



KING EDWARD HOUSE

78,550 sq ft
NEW CONTEMPORARY WORKSPACE
IN THE BEATING HEART OF THE CITY

NEW STREET - BIRMINGHAM - B2 4NS

COME ON IN

Constructed in 1936, King Edward House is an impressive Portland stone, seven-storey building located in the heart of Birmingham's retail and leisure district. The location provides occupiers with a vibrant neighbourhood amenity.

The building has undergone a sustainable refurbishment delivering high quality, energy efficient, contemporary workspace. It's complemented by significant occupier wellness features including over 5,000 sq ft of outdoor workspace, large gym, plus end of trip cycle and shower facilities. There is also a statement reception to ensure an exciting arrival experience.

King Edward House is the place to be.

MAKE A GRAND ENTRANCE





KING
EDWARD
HOUSE

THE BULLRING

GRAND CENTRAL

MAILBOX

MOOR STREET STATION

NEW STREET STATION

CORPORATION STREET

CATHEDRAL SQUARE

VICTORIA SQUARE

COLMORE ROW

SNOW HILL STATION

FLOOR PLATES

King Edward House comprises 7 floors with numerous unique internal courtyards and external terraces. All floors have been refurbished to a high quality specification, giving you the perfect balance between workspace and amenity.

SEVENTH FLOOR

2,368 sq ft; 4,198 sq ft

TERRACE

1,582 sq ft; 1,787 sq ft

SIXTH FLOOR

10,306 sq ft

FIFTH FLOOR

11,087 sq ft

FOURTH FLOOR

11,087 sq ft

COURTYARD

496 sq ft

THIRD FLOOR

11,679 sq ft

COURTYARD

807 sq ft

SECOND FLOOR

12,684 sq ft

COURTYARD

764 sq ft

FIRST FLOOR

9,741 sq ft

GROUND FLOOR

BUILDING TOTAL

78,550 sq ft



SPECIFICATION

Delivering a sense of pride to your new business address, King Edward House has been comprehensively refurbished to create a modern, fresh and bright environment that you will look forward to arriving at.

Exposed services

LG7 compliant LED lighting

Naturally light and efficient floor plates

Raised access floors

3 pipe VRF comfort cooling

1:10 sq m occupational density

SUSTAINABILITY

In addition to a modern and stylish work environment, King Edward House delivers the highest standards with its environmental and performance impact.

The building provides the following:

EPC B

BREEAM Excellent

WiredScore Gold accredited

Smart energy services

Low carbon footprint

Solar PVs for renewable energy efficiency

Fully electric heating

Dedicated recycling & waste management area



A FOCUS ON WELLNESS

There is a strong focus on wellness throughout the building and the new space has been configured to accommodate internal courtyards and terraces, with both private and communal roof terrace space and courtyards with the building's two light wells, creating truly unique breakout space.

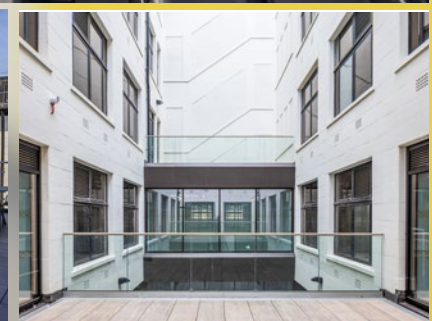
40 cycle racks

8 showers with drying rooms and changing areas

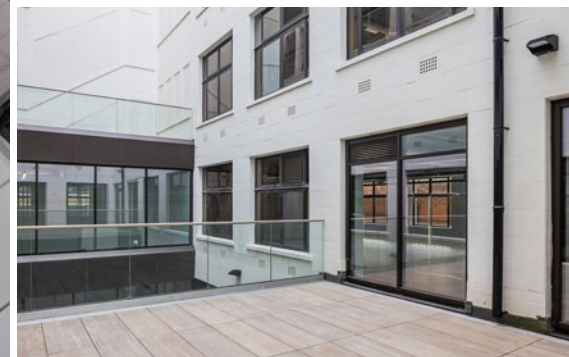
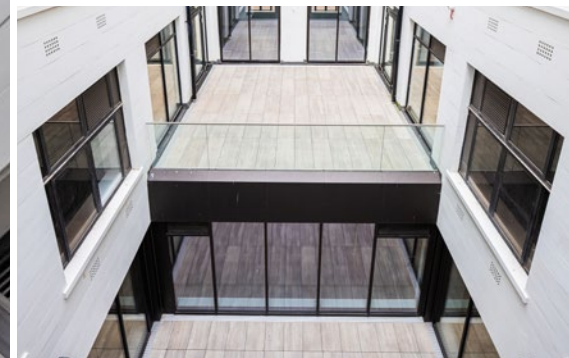
2 roof terraces

