

# WOLO

HOUSE



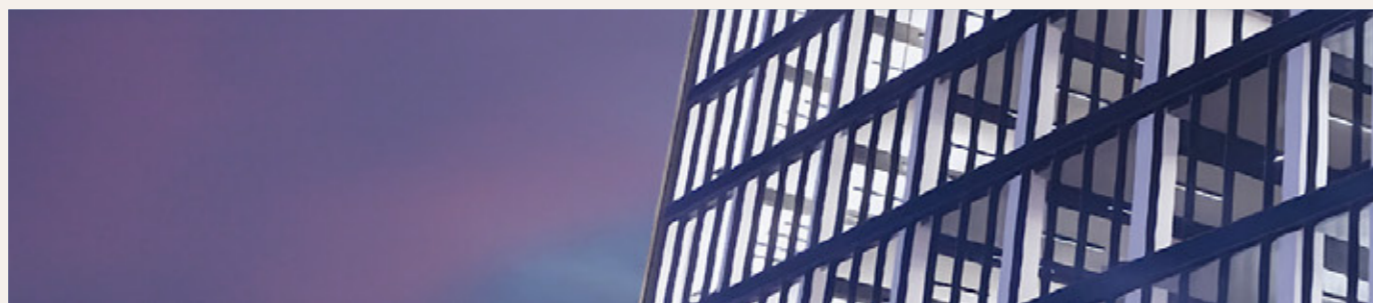
50 Great Charles Street Queensway  
Birmingham B3 2LP

---

**GRADE A OFFICES TO LET**  
48,000 sqft

**AVISON  
YOUNG**

WE  
ONLY  
LIVE  
ONCE



Formerly the Britannia Building, and following a back to frame refurbishment, we are delighted to introduce WOLO House, a new workspace for forward thinking companies with a conscience, who are seeking space, collaboration and balance.

The building has approximately 48,000 sqft of office accommodation across 11 storeys, and is located within the city's bustling and vibrant Colmore Business District.

Office suites range from 2700 sqft to 4910 sqft, with an opportunity to have a self-contained building for a single occupier.

**CREATE, COLLABORATE, AND MAKE EACH MOMENT COUNT**

# WELCOME

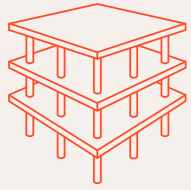


From New Market Street, you enter the expansive and reimagined reception area at Wolo House. Bathed in natural light through a two-story, fully glazed façade, the space boasts a beautiful ceramic floor with a one-of-a-kind sculpted reception desk against a timber wall, enhancing the waiting and staff collaboration areas.

Achieving an impressive EPC B rating, this space is designed for both aesthetics and sustainability.

The reception seamlessly connects to the lift lobby, home to two new 13-person passenger lifts that serve all floors.

- Double height entrance
- Impressive fully manned reception
- One of a kind reception desk
- Coffee offer and relaxed seating area
- Enclosed meeting suite

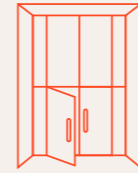


Eleven Floors

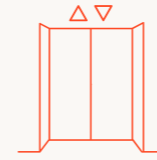
**AN ELEVATED OFFICE EXPERIENCE**



Rooftop Garden



Two story height entrance



Two Lifts



Fully manned reception



Private Parking



Entertainment Room



Prayer Rooms



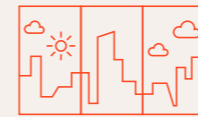
Private Gym



Shower & Changing Facilities



Rooftop Function & Board Room



Floor to Ceiling Glazing



Cohesive Working Floors

**WORKING MADE EFFORTLESS WITH WOLO**



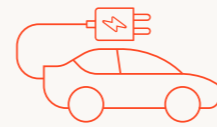
Heating & Cooling with individual floor FCU controls



