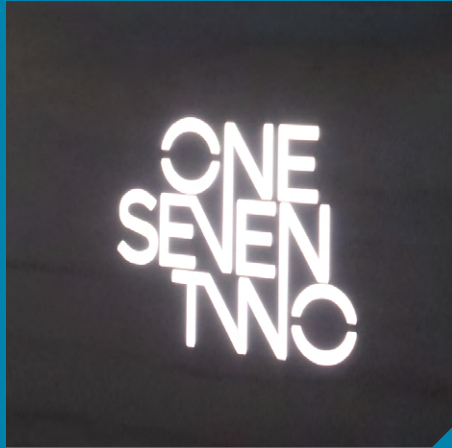
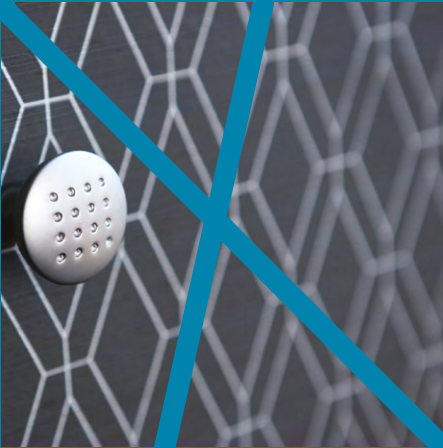




ONE  
SEVEN  
TWO  
EDMUND ST.

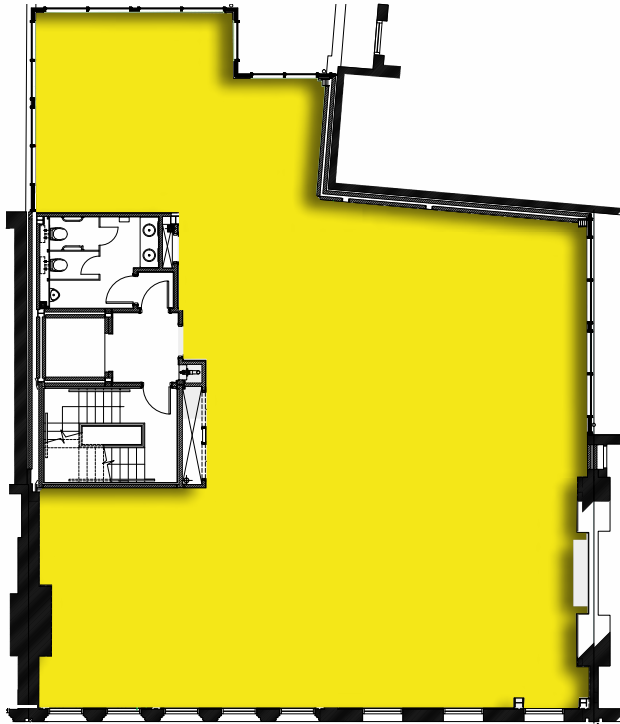
BIRMINGHAM | B3 2HB



Set in the heart of Birmingham's Colmore Business District, One Seven Two Edmund Street is a striking, period-style office building, enjoying a convenient and high-profile position. Adjacent to Colmore Row and just a short walk to both Snow Hill and New Street Stations, this is a very well-connected building.

High quality office space is currently available and owing to the building's Victorian facade combined with a modern extension to the rear, the space offers a modern open plan working environment and has been designed for maximum efficiency and long term flexibility.

# GRADE A OFFICES TO LET



INDICATIVE FLOOR PLAN (NOT TO SCALE)

3<sup>RD</sup> FLOOR 2,672 sq ft (248.2 sq m)

1<sup>ST</sup> FLOOR 2,755 sq ft (255.9 sq m)

GROUND FLOOR 2,287 sq ft (212.5sq m)

## CONTEMPORARY OFFICES WITH AN OUTSTANDING SPECIFICATION INCLUDING:

- ☉ Newly reconfigured secure glazed entrance
- ☉ Remodelled and refurbished boutique style manned reception with business lounge
- ☉ Suspended metal tiled ceiling
- ☉ Recessed LED lighting
- ☉ Fully accessible raised floor
- ☉ VRV comfort cooling and heating
- ☉ Male, female and disabled WC facilities and shower facilities
- ☉ DDA compliant
- ☉ Passenger lift
- ☉ EPC rating B (40)





## LOCATION

The building is located in the heart of Birmingham's prime commercial business district and provides unrivalled access to public transport, shops, bars, restaurants and other high quality amenities.

