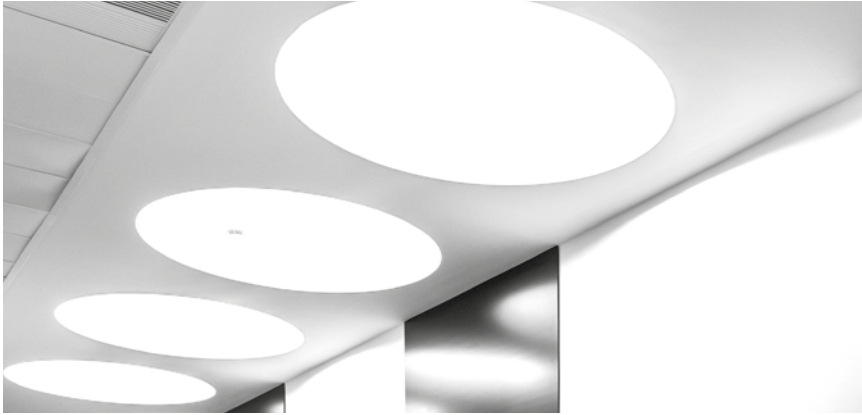
1. Yorks Espresso Bar
2. Urban Coffee Company
3. Home Café/Deli
4. Starbucks
5. Philpotts
6. 200 degrees

## HOTELS

1. Hotel du Vin
2. Premier Inn
3. The Burlington Hotel









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