6 internal courtyards: 5 private & 1 communal

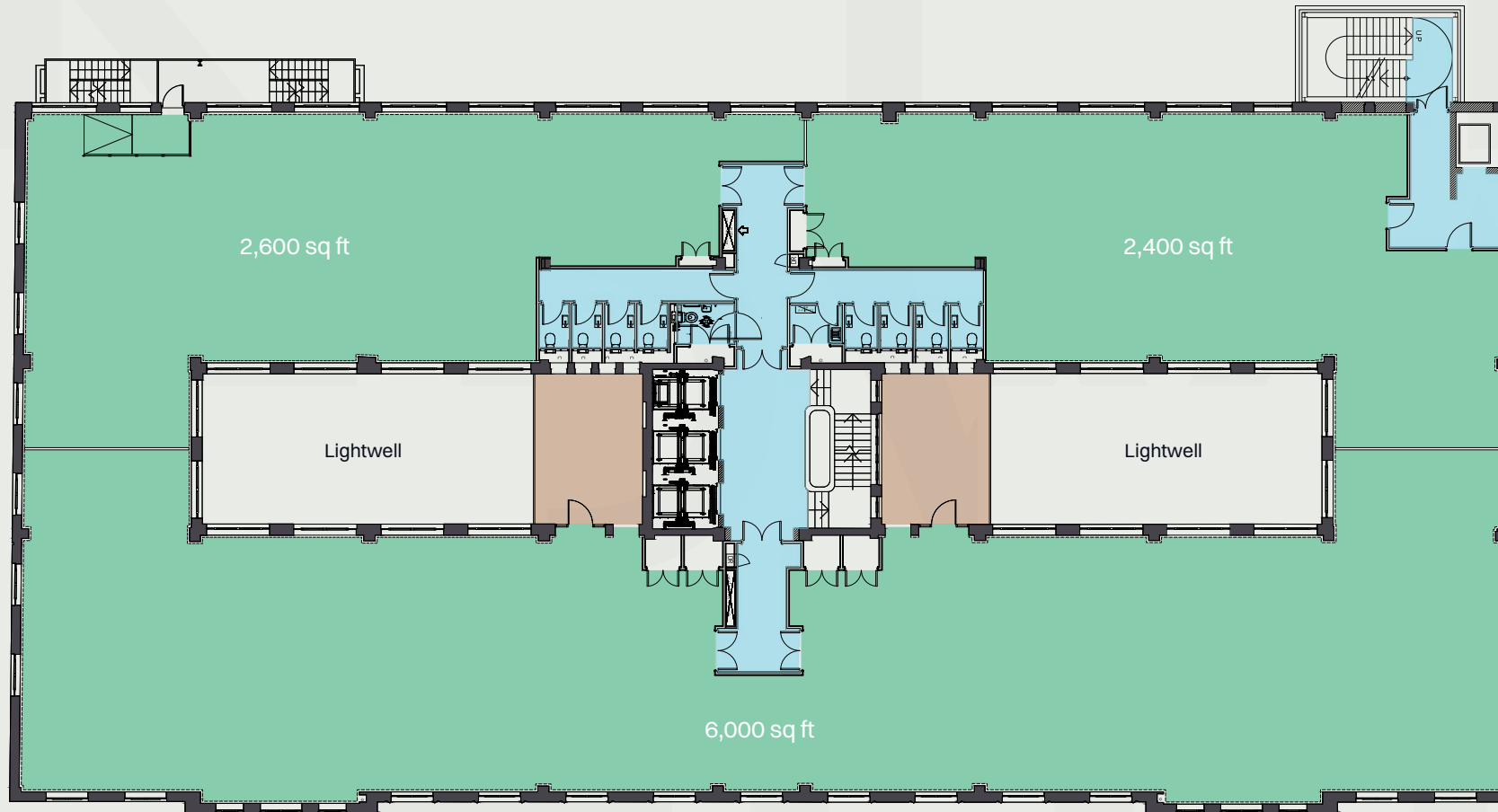
1,800 sq ft gymnasium





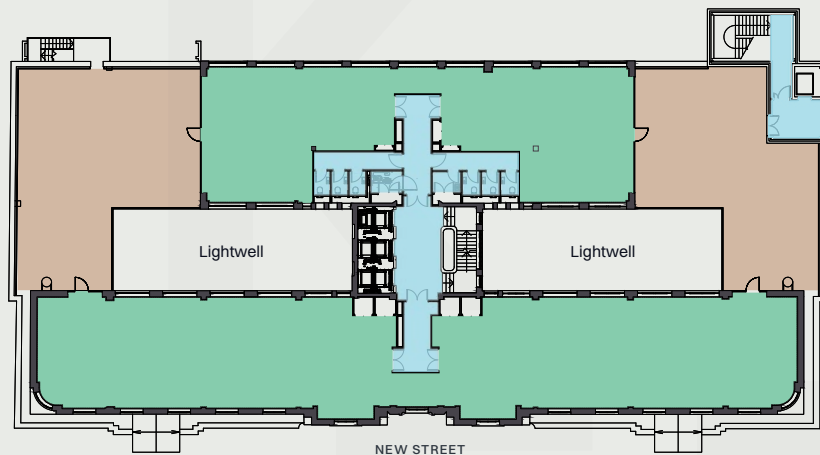


INDICATIVE SPLITS



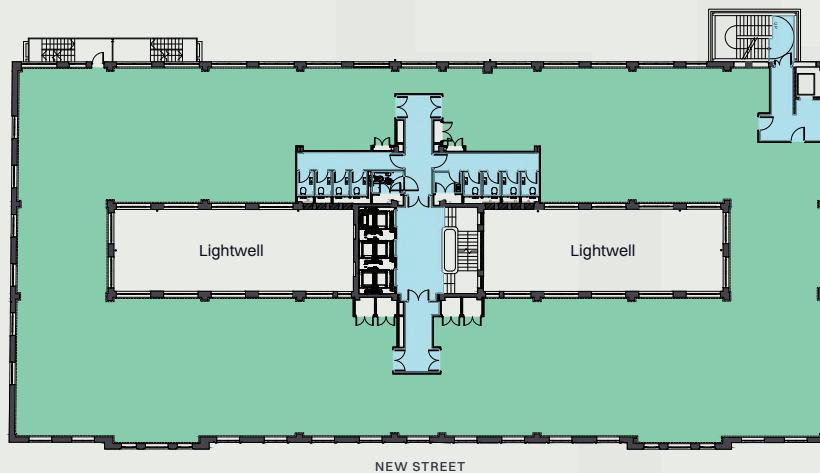