### CAFES

- 1 200 DEGREES
- 2 URBAN COFFEE COMPANY
- 3 PINCHOS CAFÉ & TAPAS
- 4 HOME CAFÉ DELI
- 5 COFFEE #1

### HOTELS

- 6 HOTEL DU VIN

### RESTAURANTS

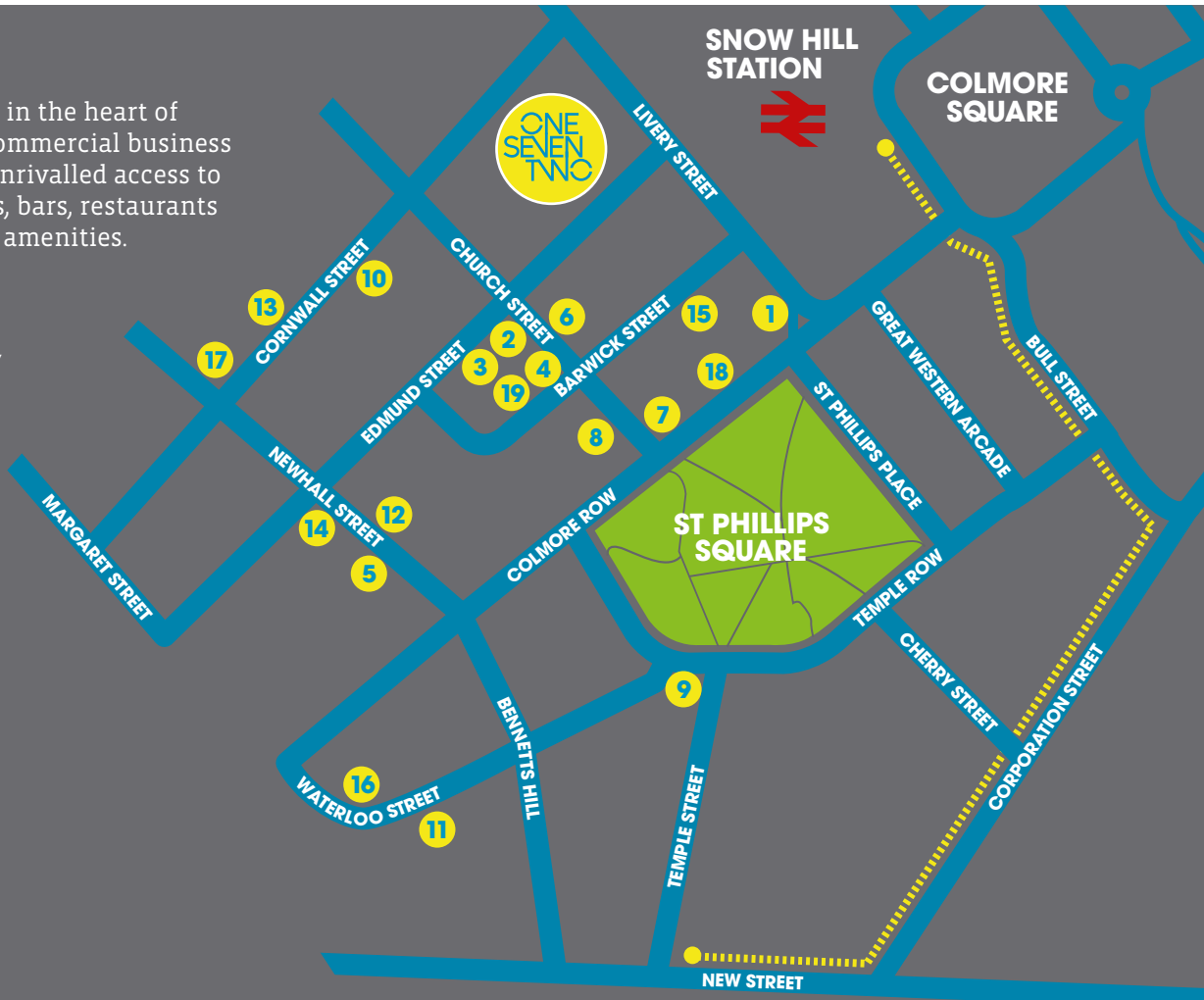
- 7 GUSTO
- 8 GAUCHO
- 9 FUMO
- 10 OPUS
- 11 ADAM'S
- 12 PURNELL'S BISTRO
- 13 ZEN METRO
- 14 ASHA'S

### BARs

- 15 PRIMITIVO
- 16 PURE BAR & KITCHEN
- 17 ALL BAR ONE
- 18 THE ALCHEMIST
- 19 UTOPIA THE COUNTRY BAR

■■■■■■■■■■ TRAM LINES

SAT NAV | B3 2HB



NEW STREET STATION/  
GRAND CENTRAL



## FOR FURTHER INFORMATION

Jonathan Ottewell | 0121 634 8419 | jottewell@savills.com



### MISREPRESENTATION ACT

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