



Baskerville House

Centenary Square, Birmingham

At the centre
of *everything*



4,100 sq ft to 29,225 sq ft

of Grade A space at the heart of Birmingham's
premier business location.



LOCATION



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At the centre of
everything



★
**COMMERCIAL
DEVELOPMENTS**

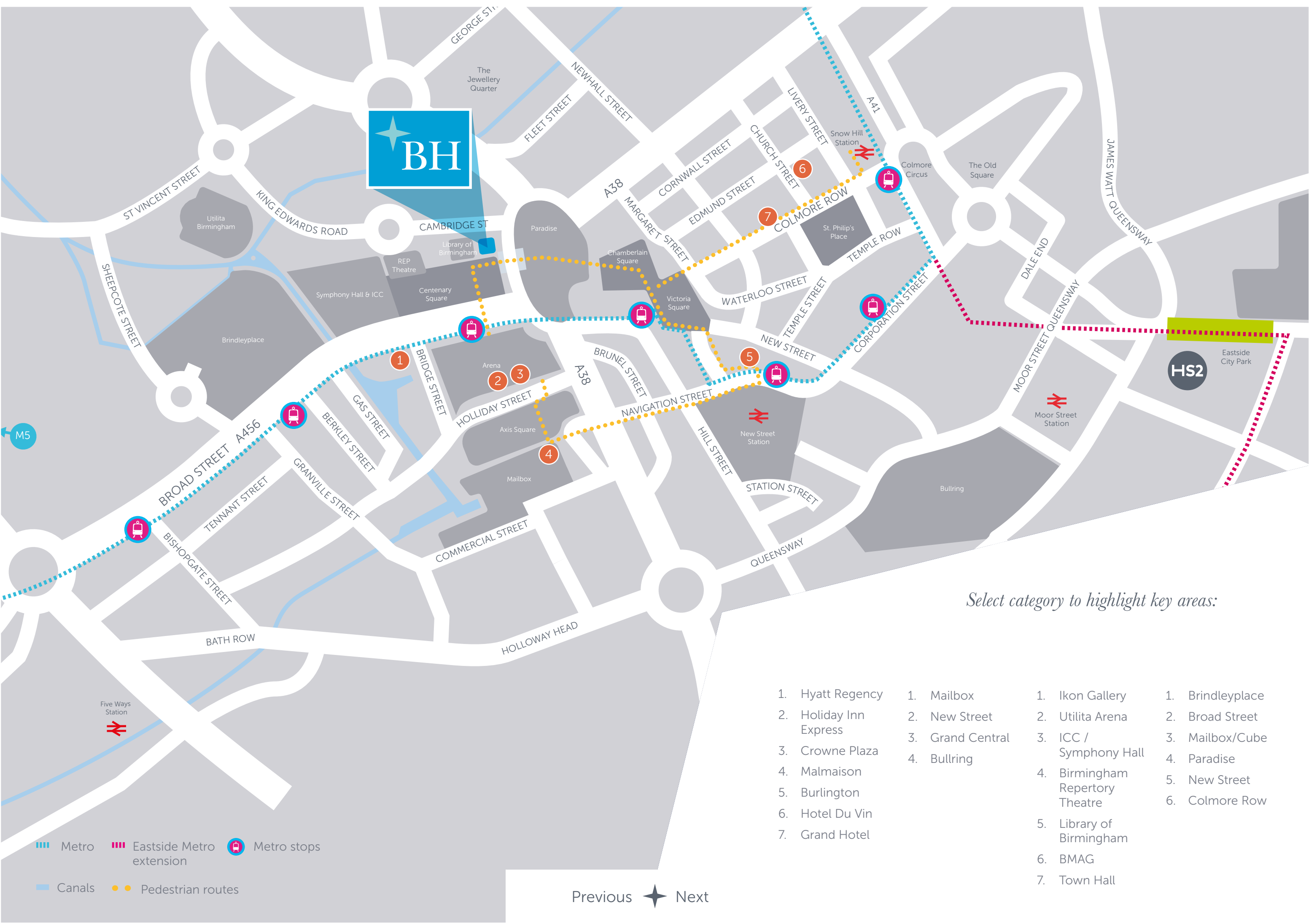
- 1. Snowhill
- 2. Colmore Business District
- 3. Paradise
- 4. Arena Central

- Cultural Zone
- HS2 Curzon Street
- Metro
- Metro stops
- Pedestrian routes
- Eastside Metro extension