NEW STREET

- Office
- Terrace



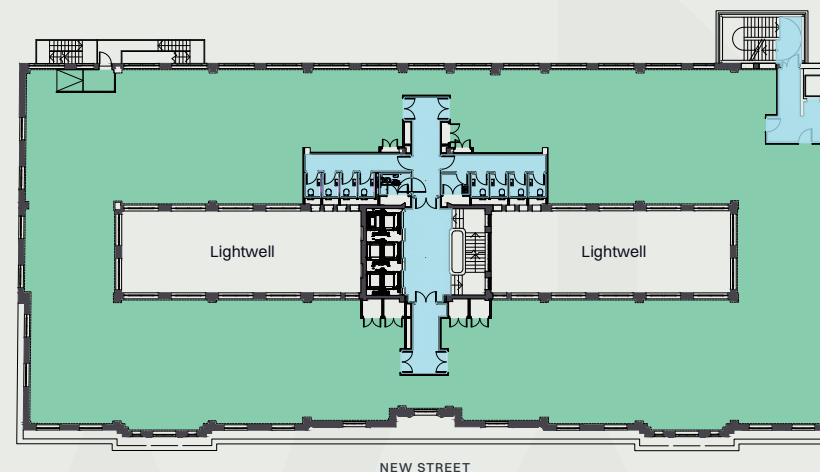
SEVENTH FLOOR

Office	2,368 sq ft; 4,198 sq ft
Terrace	1,582 sq ft; 1,787 sq ft



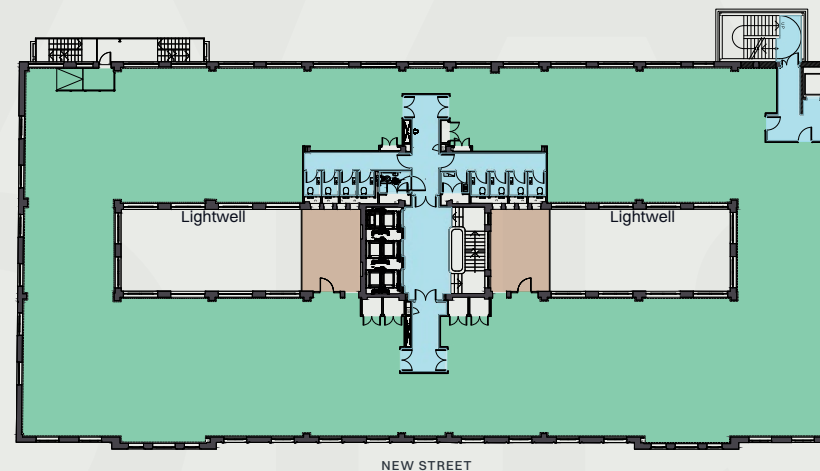
FIFTH FLOOR

