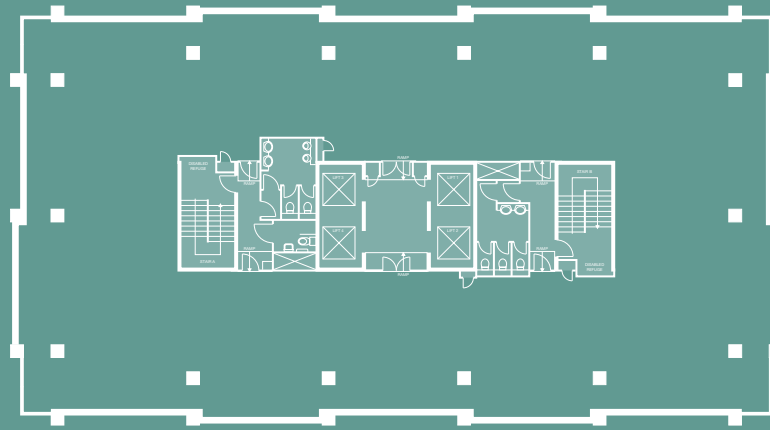




Quayside overlooking Gas Street Basin

typical floorplan



Quayside typical floorplan 587 sq m (6,318 sq ft)

availability

- 17th - Let to Yell
- 16th - Let to Yell
- 15th - Let to Yell
- 14th - Let to Yell
- 13th - Let to Signalling Solutions
- 12th - Vacant - 6,318 sq ft (587 sq m)
- 11th - Vacant - 6,318 sq ft (587 sq m)
- 10th - Vacant - 6,318 sq ft (587 sq m)
- 9th - Vacant - 6,318 sq ft (587 sq m)
- 8th - Vacant - 6,318 sq ft (587 sq m)
- 7th - Vacant - 6,318 sq ft (587 sq m)
- 6th - Vacant - 6,318 sq ft (587 sq m)
- 5th - Vacant - 6,318 sq ft (587 sq m)
- 4th - Let to Honister Capital Ltd & ITSO Ltd
- 3rd - Let to Regus
- 2nd - Let to Regus

contact

JONES LANG LASALLE
0121 643 6440

Colliers INTERNATIONAL
0121 265 7500
www.colliers.com/uk/industrial

Messrs. CB Richard Ellis or Colliers for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. CB Richard Ellis or Colliers has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. July 2010

2,300 sqft (213 sqm) to 50,544 sqft (4,696 sq m)

Refurbished Grade A office accommodation

11 on site car parking spaces per floor



Quayside

Quayside · Broad Street · Birmingham · B1 2JF



50,544 sq ft (4,696 sq m)

- Flexible floorplates of 2,300 sq ft, 3,150 sq ft and 6,318 sq ft.
- Four pipe fan coiled perimeter air-conditioning.
- Raised floors with 75mm clear void.
- Suspended ceilings incorporating LG3 compliant lighting.
- Four high speed passenger lifts.
- Male / Female / Disabled WC's on each floor.
- Secure, on site parking at a ratio of 1:574 sq ft (Intercom / Swipecard access).
- 24hr security and CCTV.

specification



Staff and visitors will benefit from this unique environment being ideally placed for access to a full range of local amenities including :

- Brindleyplace
- The Mailbox
- The Marriott Hotel
- The Hyatt Hotel
- The Jury's Inn Hotel
- The National Indoor Arena (NIA)
- The International Convention Centre (ICC)
- Symphony Hall
- New Street Station
- Five Ways Station

Local amenities also offer a number of restaurants and bars including The Bullring, Europe's largest Shopping Centre.