★
LOCATION

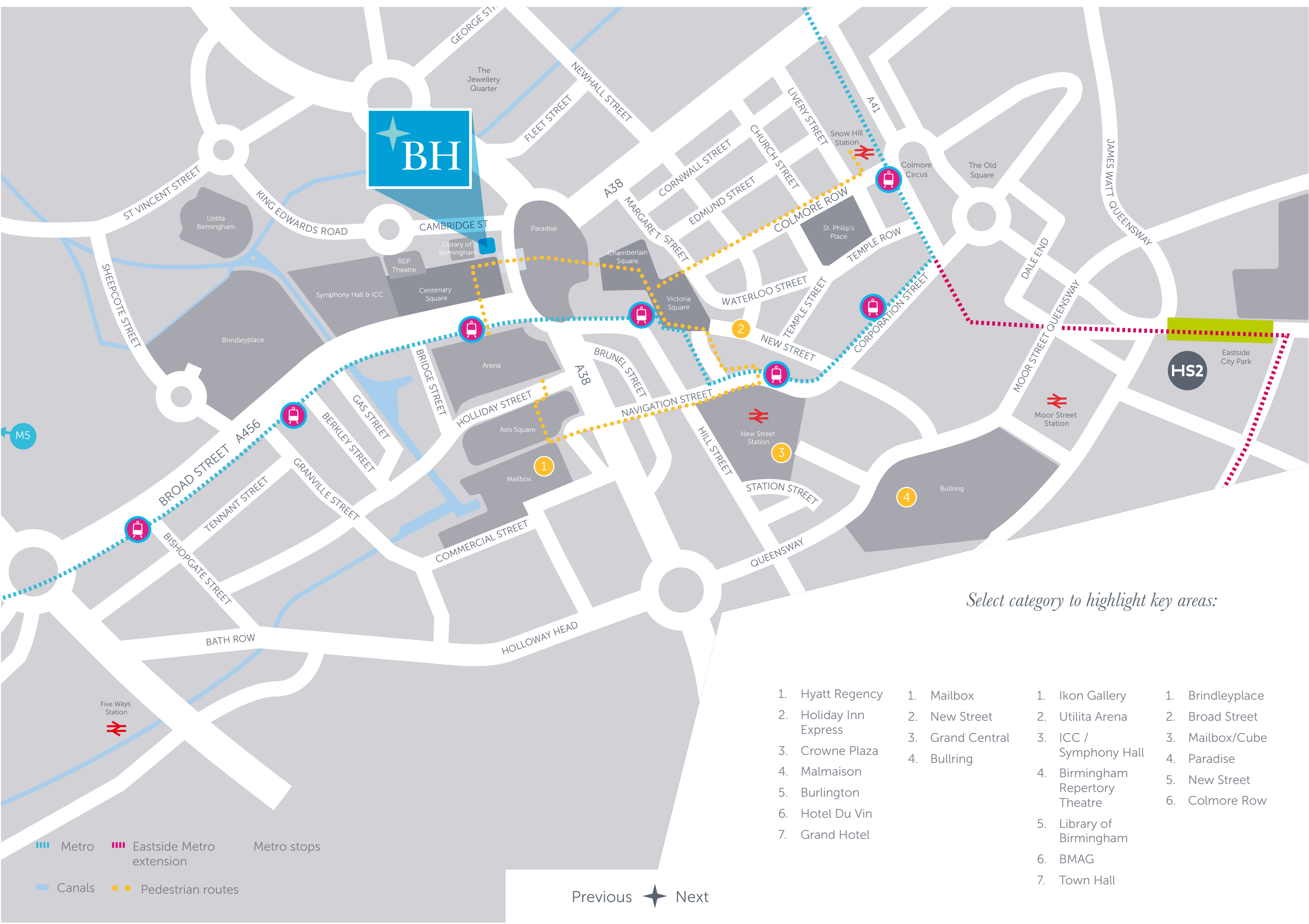


At the centre of
everything

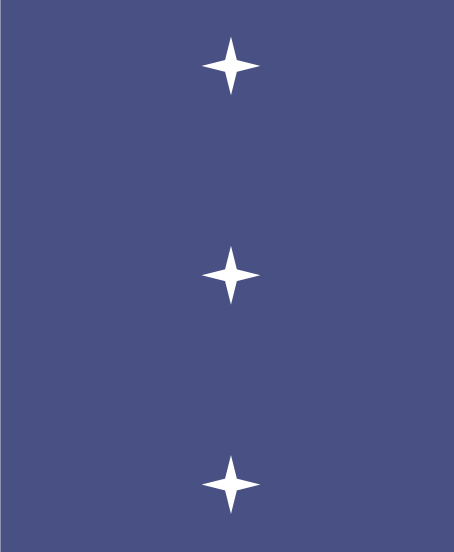


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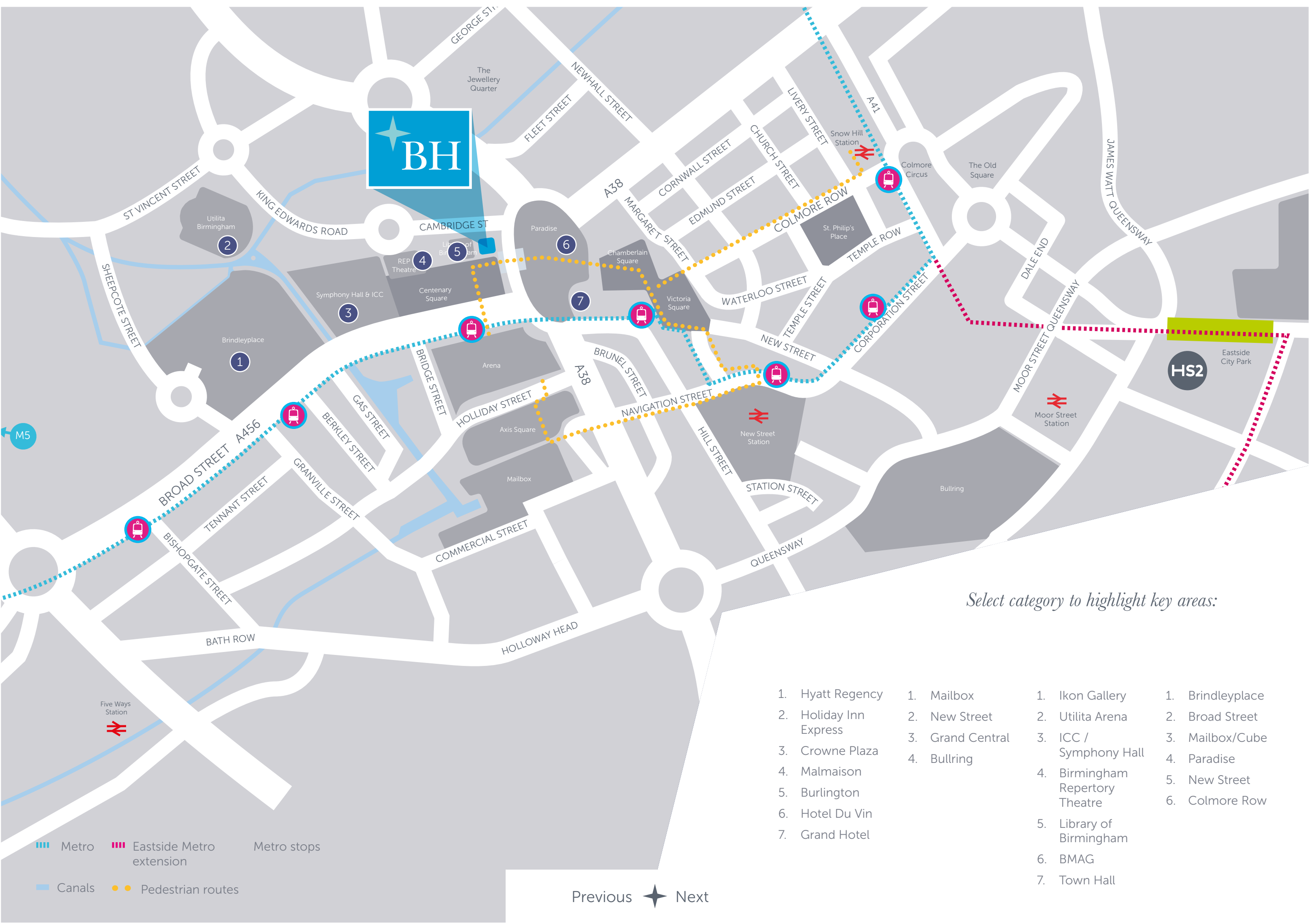