Private entrance for Basement 1



WCs on every floor



EV Parking Spaces



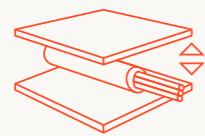
Bicycle & Motorcycle Spaces



Central Location



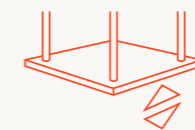
Grade A specification



Full access raised flooring of 150mm



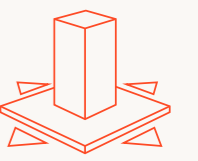
EPC rating B33



Metal-tiled suspended ceilings with floor to ceiling height of 2.7m



CAT 6 Cabling



Flexible floor plates with limited columns

# WOLO

HOUSE

## Office Availability

Floor	Number	Area (sqft)	(sqm)
Roof Terrace Meeting room	10	475	44
Ninth	09	4,768	443
Eighth	08	4,900	455
Seventh	07	4,900	455
Sixth	06	4,900	455
Fifth	05	4,900	455
Fourth	04	4,900	455
Third	03	4,900	455
Second	02	4,900	455
First	01	4,700	437
Ground Floor	Gnd	2,700	250
Basement 1	-01	1,180	108
Basement 2	-02	Parking	—
		<b>48,000</b>	<b>4,471</b>





Great Charles Street  
Queensway Entrance

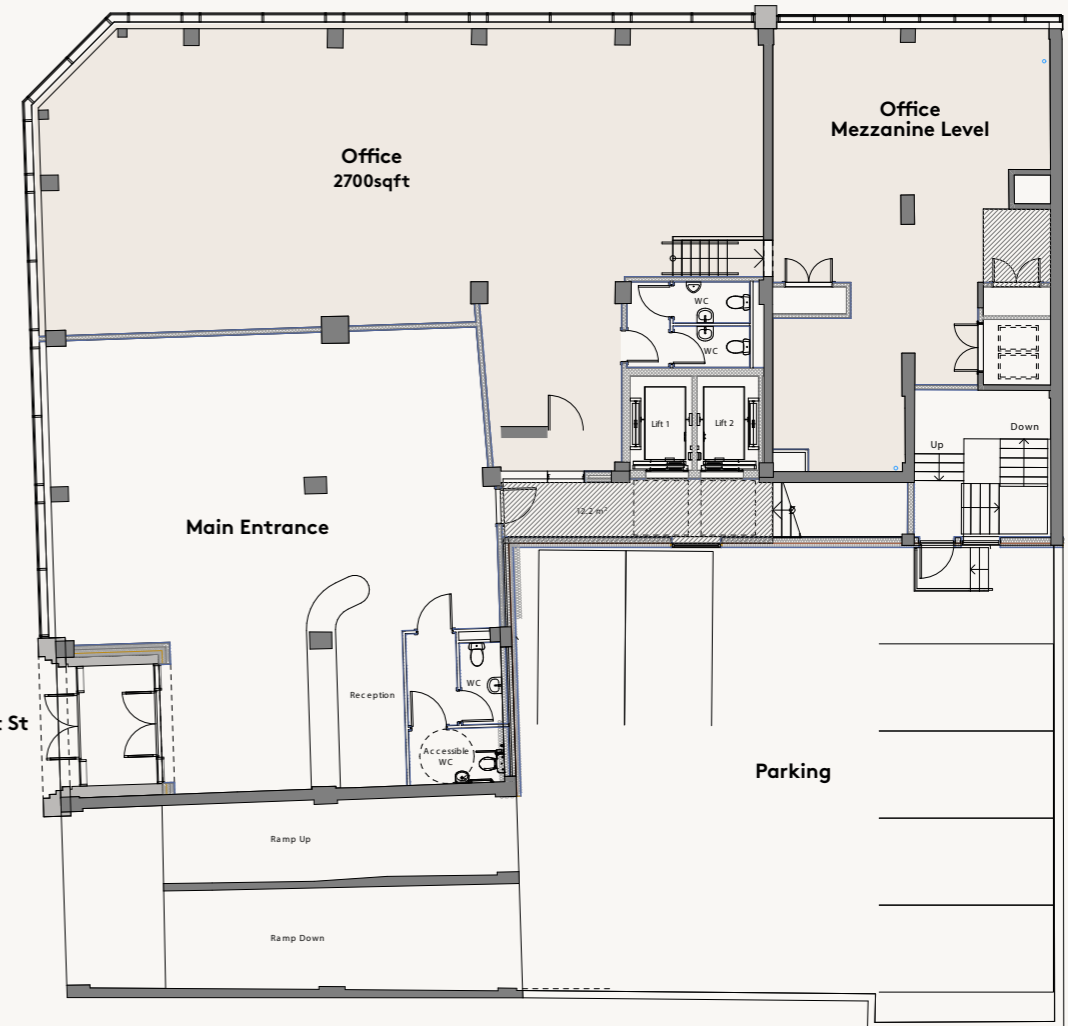


EXAMPLE:

# BASEMENT FLOOR



New Market St  
Entrance

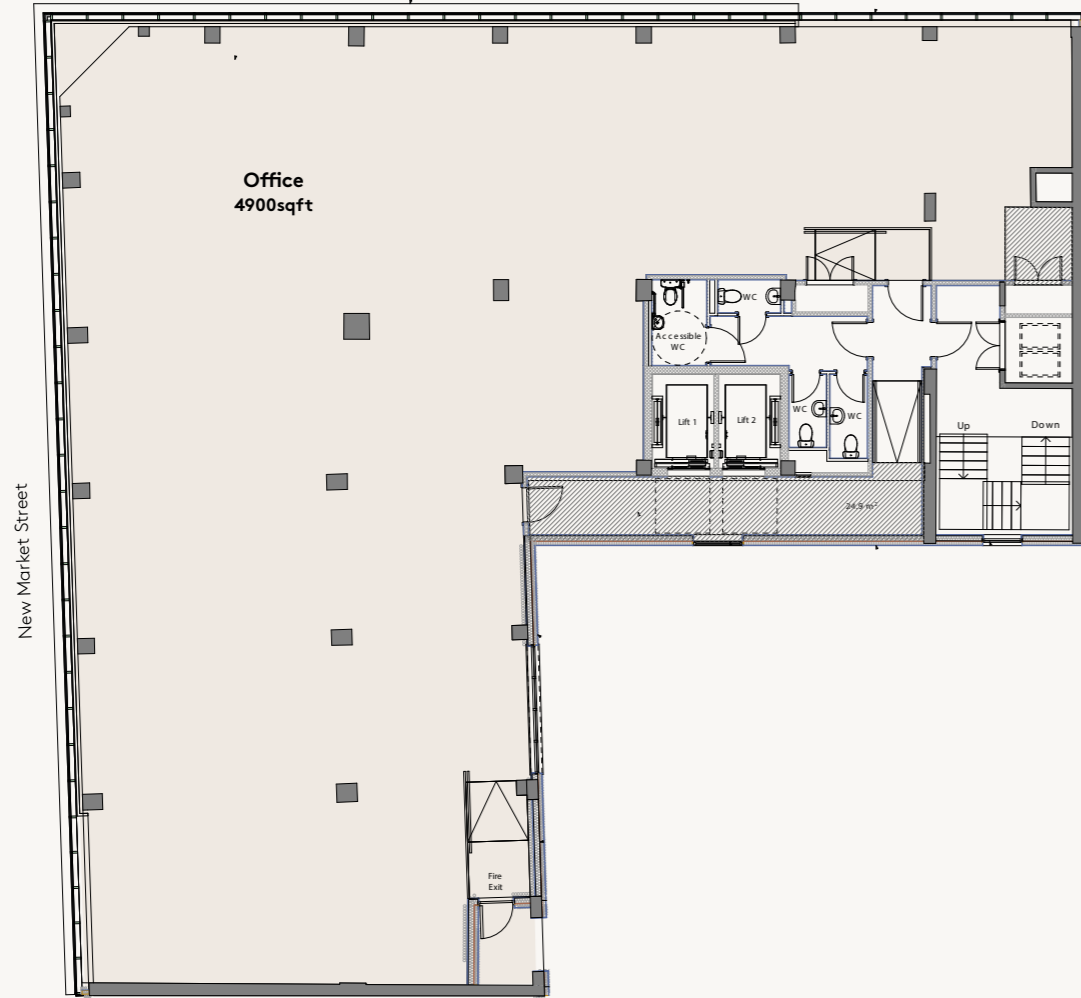


EXAMPLE:

# GROUND FLOOR



Great Charles Street

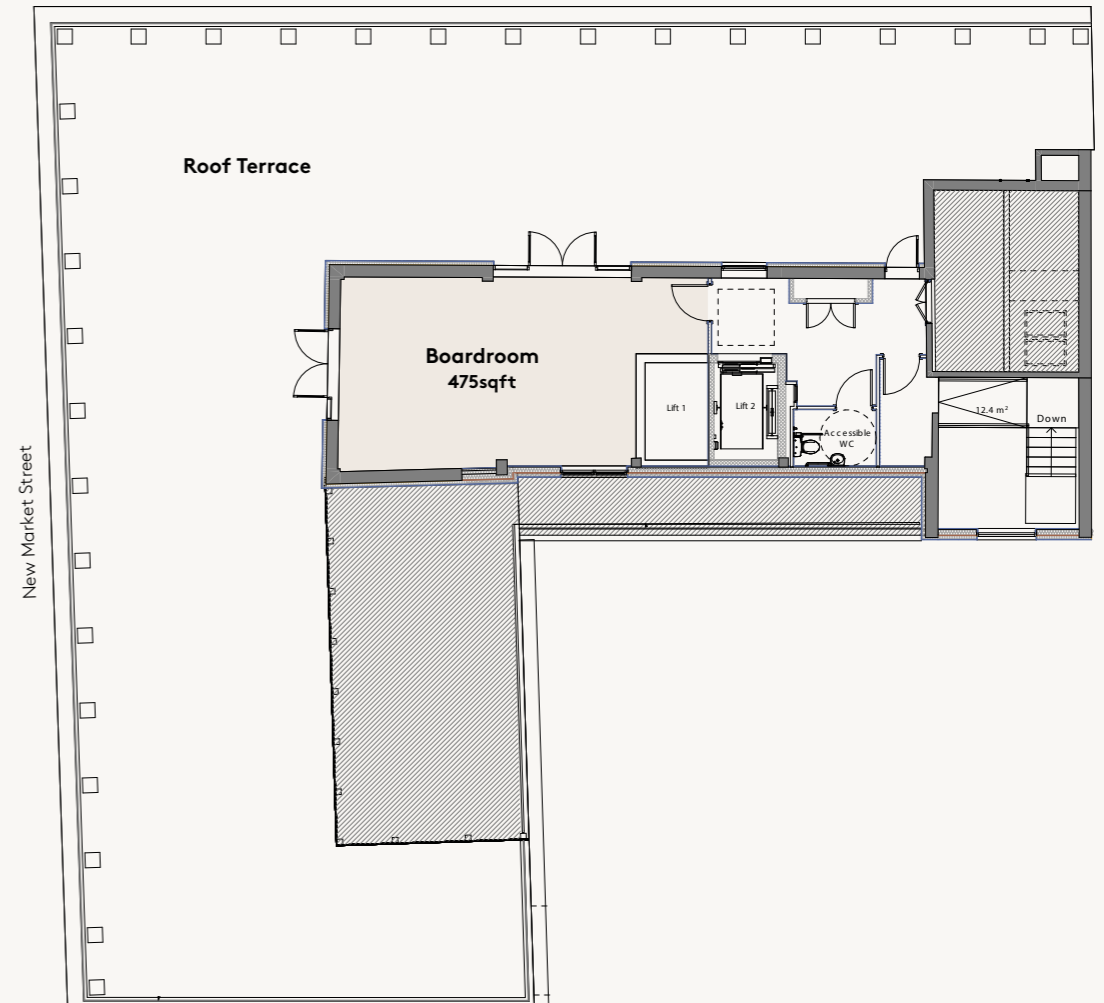


EXAMPLE:

# TYPICAL OFFICE FLOOR



Great Charles Street



EXAMPLE:

# ROOF TERRACE



WOLO House offers superior commercial space with first-class facilities, including a gym, shower rooms, prayer rooms, and other collaborative and experiential breakout areas. Additionally, it features an impressive roof terrace equipped with a function/meeting room and panoramic skyline views.

The innovative architecture and interior design is centred around natural light, carbon neutrality and energy, to create a space which delivers on both the business and well-being needs of today.



WORK  
ESCAPE  
SOCIALISE  
MEET &  
GATHER  
UNITE



## SO MUCH MORE THAN A ROOFTOP TERRACE

Soak up breathtaking 360-degree views of Birmingham on our rooftop terrace, where you'll find plenty of space to make calls, host a meeting, enjoy the views, or simply take a moment for yourself. A great balance of business and pleasure across 11 cohesive working floors.



DISCOVER



# THE UK'S SECOND CITY

WOLO House is located in Birmingham's Colmore Business District, the commercial centre of the city which boasts over 500 companies, occupying approximately 5.6 million square feet of office space.

It is surrounded by award-winning independent restaurants, as well as some of Birmingham's best bars, culture hotspots and cafés. Just a short stroll away are the city's major retail destinations including Bullring, Grand Central, Mailbox, as well as some of its most attractive boutique hotels, such as Hotel Du Vin and the Grand Hotel.

With all this and so much more, there's no doubt that WOLO House offers an unrivalled location to balance your work and your lifestyle.

# OUR LOCATION

Wolo House located just a short distance from two of Birmingham's retail landmarks, Grand Central and the Bullring and positioned within a few minutes walk of the main train stations.

