

NORFOLKHOUSEBIRMINGHAM.CO.UK

NORFOLK HOUSE

WITHIN REACH

SMALLBROOK QUEENSWAY. BIRMINGHAM. B5 4EG



**REFURBISHED OFFICES TOTALLING
92,468 SQ FT WITH FLEXIBLE FLOOR
PLATES IN EXCESS OF 10,000 SQ FT.
NOW WITHIN REACH.**

For those who thought working in the city centre, with access to all its leisure and retail gems, was out of reach - think again.

Norfolk House is a prominent office building providing quality accommodation over six floors with complementary retail units at ground floor level.

The building provides refurbished office space totalling 92,468 SQ FT with 13 car parking spaces and has three 18 person passenger lifts, in addition to two service lifts contained in a second core accessed from the loading bay.

WITHIN REACH

The building has undergone a substantial internal refurbishment programme in recent years, upgrading the majority of the office accommodation to a Grade A specification, now offering flexible space for businesses.





Norfolk House is one of the few properties in the city that offers large flexible floor plates to Grade A specification at a discount to competing space with in the CBD.



YOU CAN NOW

The floor plate has capability to provide large single let space or can be split to accommodate smaller requirements.





SPACE

FLOOR	SQ FT	SQ M	AVAILABILITY
FIFTH	14,903	1,384	TO LET
FOURTH	14,480	1,345	TO LET
THIRD	14,359	1,334	LET
SECOND	19,310	1,794	LET
FIRST	19,281	1,791	LET
GROUND	10,135	941	LET
TOTAL	92,468	8,589	