LOCATION



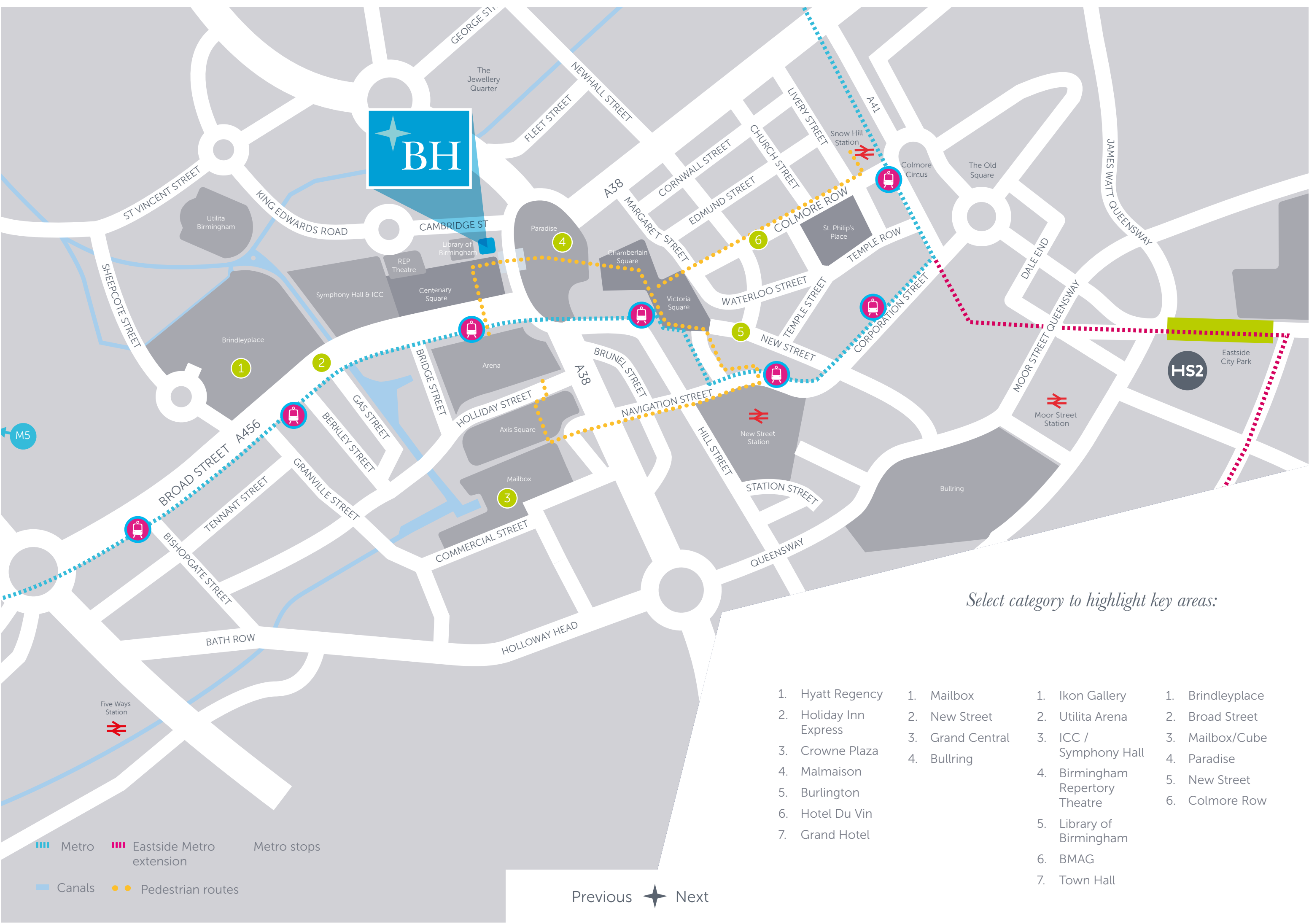
Select category to highlight key areas:

- | | | | |
|------------------------|------------------|---------------------------------|------------------|
| 1. Hyatt Regency | 1. Mailbox | 1. Ikon Gallery | 1. Brindleyplace |
| 2. Holiday Inn Express | 2. New Street | 2. Utilita Arena | 2. Broad Street |
| 3. Crowne Plaza | 3. Grand Central | 3. ICC / Symphony Hall | 3. Mailbox/Cube |
| 4. Malmaison | 4. Bullring | 4. Birmingham Repertory Theatre | 4. Paradise |
| 5. Burlington | | 5. Library of Birmingham | 5. New Street |
| 6. Hotel Du Vin | | 6. BMAG | 6. Colmore Row |
| 7. Grand Hotel | | 7. Town Hall | |



LOCATION

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Centre of
connectivity



Birmingham Airport	24m
Nottingham	1h 8m
Bristol	1h 38m
Manchester	1h 50m
Leeds	2h 3m
London	2h 31m



Birmingham Airport	18m
London Euston	1h 24m
Manchester Piccadilly	1h 27m
Leeds	1h 57m
Edinburgh	4h 5m



Centenary Square Metro stop	30s
Mailbox	8m
New Street station	9m
Grand Central	9m
Snow Hill station	10m
Bullring	12m
Moor Street station	15m



St. Chads (Snow Hill)	8m
Jewellery Quarter	11m
Hawthorns	18m
West Bromwich	22m
Wolverhampton	43m

Travel times are calculated from Centenary Square Metro stop.