Located in the beating heart of Birmingham's office core, and surrounded by a wide selection of the city's best bars, restaurants and coffee shops, including Pret A Manger, The Ivy, Hotel du Vin, Riva Blu, Madeleine Bar and Tattu.



8 universities and world-class research institutions produce 55,000 graduates yearly



40% of the West Midlands population is under the age of 25



HS2 will bring the city of London within 38 minutes of the region



Birmingham airport currently serves 150 direct global destinations plus a further 50 airlines



The region is at the heart of the UK with 90% of the UK's market in reach within four hours drive time



50,000 professional and financial services businesses, second only to London



Regional economy is one of the highest in the UK



The UK's first 5G test hub

The building also benefits from its proximity to Birmingham's finest cultural attractions, including theatres, Birmingham Museum and Art Gallery, Town Hall, Symphony Hall, The Library of Birmingham and Utilita Arena Birmingham, giving staff the chance to experience the perfect work life balance.

Wolo House is easily accessible by car, with the nearby A38M offering direct access to the national motorway network, it is also exceptionally well connected to Birmingham's public transport offering.

New Street Station - the busiest train station in the UK outside of London - is a five minute walk away, while the nearby Metro Link offers connections to Snow Hill Station, the International Convention Centre and beyond.



# WOLO

HOUSE

---

50 Great Charles Street Queensway  
Birmingham B3 2LP

---

FOR ALL ENQUIRES,  
PLEASE CONTACT:

AVISON  
YOUNG

**George Jennings**

+44 7900 678 125

[george.jennings@avisonyoung.com](mailto:george.jennings@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)