WITHIN

OFFICES FROM
10,135 TO 73,150 SQ FT
OVER 5 FLOORS



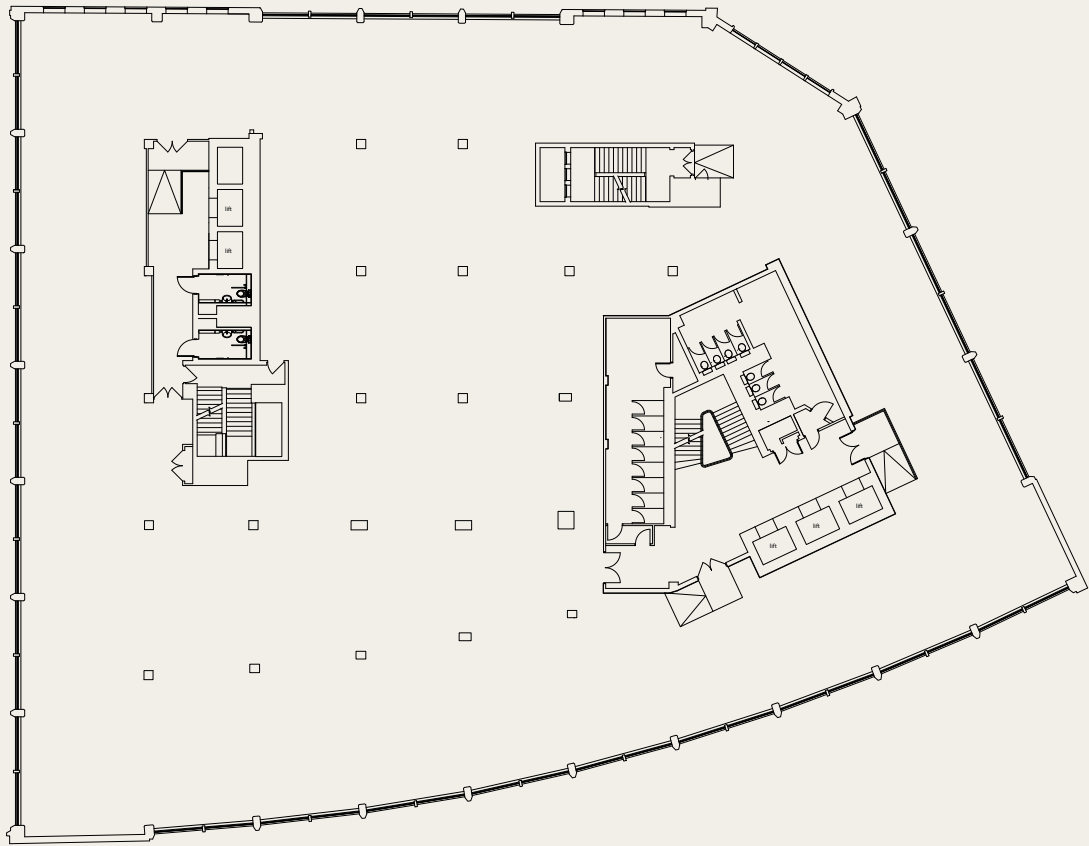


GROUND FLOOR 10,135 SQ FT

■ Retail space



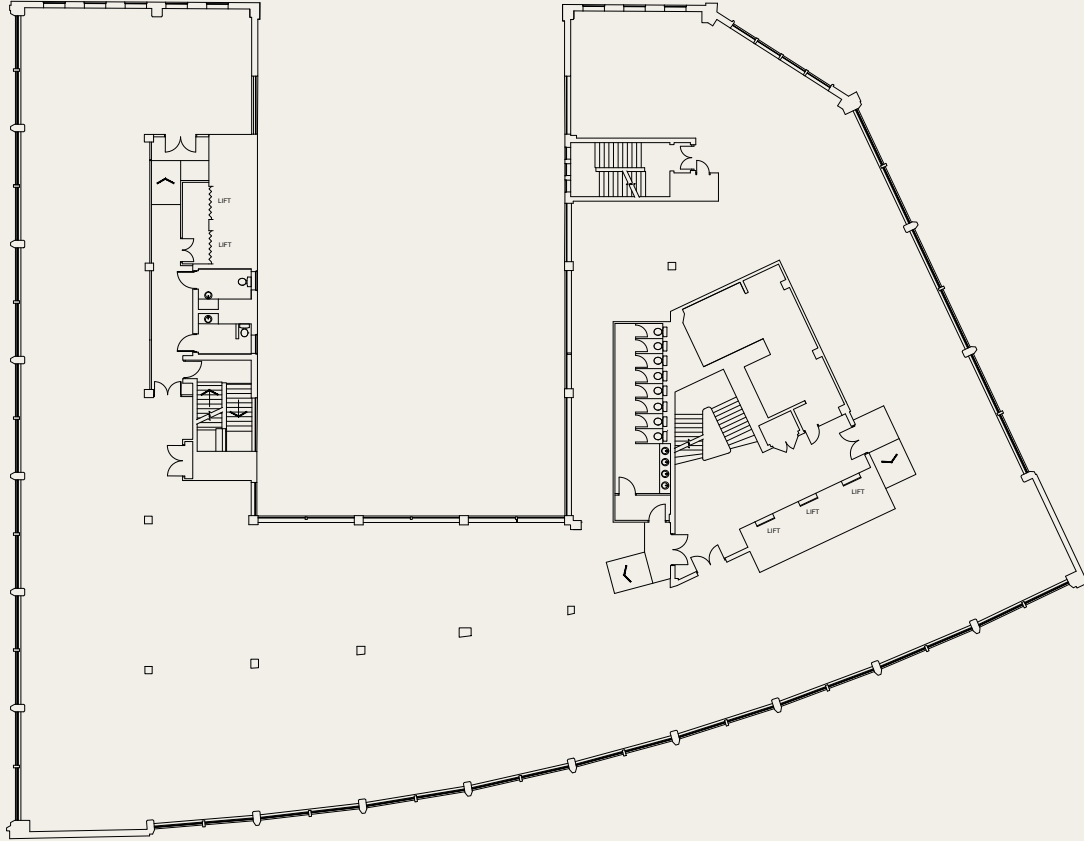
FIRST FLOOR 19,281 SQ FT



SECOND FLOOR 19,310 SQ FT



THIRD FLOOR 14,359 SQ FT



FOURTH FLOOR 14,480 SQ FT



FIFTH FLOOR 14,903 SQ FT

Further refurbishment of the building is planned to provide occupiers with amenities such as enhanced end of journey facilities with cycle storage & premium quality showers, breakout areas, coffee station and flexible working facilities.



SPECIFICATION

The building has been designed to create a distinctive sense of space and light and benefits from:

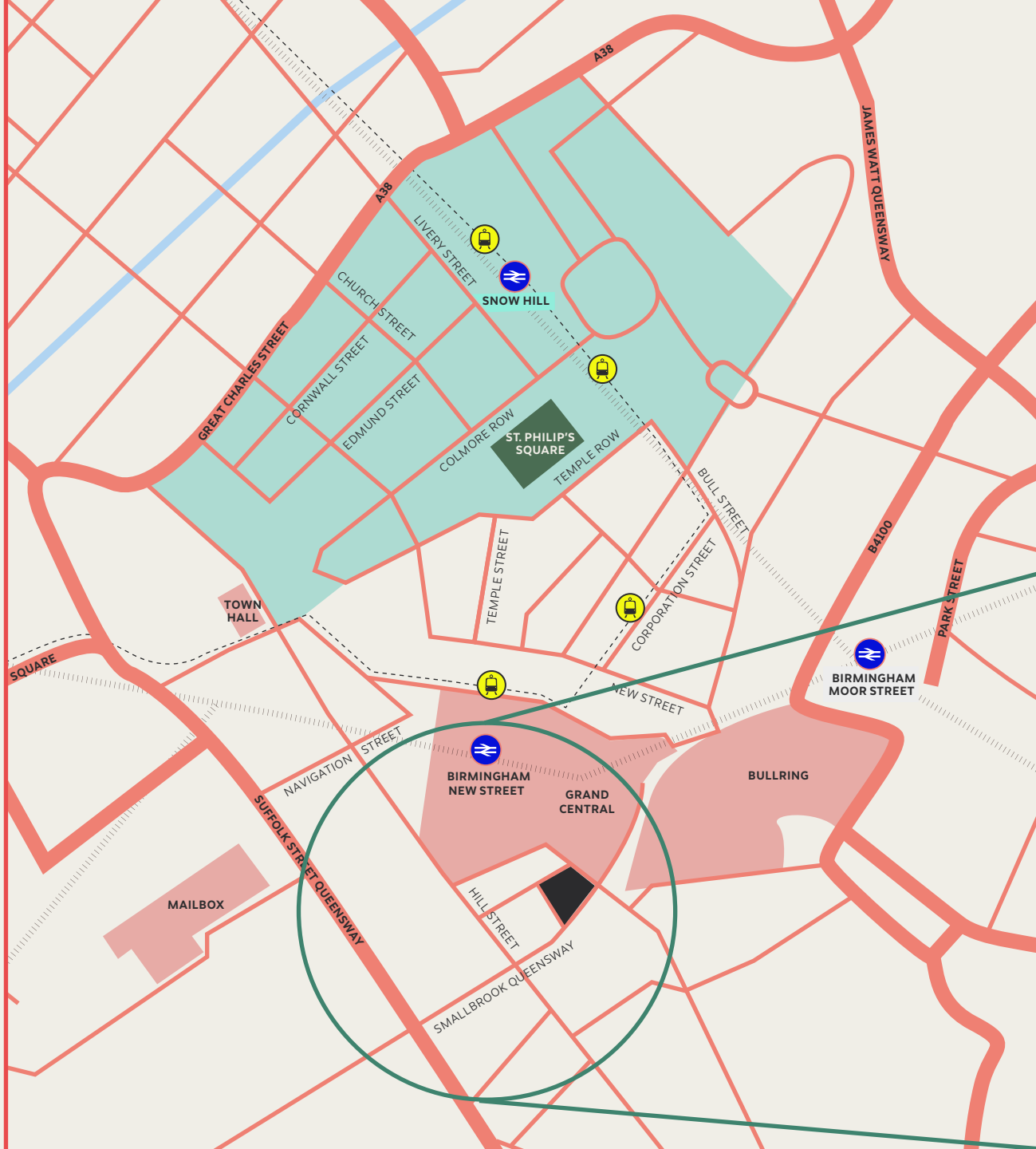
- High-quality finishes throughout
- 24 hour access with concierge support
- Bright and modern reception and waiting area
- Three 18 person high speed passenger lifts
- Open plan floor plate
- 150mm full access raised floor
- 3.1m floor to ceiling height at perimeter
- Secondary access provision
- LG7 compliant lighting
- VRF heating and cooling system
- Showers & Bike Racks
- Two goods lifts



ALL WITHIN REACH

Situated just seconds from Grand Central, which incorporates Birmingham's main train station and the Bullring Shopping Centre, Norfolk House is one of the few office buildings in the city that can satisfy large single floor plate enquiries of over 10,000 sq ft.

The property sits within Birmingham's Big City Plan; the largest master planning exercise in Europe that will shape and revitalise around 2,000 acres of Birmingham's city centre over the next 20 years. Spanning public transport, development, sustainability, culture, creativity, technology and enterprise, the plan aims to create a more appealing and prosperous city centre for workers, visitors and residents.



