

A NEW ICON FOR BIRMINGHAM

1 BEORMA PLACE

OFFICE SPACE | 7,166 - 152,000 SQ FT

**A LANDMARK
BUILDING IN
BIRMINGHAM
CITY CENTRE
DELIVERING
152,000 SQ FT
OVER 11 FLOORS
OF GRADE A
OFFICE SPACE.**



AVAILABLE AUGUST 2026

PIONEERING SPACE IN THE HEART OF BIRMINGHAM

True to its pioneering spirit, BEORMA QUARTER offers a groundbreaking new location for business, rooted in our city's past.

1 BEORMA PLACE combines high-specification, sustainable workspace with contemporary breakout areas, outdoor terraces and a thoughtfully landscaped environment.

HS2 will further expand the city's rich talent pool of professionals with wide-ranging skillsets, able to enjoy a thriving working environment filled with amenities.

Strategically situated within Birmingham's city centre, BEORMA QUARTER is close to three major train stations, including HS2's Curzon Street Station.

THE SPIRIT OF BEORMA

Beorma is the name traditionally given to this settlement's Anglo-Saxon founder – a name used in the origins of Birmingham itself.

It is said that 'Beorma-inga-ham' translates as 'the homestead of the tribe or people of Beorma' and directly leads to the name Birmingham. Even then, Birmingham was seen as a place of community, with people at its heart.

It is this very spirit that our new icon, BEORMA QUARTER, captures.

It pays homage to Anglo-Saxon architecture in its unique design, but does so with pioneering innovation. It carries on a vision of wonder and discovery, creating an ideal working environment for all. And it evokes the legend's welcoming and sheltering nature, to make BEORMA QUARTER a place to feel at home.



A BESPOKE ENVIRONMENT

Neatly immersed within the worlds of business and leisure, BEORMA QUARTER's location on the corner of Park Street and Digbeth High Street is an area ready for your team.

1 BEORMA PLACE's shell and core finish enables complete personalisation of workspaces and meets the needs of any team with the ability to design flexibly throughout – from focused spaces to open, collaborative areas for creativity.

This is truly a place you can make your own.

The wider area, however, is already very much established, with everything to suit the busiest of lifestyles. Birmingham's iconic Bullring retail centre, as well as Selfridges' landmark Birmingham store, sit opposite BEORMA QUARTER. The surrounding area is also teeming with coffee shops, restaurants, bars and a host of other hospitality options, ideal for everything from a snack on-the-go to an extended business lunch or post-work drinks.



↑
FLOOR 12-29
RESIDENTIAL

↓
FLOOR 11
9,794 sq ft | 910 sq m

—
FLOOR 10
16,384 sq ft | 1,519 sq m

—
FLOORS 4-9
15,585 sq ft | 1,448 sq m

—
FLOOR 3
15,588 sq ft | 1,448 sq m

—
FLOOR 2
16,384 sq ft | 1,519 sq m

—
FLOOR 1
7,166 sq ft | 666 sq m

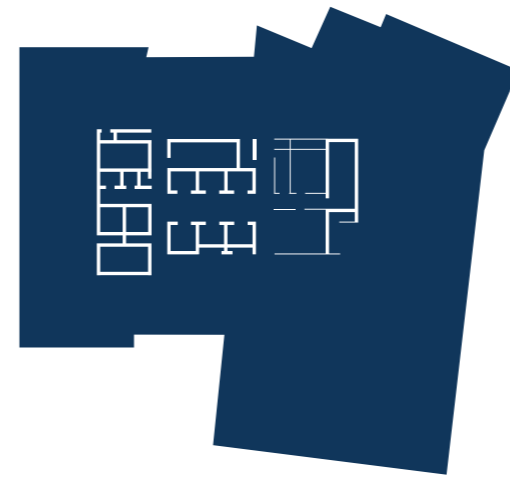
—
TOTAL
152,207 sq ft | 14,141 sq m
Measured on a net internal basis from plan



