

DEAR EDMUND,

I've been
doing
a lot of
thinking,
and the
thing is...

EDMUND

HOUSE

BIRMINGHAM



EDMUND HOUSE

THE BUILDING 02



EDMUND HOUSE

“
...you're
the one
”

INTRODUCING EDMUND HOUSE

Located at the heart of Birmingham's thriving Colmore Business District, the newly refurbished Edmund House provides up to 23,852 sq ft of high quality office accommodation over four flawless floors with the flexibility to let in small suites or whole floors.

Just 5 minutes from three stations and full of added extras, underground parking plus cycle and shower / changing facilities, it's easy to see why Edmund has been drawing words of admiration from all 'office admirers'.



“

It's always
been you,
from the
first time
I laid eyes
on you.

”

RECEPTION 04



EDMUND HOUSE



RECEPTION 05

The newly reconfigured entrance and reception provide a warm welcome, with direct internal access to the adjoining café.



EDMUND HOUSE



Fully refurbished floorplates

THE BUILDING 06



Example fit-out



New passenger lifts

EDMUND HOUSE



“

I love that you
light up every
room and brighten
my mood...

EVEN ON A MONDAY

Flexible floorplates provide exceptional working space with an abundance of natural light.



Natural light

- Three new 12 person passenger lifts
- New VRF ceiling based air conditioning system
- Raised access floors
- Micro perforated metal suspended ceiling
- LG7 compliant lighting
- EPC rating - C/52

“

Your shower
singing always
makes me smile...

...AND SOMETIMES I ENJOY
PUSHING YOUR BUTTONS

Impressive new basement facilities include
ramp accessed secure cycle storage and dry
room, quality changing and shower facilities and
excellent secure parking at a ratio of 1:1,348 sq ft.



On-site cafe
& dining amenities



New WCs
on all floors



New cycle &
shower/changing facilities



On-site underground
car parking



Shower facilities



Cycle facilities

EDMUND HOUSE



THE BUILDING 09



Dry room



EDMUND HOUSE



The Lost & Found



Café culture



Dining out



Urban Café

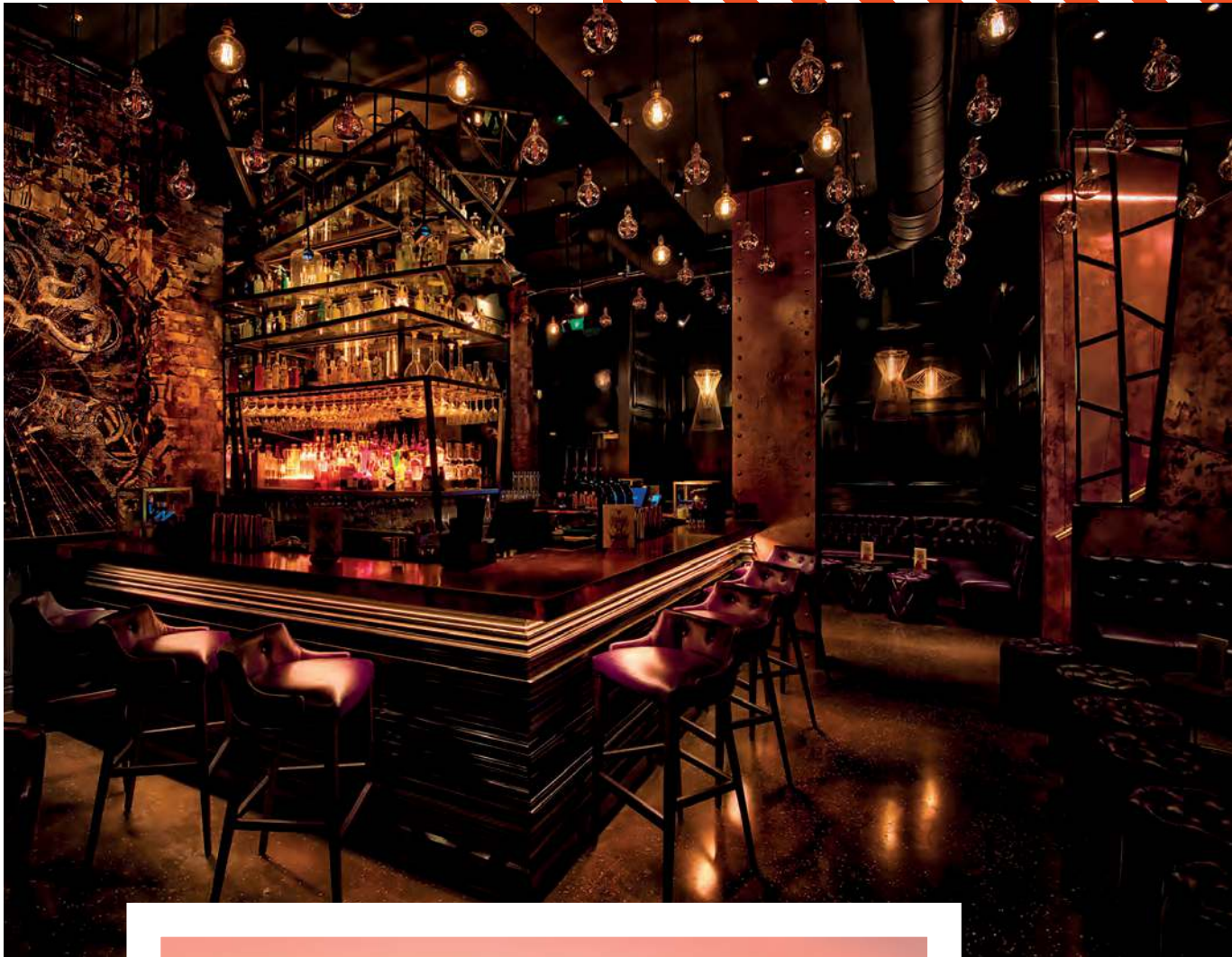
“
Time spent
with you is
always time
well spent