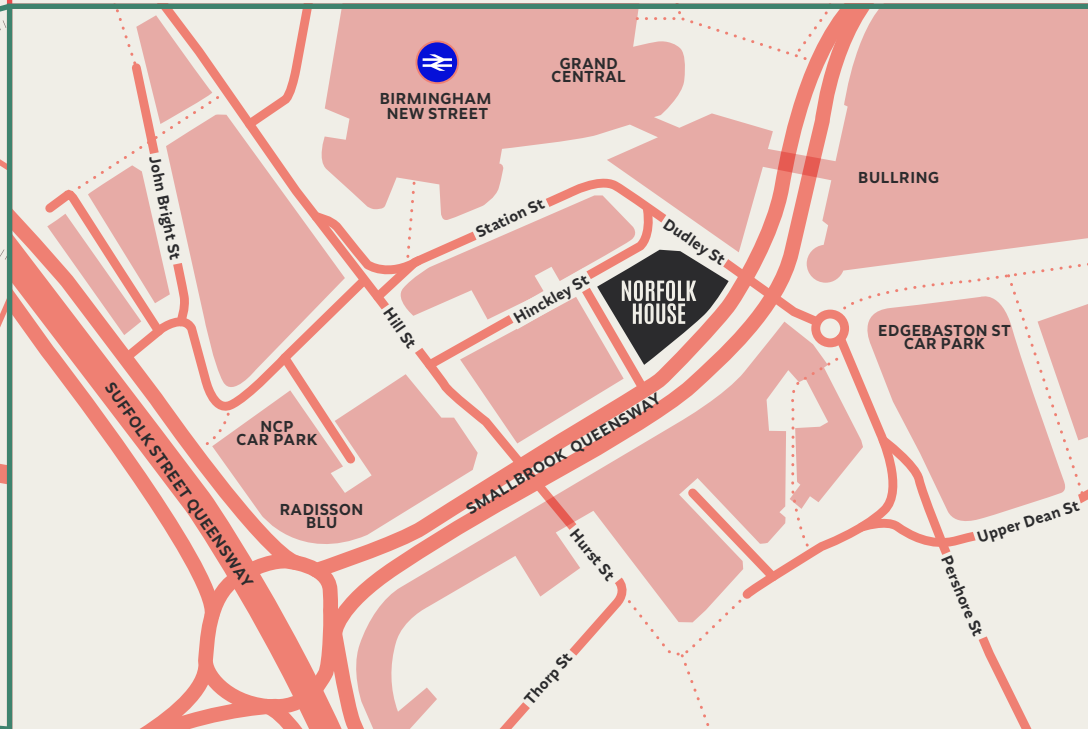
Located on Smallbrook Queensway, Norfolk House is strategically positioned at the heart of Birmingham City Centre and is only a short distance from the bustling Central Business District. The building benefits from excellent public transport links, with local bus services, the Midland Metro and rail links from Birmingham New Street, Moor Street and Snow Hill railway stations.