Quayside is in good company, neighbours include Lloyds TSB, RBS, Deloitte, BRMB, and the BBC.

amenities

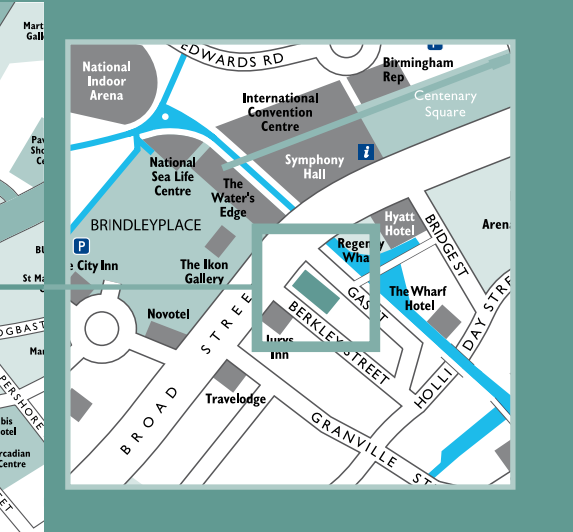
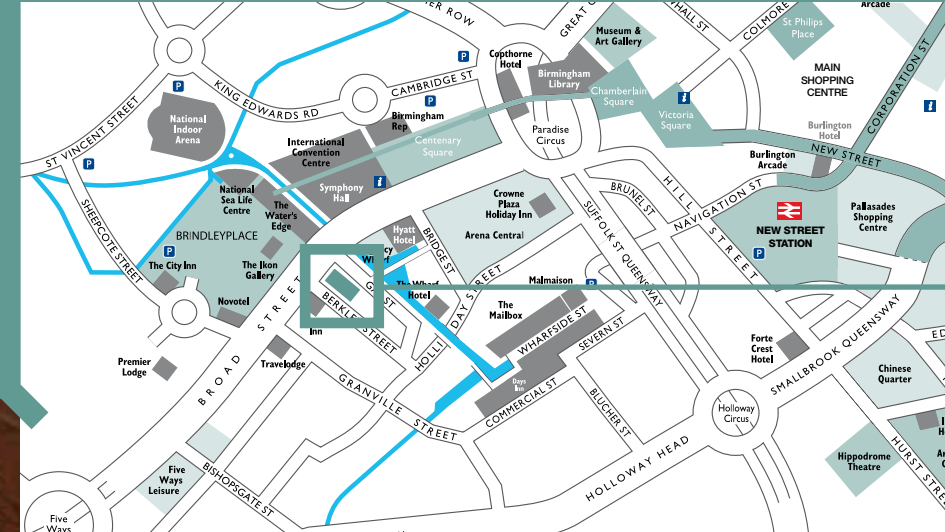


Quayside is within easy walking distance of a wide array of facilities including the award-winning Brindleyplace development, the International Convention Centre, National Indoor Arena, The Mailbox, New Street Station and the Central Core.

Lying at the centre of the UK's motorway network, Birmingham is easily accessible via the M5, M6, M40 and M42. Extensive rail communications also provide direct access to all major UK cities and Birmingham International Airport provides links to the rest of the world.

Satellite Navigation Reference B1 2HF

location



Energy Performance Certificate

Non-Domestic Building



Quayside Tower
Broad Street

Certificate Reference Number:

0877-3086-0884-0100-2091

BIRMINGHAM
B1 2HF

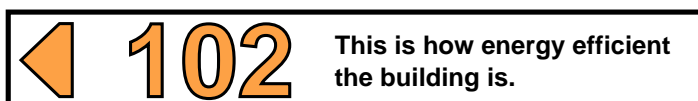
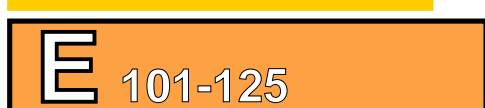
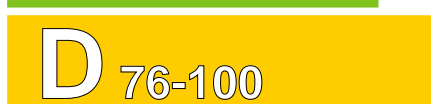
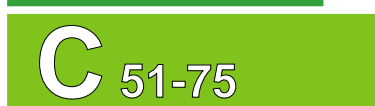
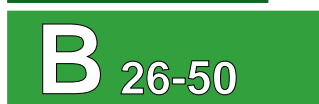
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 10660
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

68 If newly built

123 If typical of the existing stock