Office	11,087 sq ft
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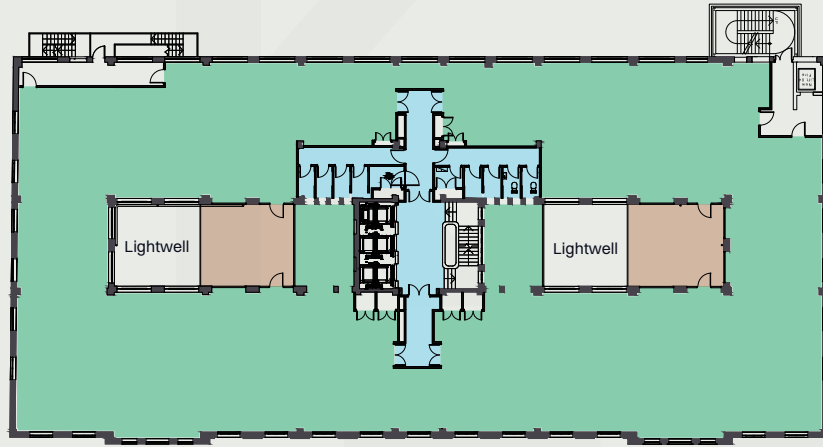
SIXTH FLOOR

Office	10,306 sq ft
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FOURTH FLOOR