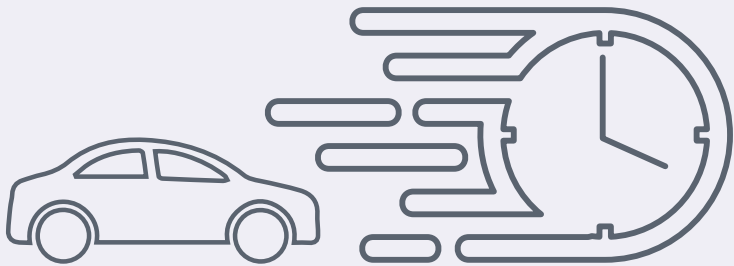


Centenary Square Metro stop	30s
Mailbox	4m
New Street Station	3m
Grand Central	3m
Snow Hill station	5m
Bullring	5m
Moor Street station	6m

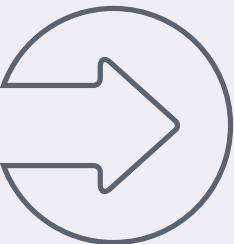
Postcode: B1 2ND
Source: Google 2025



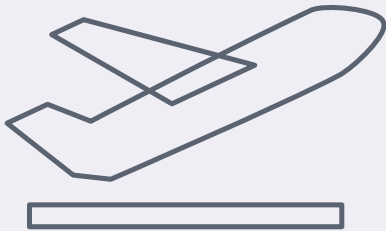
49 mins
to London
after 2033



90%
of the UK market within
a 4 hour travel time



Access
400m
people
across Europe by
road, rail and air

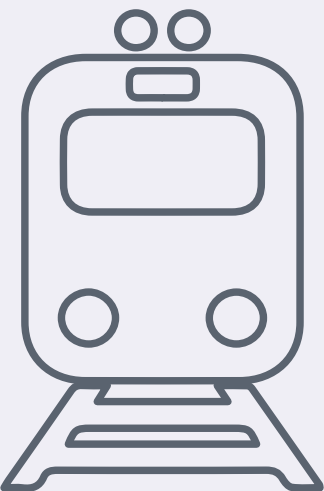


150
direct
destinations from
Birmingham airport



£400m
Eastside
metro
extension

to new
Sports Quarter



Over
£3BN

public transport
investment



★
LOCATION



At the centre of
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Heart of *the city*

CENTENARY SQUARE

Baskerville House fronts Centenary Square, one of the principal public squares in the city centre, a key focal point for leisure, retail and commercial space within the Birmingham city core.

Centenary Square includes 43 lighting columns and a striking 5cm deep pool with water jets which can be drained for event space, providing an attractive civic space in the heart of one of the city's commercial and cultural hotspots.

Its updated design includes a grid of columns to provide light and event infrastructure as well as a centrepiece for the square, a range of over 50 newly planted trees including maple, ginkgo, cherry and birch, a new granite paving surface and a stunning mirror pool water feature.

Centenary Square provides a natural open space and centre for significant activity within the heart of the city.

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LOCATION



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Surrounded by *success*

LIBRARY OF BIRMINGHAM / ICC

The £189m Library of Birmingham is one of the city's centres for academic research and is home to an internationally important collection of rare books, archived material and photography, which attracts around 316,000 visitors every year.

The ICC, which also incorporates the Symphony Hall, is one of Europe's most high profile conference centres, with over 400 events and 350,000 delegates from around the world every year.



"The largest public cultural space in Europe"

THE EXCHANGE, UNIVERSITY OF BIRMINGHAM

In September 2021, the University of Birmingham opened The Exchange at Arena Central.

The Grade II listed building was originally founded as the Birmingham Municipal Bank and now, as the University's new city hub, it connects the research, teaching and local, national and international networks to bring together communities and the public, private and third sectors with a brand new venue for conferences and events form part of the plans for the building.



"A community research and education hub with performance space and on-site amenities"



PARADISE

Paradise is delivering a new £1.2bn mixed use development with eight new buildings - the first two of which have created a professional and financial services hub with PwC in One Chamberlain Square and DLA Piper, Knights Plc, Mazars and Atkins at Two Chamberlain Square.

With four office buildings and one residential now complete at Paradise, further Blue Chip occupiers like Goldman Sachs and Arup have taken space at One Centenary Way, while EY has signed up to the newly completed Three Chamberlain Square. The Octagon, the city's highest building and the tallest pure octagonal residential tower in the world, also completed in 2025.



"8 new buildings combining retail, leisure and commercial space"

ARENA CENTRAL

Directly opposite Baskerville House is Arena Central, a 9.2 acre mixed use development which is home to the HQ for HSBC personal and business banking operations, the HMRC HQ and the new multi-functional building for the University of Birmingham, The Exchange.

The development also has the four-star deluxe Crowne Plaza hotel and 250 room Holiday Inn Express as well as two Dandara residential towers, with 322 apartments fronting Suffolk Street Queensway.



"A 1.2 million sq ft mixed-use development set within a new public realm"

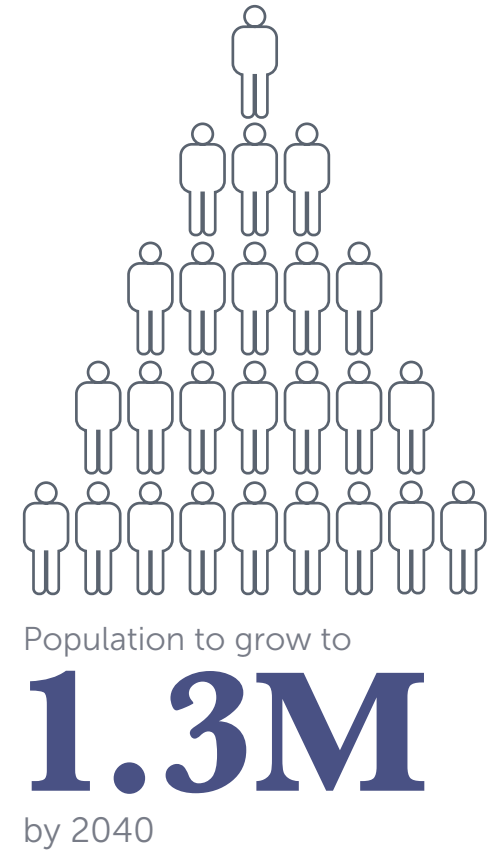
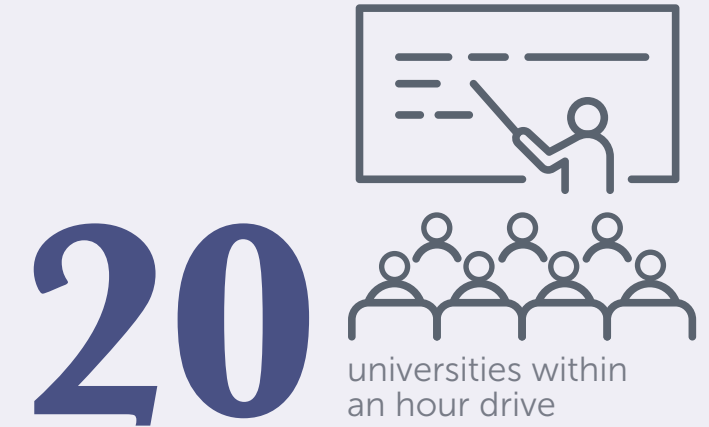
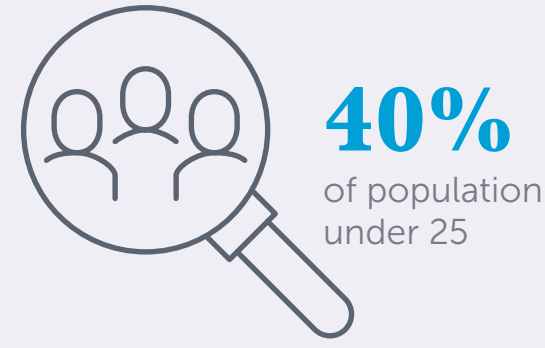