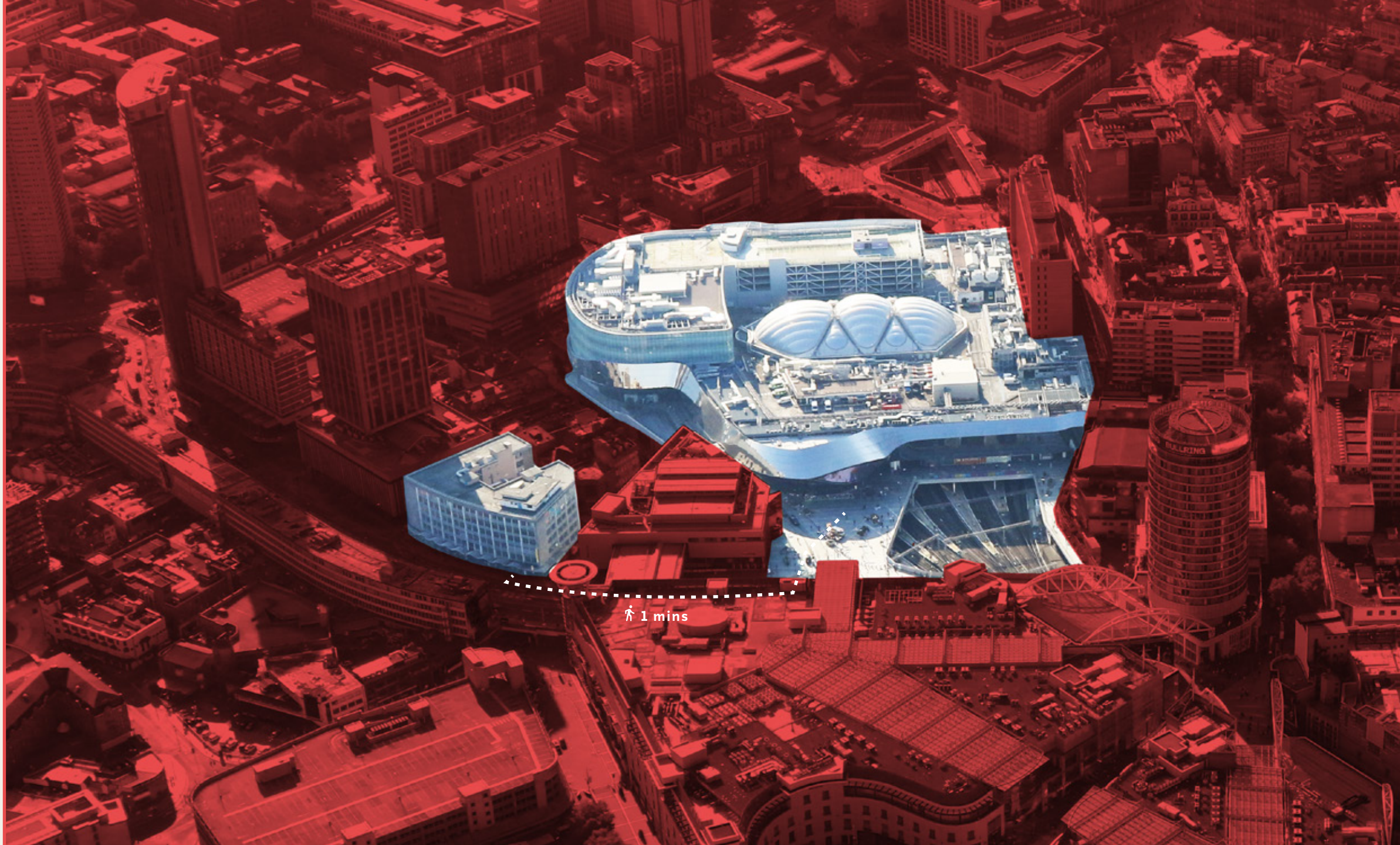
KEY

-  CBD
-  Rail Line
-  Metro Stop
-  Metro Line

TRAIN STATIONS

-  New Street Station  1 mins
-  Moor Street Station  5 mins
-  Snow Hill Station  10 mins





Birmingham is at the heart of the UK's communications network and its airport provides first class international transportation. 90% of the UK's population is within a four hour drive time, with a further 400 million people across Europe by road, rail and air connections.

ROAD

Birmingham is located in the heart of England's motorway network. The city is served by the M6, M5 and M42 motorways which connect to the national motorway network. To the south, the M40 provides a direct link from Birmingham to London and to the north, the M6 links Birmingham to Manchester.

M6	10 mins
Birmingham Airport	20 mins
Coventry	40 mins
Bristol	2hrs
Manchester	2hrs 30 mins
London	2 hrs 30 mins



RAIL

Birmingham New Street Station is the busiest in the UK outside of London, with more than 140,000 people passing through daily and a train leaving the station every 37 seconds.

The city also benefits from Moor Street Station and Snow Hill Station – both of which provide regular services across the country to a variety of destinations including Solihull, Leamington Spa, Warwick and London Marylebone.

B'ham International	10 mins
Coventry	30 mins
Nottingham	35 mins
Bristol	1hr 20 mins
Manchester	1 hr 25 mins
London	1 hr 25 mins

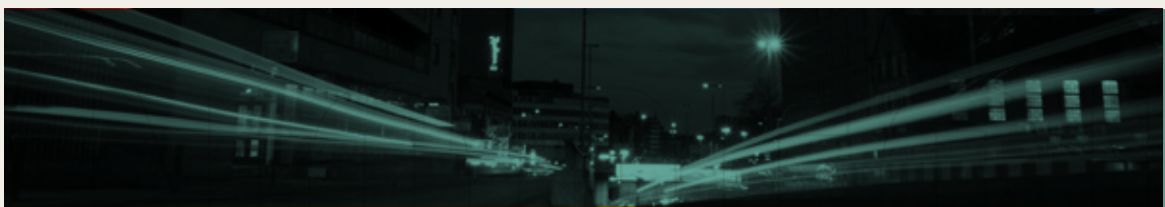


METRO

The Midland Metro tram system is one of the UK's most successful rapid transport systems and has been extended throughout the city connecting the major business and retail districts.

Five Ways	10 mins
Jewellery Quarter	15 mins
West Bromwich	20 mins
Wolverhampton St George's	45 mins





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Crafted by cab Property.