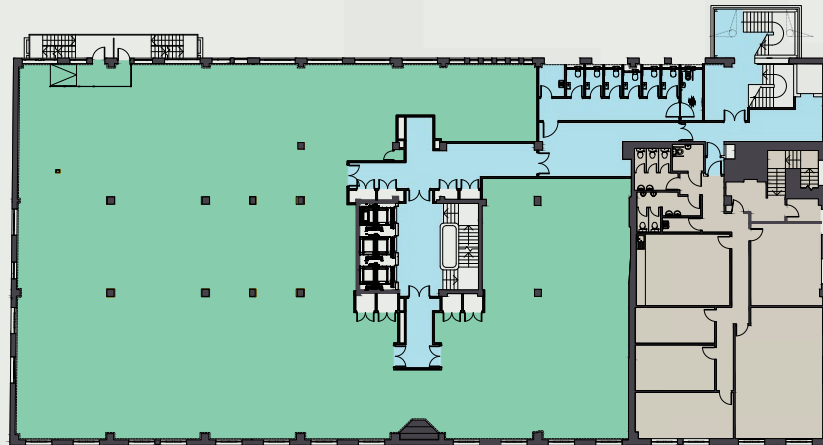
Office	11,087 sq ft
Terrace	496 sq ft



THIRD FLOOR

Office
Terrace

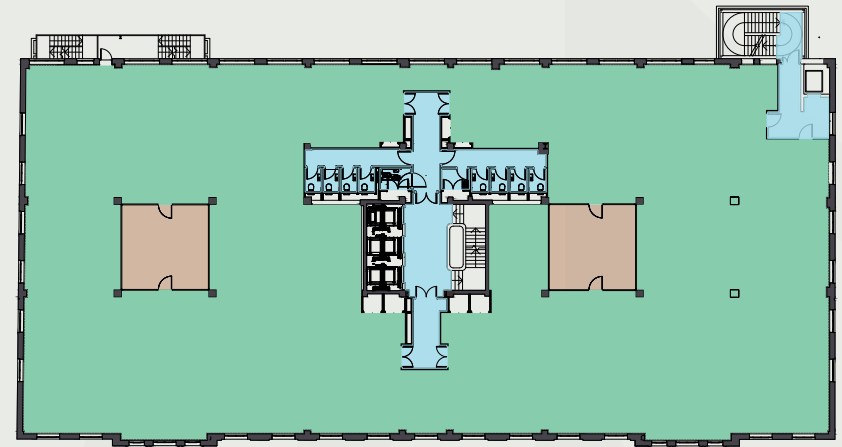
11,679 sq ft
807 sq ft



FIRST FLOOR

Office

9,741 sq ft



SECOND FLOOR

Office
Courtyard

12,684 sq ft
764 sq ft



BASEMENT

1. Cycle storage & showers
2. Gym





IN THE HEART OF IT

LOCATION

King Edward House is located at the centre of Birmingham's beating commercial heart, close to everything an occupier could need: amenities, public transport and the regional road network.

Birmingham benefits from unrivalled connectivity, ensuring ease of staff recruitment, retention and the ability to access clients and service providers.

The new HS2 terminal, when complete, will further enhance the city's connectivity. The terminal will be located less than a 5-minute walk from the building which in turn will connect the city into central London in 49 minutes.

For your staff to commute, the location of King Edward House couldn't be easier. New Street Station is located less than a 3-minute walk away whilst Snow Hill and Moor Street stations are located 8 and 5 minutes away respectively. By road, Birmingham lies at the heart of the UK's motorway network with direct access to the M5, M6, M40 and M42 motorways.