LOCATION





Epicentre of
local talent



Source: Business Birmingham | Marketing Birmingham





Pinnacle of *quality*

Steeped in history and grandeur, Baskerville House offers premier office accommodation in the heart of Birmingham city centre.

Following a comprehensive refurbishment, the Grade II listed Baskerville House offers Grade A quality space in a prestigious office location fronting Centenary Square, at the epicenter of Birmingham's business community.

The available space ranges from 4,100 sq ft to 29,225 sq ft and is part of a flagship city centre building which oozes quality.

Originally dating back to the 1930s, Baskerville House offers modern, light and flexible office spaces and the fifth and sixth floors benefit from outdoor terraces, where occupiers can enjoy stunning views across the city centre.

The building is currently home to a number of respected businesses including Network Rail, BCU and Kaplan Financial.



BUILDING



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★
GRADE A
QUALITY SPACE
IN A PRESTIGIOUS
LOCATION

★
★
BUILDING
★
★

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Centre of the *building*

One of the standout features of Baskerville House is the manned reception area, which is sure to leave a lasting impression on clients and guests.

The double height reception provides an impressive welcome. Featuring a classic design and full of natural light, the area directs you to the atrium where you find a total of six lifts which service all floors.

A number of booths and breakout areas will be incorporated into the design, ideal for working outside of the office environment, holding smaller team sessions or hosting guests for informal meetings.



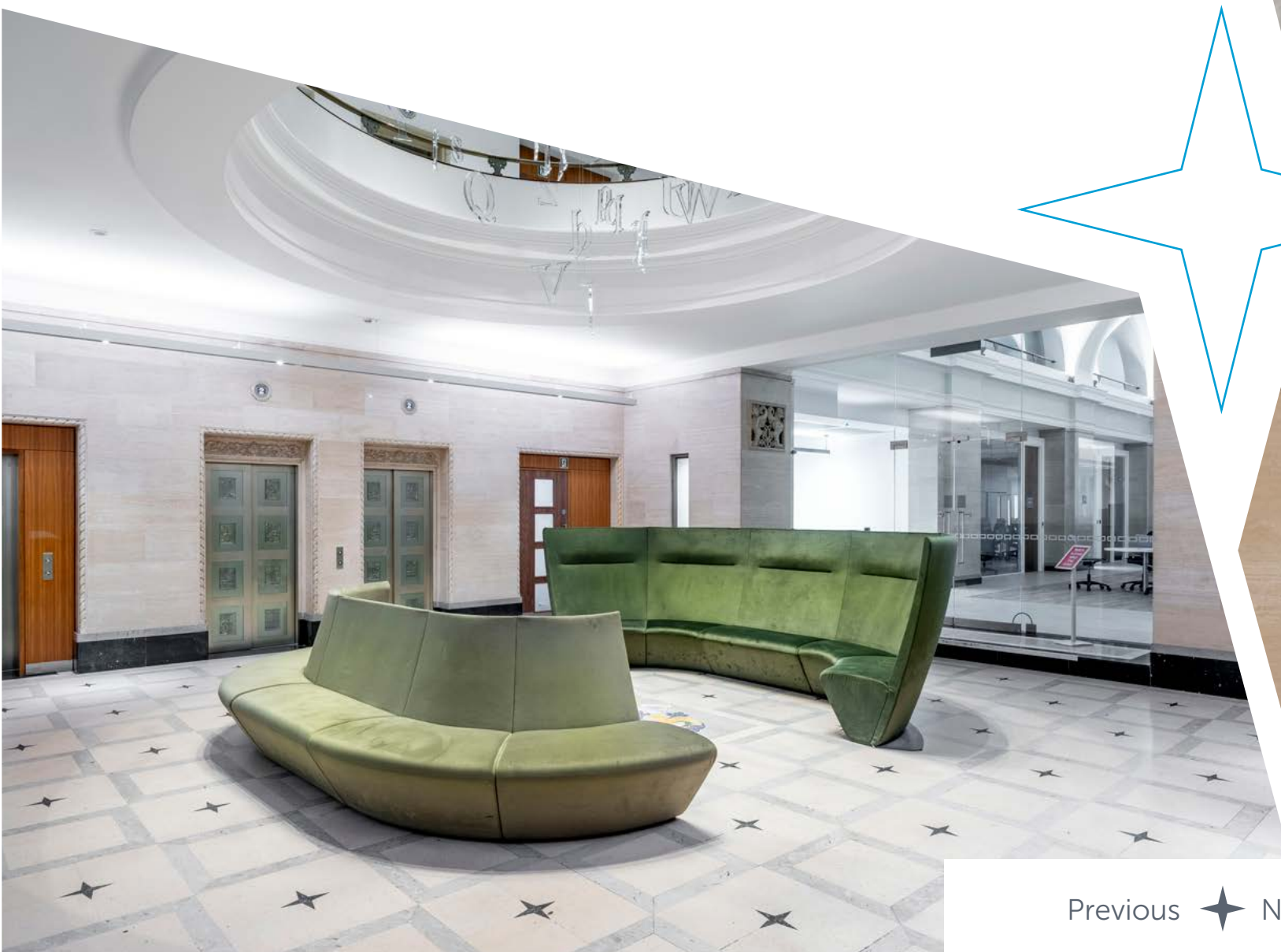
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BUILDING