Amongst Birmingham's
best eateries and shops

Neighbouring Temple Street, Church Street and
Waterloo Street are home to Birmingham's
finest eateries, bars and high-end shopping.



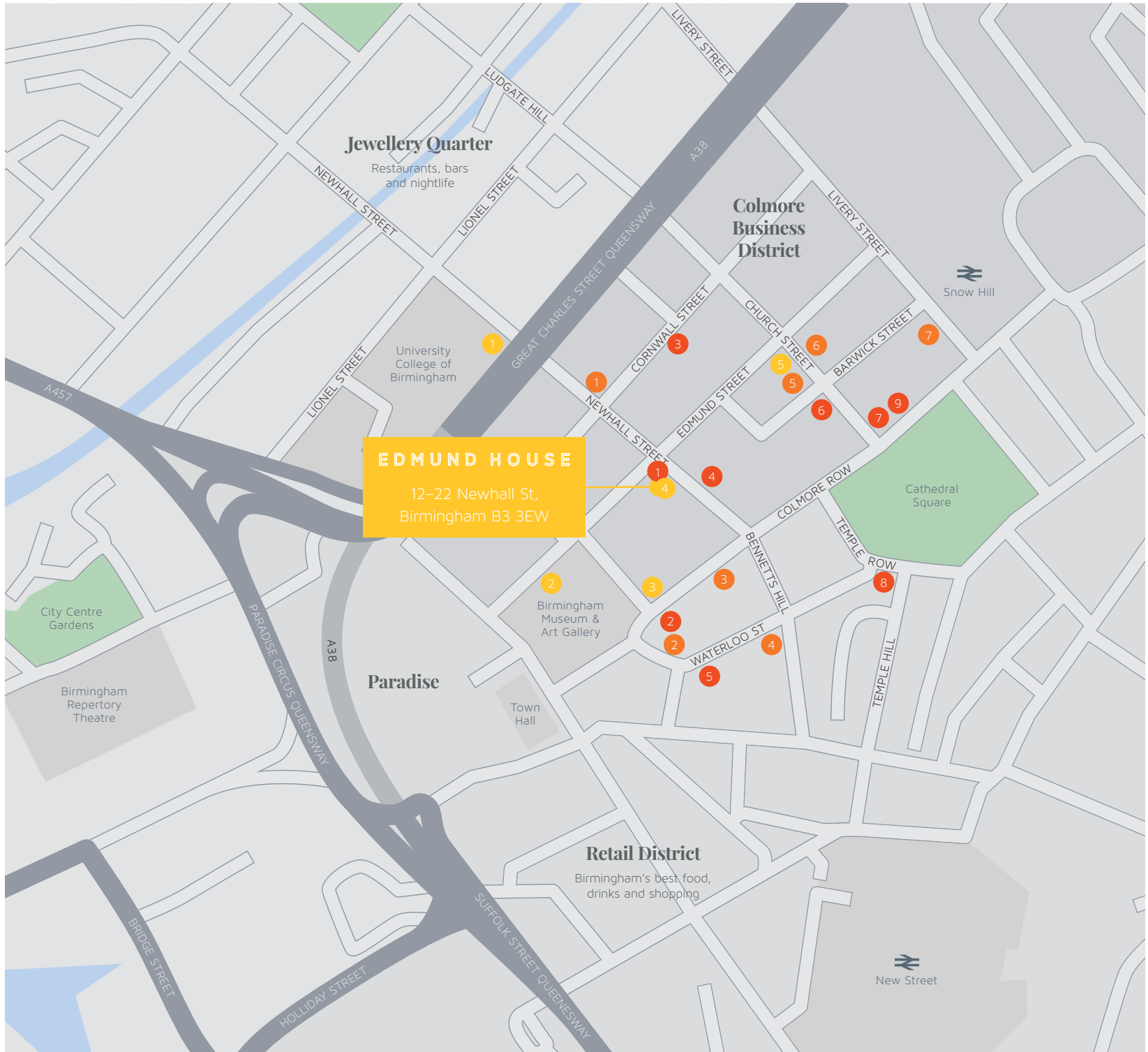
EDMUND HOUSE



Above: After work drinks at the Alchemist

Left: Selfridges at Bullring

EDMUND HOUSE



“

I don't think
I could feel
closer to you
than I do
right now

Edmund House is within 5 minutes of both Birmingham New Street and Snow Hill stations, and with HS2 on the way, Central London will be accessible within 49 minutes door to door.

Bars

- 1 All Bar One
- 2 Purecraft Bar & Kitchen
- 3 The Bureau Bar
- 4 The Lost & Found
- 5 Utopia the Country Bar
- 6 Hotel du Vin & Bistro
- 7 Primitivo Limited

Coffee Shops

- 1 Philpotts Ltd
- 2 Edwardian Tea Rooms
- 3 Starbucks Coffee
- 4 Coffee #1
- 5 Urban

Restaurants

- 1 Asha's
- 2 Chung Ying Central Bar & Restaurant
- 3 Opus Restaurant
- 4 Purnell's Bistro and Ginger's Bar
- 5 Adam's Restaurant
- 6 Gaucho
- 7 Gusto
- 8 San Carlo Fumo Italian Restaurant
- 9 The Alchemist



1 minute to
Colmore Row