BY METRO

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

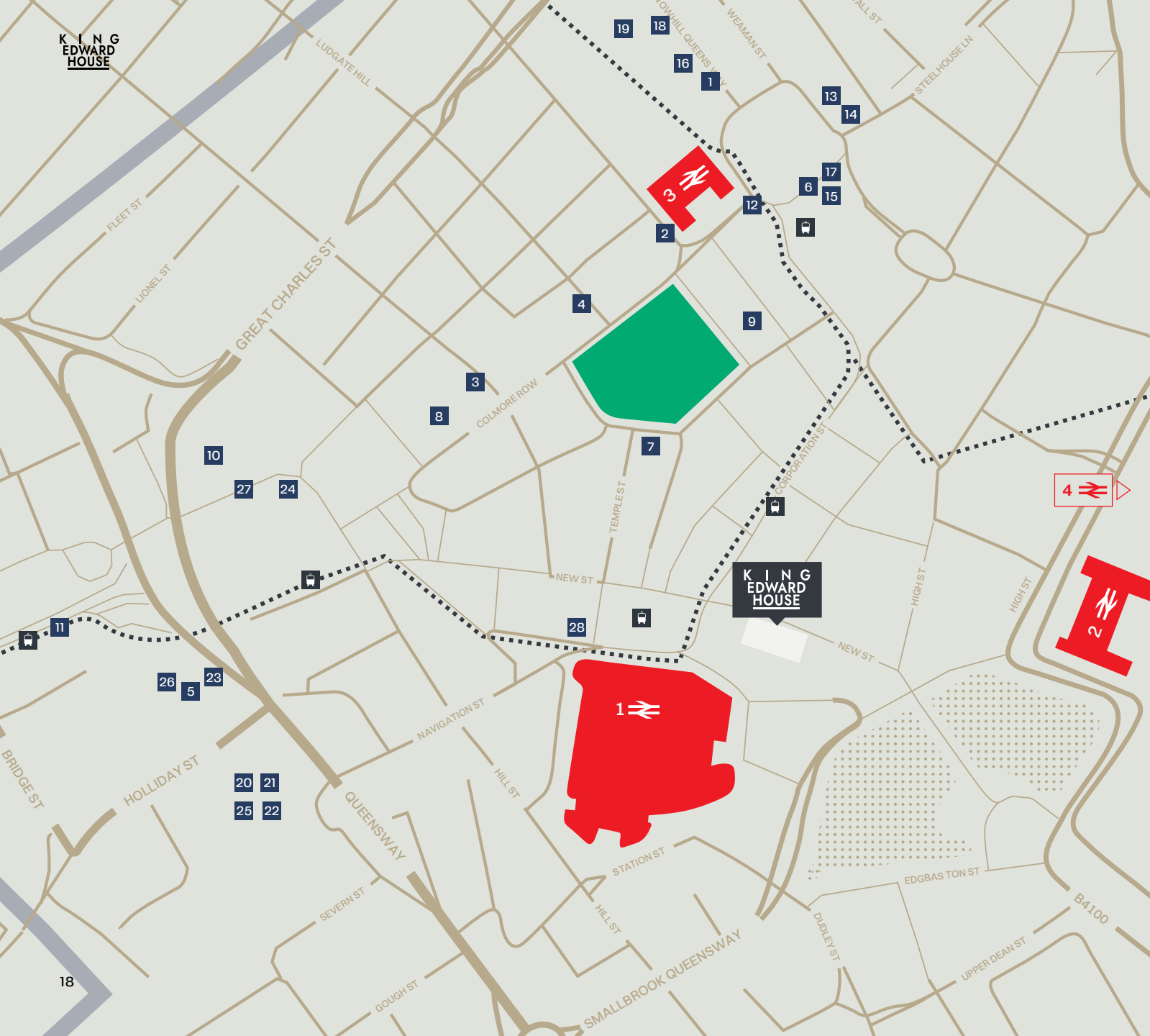
BY RAIL

B'ham International	10 mins
Coventry	30 mins
Nottingham	35 mins
Bristol	1hr 20 mins
Manchester	1 hr 25 mins
London	1 hr 30 mins
Leeds	2hrs
Newcastle	3 hrs 25 mins
Edinburgh	4 hrs

BY ROAD

M6	15 mins
Birmingham Airport	25 mins
Coventry	35 mins
Nottingham	1 hr
Bristol	1hr 45 mins
Manchester	1hr 50 mins
Leeds	2 hrs
London	2 hrs 30 mins