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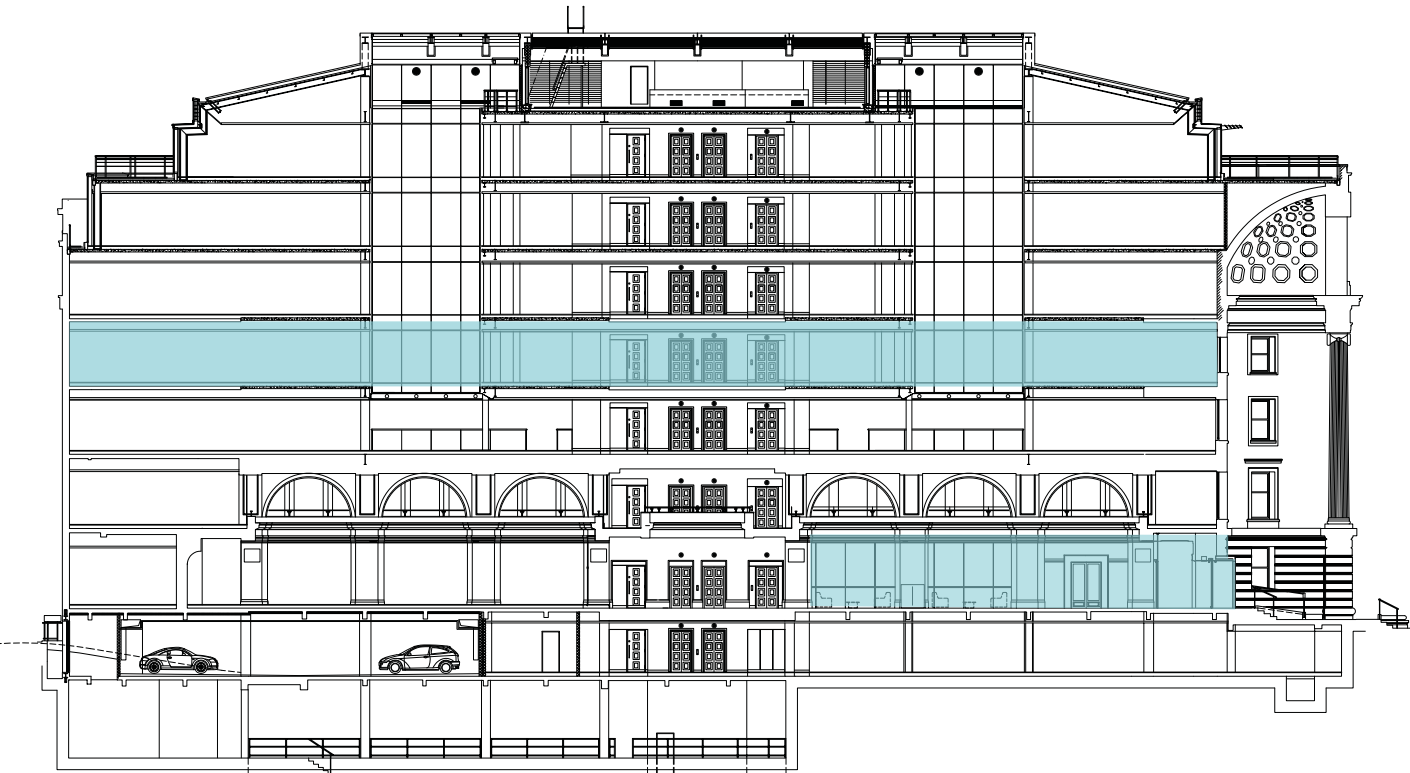


Centered around
flexibility

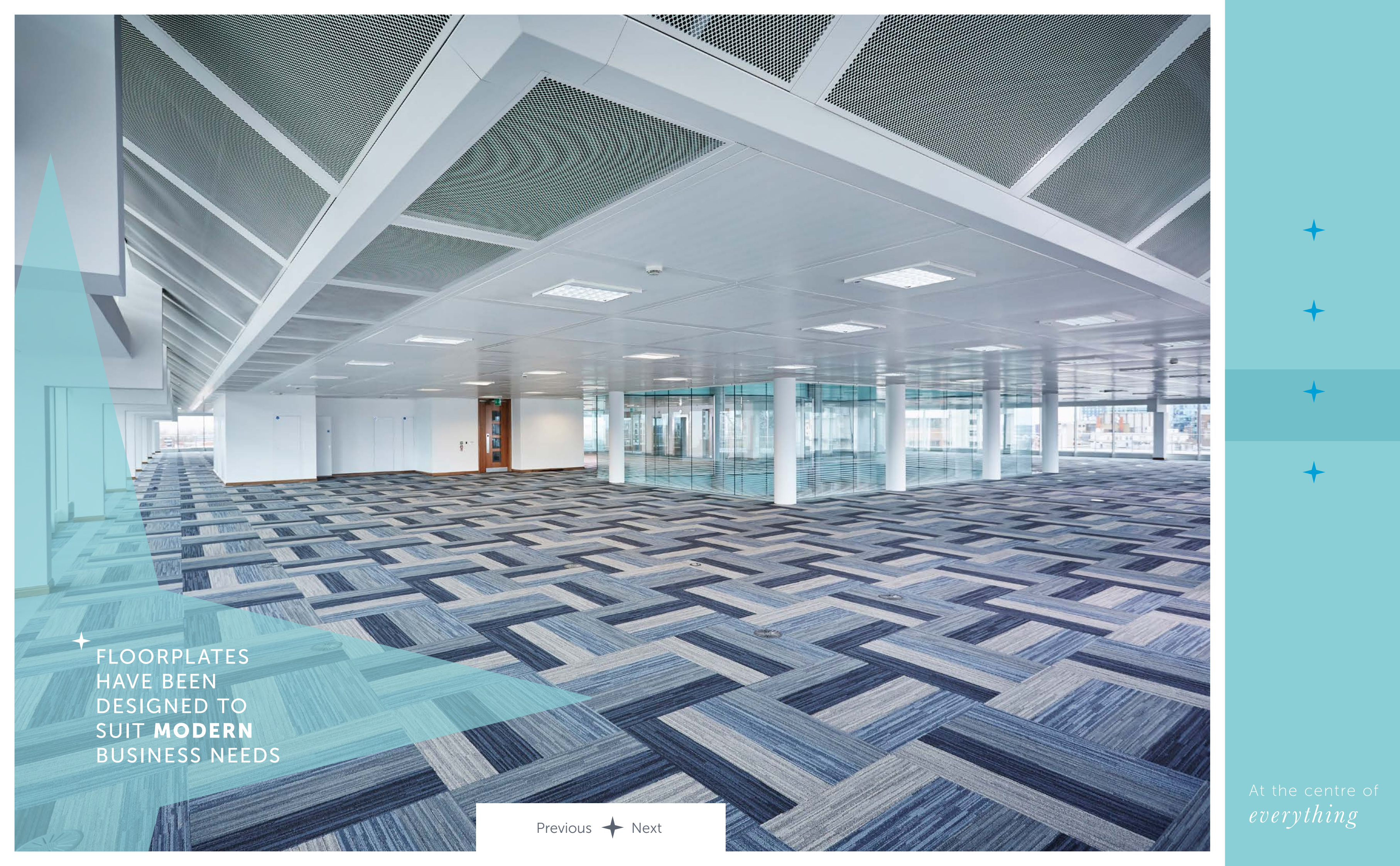
Created with flexibility in mind, space at Baskerville House has been designed to suit modern business needs.