Prominent situation
just off Colmore Row



49 minutes to
Central London

Located just off Colmore Row,
at the very centre of
Birmingham's business district



5 minutes to
New Street &
Snow Hill

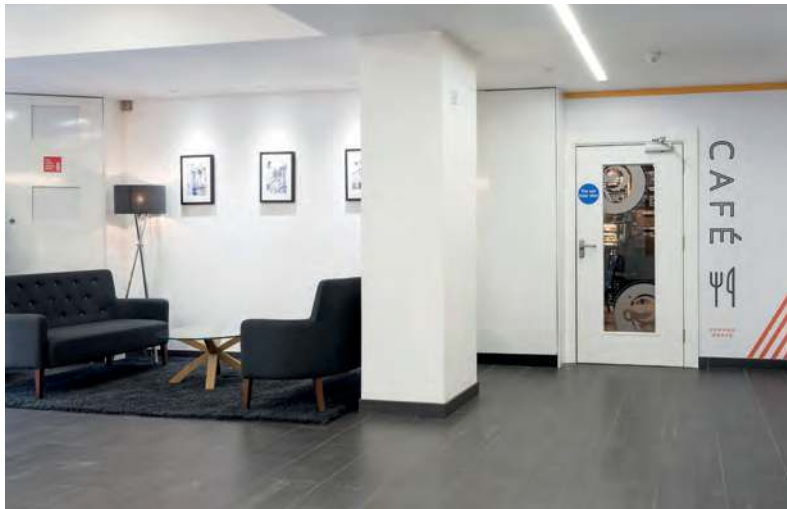
With regular trains
to London Euston



10 minutes to
Birmingham
International

By train from Birmingham
New Street Station

EDMUND HOUSE



From top: Refurbished 10th floor office; Ground floor waiting area & café; Reception area

“

Let's start
planning for
the future

”

10 th Floor	Acturis
Part 9 th Floor	Part let to Shawbrook 4,693 sq ft
8 th Floor	Gleasons
7 th Floor	Woodrow Mercer
6 th Floor	Under offer
5 th Floor	6,310 sq ft
4 th Floor	Part let to Vail Williams 5,438 sq ft
3 rd Floor	7,411 sq ft
2 nd Floor	Regus
1 st Floor	Regus
Total net internal area	23,852 sq ft

Floor plans are not to scale - for indicative purposes only

EDMUND HOUSE

Typical Upper Floor 6,310 sq ft



3rd Floor 7,411 sq ft



“

Most of all,
I love that you're
all mine.

FOREVER YOURS,
AN OFFICE ADMIRER

EDMUND-HOUSE.CO.UK

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