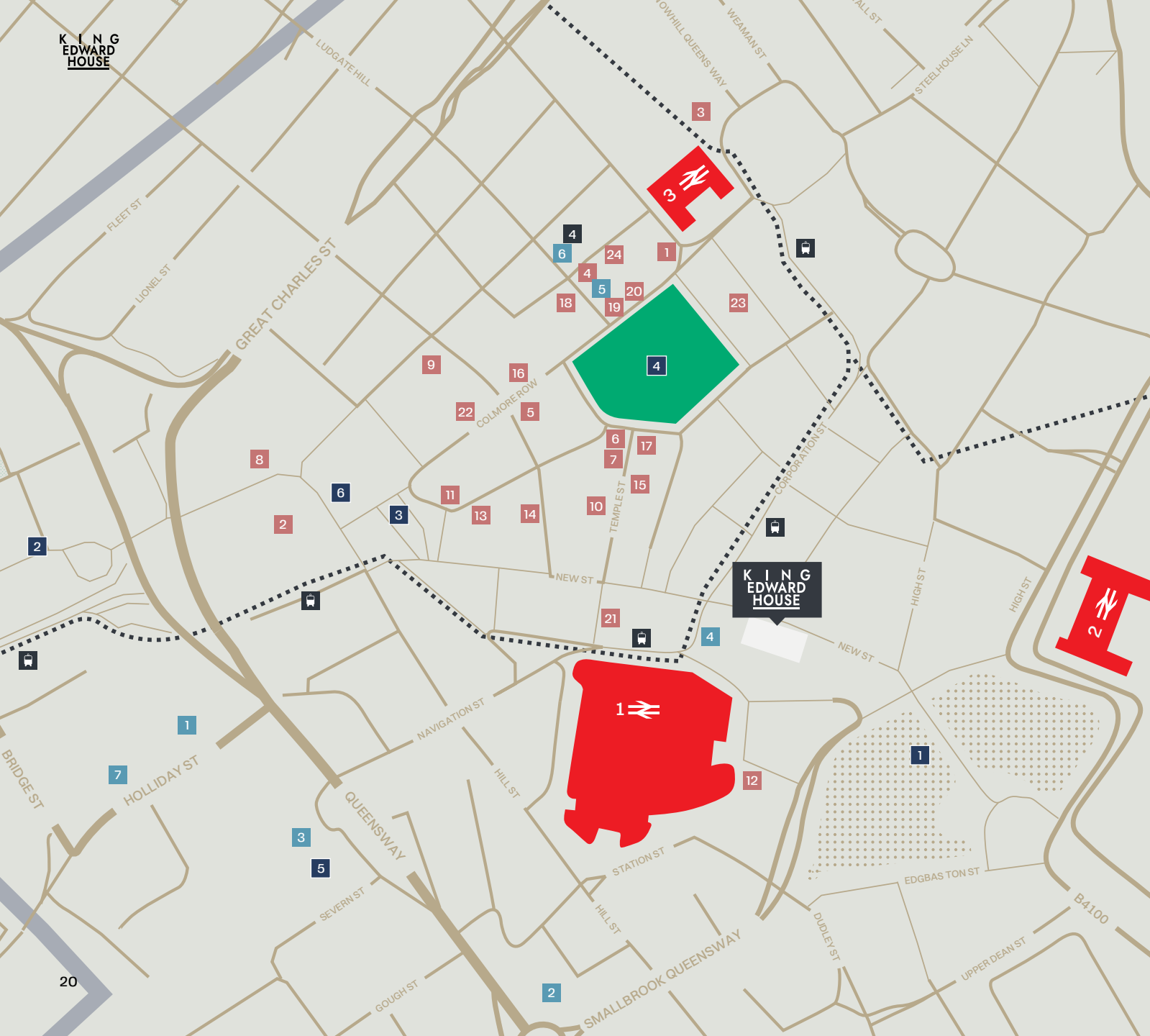
YOU'RE IN GREAT COMPANY

1 	2 	3 	4
5 	6 	7 	8
9 	10 	11 	12
13 	14 	15 	16
17 	18 	19 	20
21 	22 	23 	24
25 	26 	27 	28

TRANSPORT

1 ➡	New Street Station	– 3 mins		 Metro
2 ➡	Moor Street Station	– 5 mins		Metro Stop
3 ➡	Snow Hill Station	– 6 mins		
4 ➡	HS2 Curzon Street	– Open 2030		





BEST OF BOTH

BARS & RESTAURANTS

1. Pasture
2. Albert Schloss
3. Trillium
4. Isaac's
5. Vagabond
6. Fumo
7. San Carlo
8. Dishoom
9. Asha's
10. The Botanist
11. Purecraft Bar & Kitchen
12. All Bar One
13. Adam's
14. Rudy's Neopolitan Pizza
15. Las Iguanas
16. Six by Nico
17. The Ivy
18. Fogo de Chão
19. Gusto
20. Alchemist
21. 200 Degrees Coffee
22. 24 Stories
23. Anderson & Hill
24. Tattu Restaurant and Bar

HOTELS

1. Crown Plaza
2. Radisson Blu
3. Malmaison
4. Premier Inn
5. The Grand
6. Hotel du Vin
7. Holiday Inn Express

LANDMARKS

1. Bullring Shopping Centre
2. Library of Birmingham
3. Victoria Square
4. Cathedral Square
5. The Mailbox
6. Museum & Art Gallery

TRANSPORT

- | | | | |
|---|-----------------------|-------------|---|
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..... Metro

🚶 Metro Stop

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NEW STREET - BIRMINGHAM - B2 4NS
what3words - Shed.Debit.First

READY TO STAND OUT FROM THE CROWD?

If you'd like to enquire about taking space at
King Edward House please contact:

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YOUNG**

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