The open plan layouts of all floorplates are conducive to collaborative working methods and techniques which encourages improved working relationships.

All vacant spaces throughout the building are flooded with natural light thanks to full height windows offering fantastic views across Birmingham, which can also be enjoyed from stunning outdoor terraces which can be found on the top floors, providing extra space which is sure to impress visitors.



Floor	sq ft	sq m
Third Floor*	29,225	2,715.10
Part Ground Floor	4,100	380.90
Total	33,325	3,096.00
*Part Third Floor	13,988	1,299.53
*Part Third Floor	14,316	1,330.00
*Common Area	921	85.6



★ FLOORPLATES
HAVE BEEN
DESIGNED TO
SUIT **MODERN**
BUSINESS NEEDS

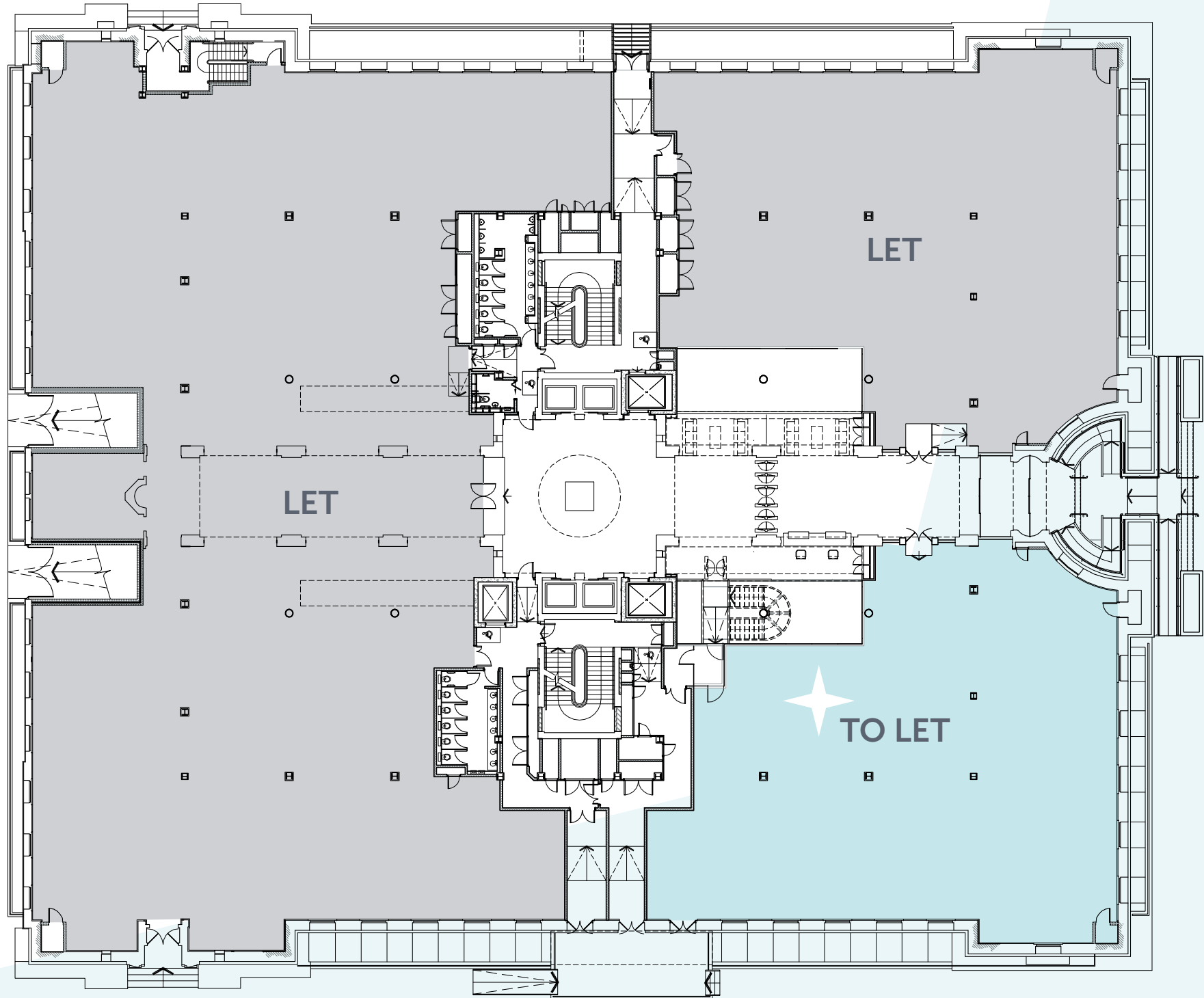
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4,100 SQ FT (380.90 SQ M)

Part ground floor



Centenary Square

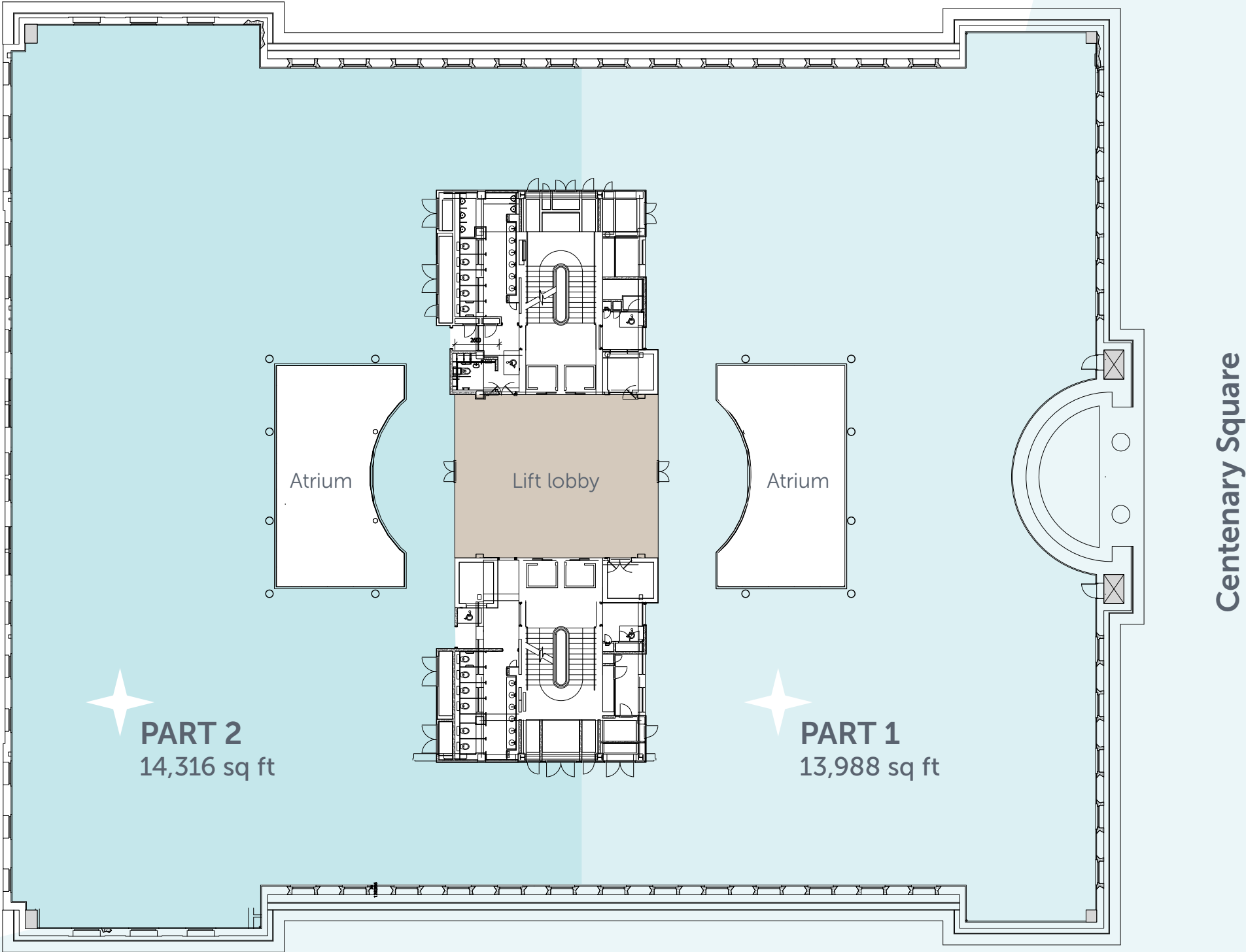


29,225 SQ FT (2,715.10 SQ M)

Third floor

Option for split or full floorplate

Floor	sq ft	sq m
Third Floor*	29,225	2,715.10
Part Third Floor (1)	13,988	1,299.53
Part Third Floor (2)	14,316	1,330.00
*Common Area	921	85.6





Built around quality and *wellbeing*

Quality runs throughout Baskerville House, which has been designed to an exceptional Grade A standard and specification to match its stunning exterior.

The refurbishment at Baskerville House has seen various enhancements to the interior of the building to create a high quality environment which can compete with any office building in the city centre.

Featuring a glazed atria from the second to the sixth floor, full air conditioning via chilled ceilings and beams and suspended ceilings with enhanced LED lighting, Baskerville House provides an enjoyable and well equipped workplace, which is key to retaining staff and having a happy workforce.

Cycle storage and shower facilities have also been enhanced to offer occupiers the chance to cycle to work, and the building is surrounded by a number of pedestrian walkways offering easy access around the city centre.

A number of enhanced breakout areas have been incorporated into the design of the building, designed to give staff a place to unwind and think away from the busy office environment, while staff also have access to a self-service coffee point.



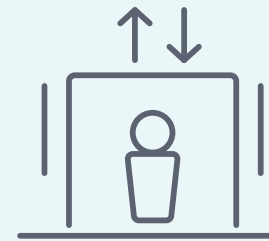
New male & female **locker** facilities



Grade **A** office accommodation



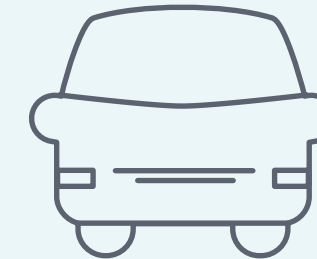
High quality male, female and disabled toilets



6 passenger lifts serving all floors



New installed **dedicated** shower facilities



Secure on and offsite **car parking**

Forced ventilation

system via floor plenums with reflective chilled ceiling panels and beams



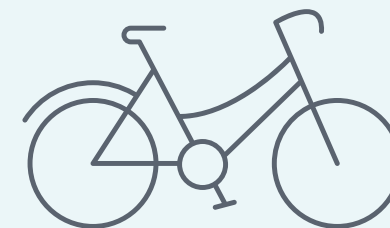
New refurbished **manned** reception and concierge



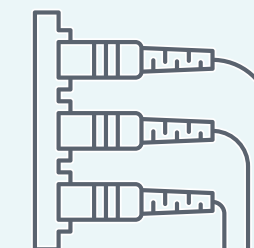
Dedicated **goods** lift



Fully **DDA** compliant



New **secure** basement cycle hub



Fibre **broadband**





Further information
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House**

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