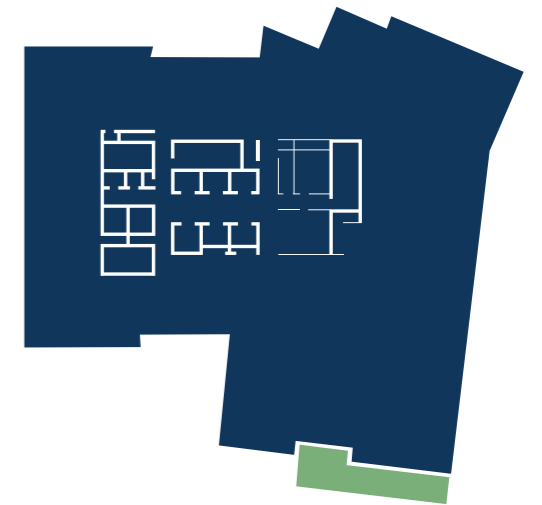
FLOORPLANS



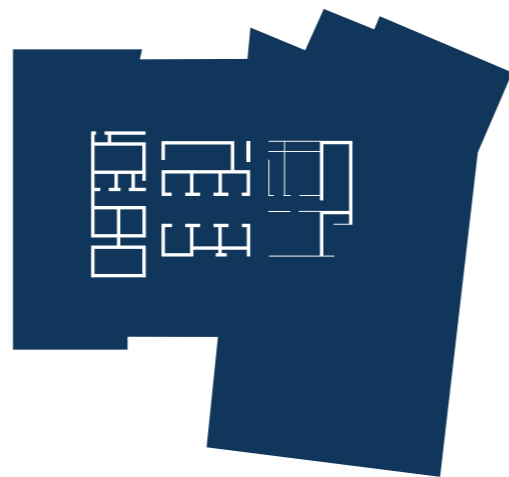
FLOOR 1
7,166 sq ft | 666 sq m



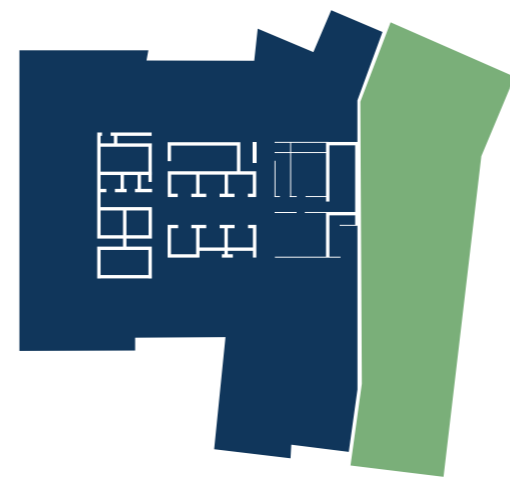
FLOOR 2
16,384 sq ft | 1,519 sq m



FLOOR 3
15,588 sq ft | 1,448 sq m



FLOORS 4-9
15,585 sq ft | 1,448 sq m



FLOOR 10
16,384 sq ft | 1,519 sq m



FLOOR 11
9,794 sq ft | 910 sq m

THE SPECIFICATION



BREEAM[®]

TARGETING BREEAM EXCELLENT

Certified for a more sustainable future



FOUR-PIPE FAN COOLING

High efficiency VRF cooling



GROUND FLOOR AMENITIES

Convenience on the doorstep



TARGETING EPC-A

Cost-saving energy efficiency



21 PERSON LIFT CAPACITY

5 high-speed passenger lifts and 1 goods lift



CYCLE RACKS

Encouraging a greener commute



GRADE A

Providing excellence as standard



DOUBLE HEIGHT RECEPTION

24/7 access with on-site concierge



FITNESS SUITE

Dedicated gym for the building



FULLY ELECTRIC BUILDING

Sustainably gas-free



TRUE 'BREAKOUT' AREAS

Outdoor terraces and landscaped ground level



HEALTH CLUB STYLE FACILITIES

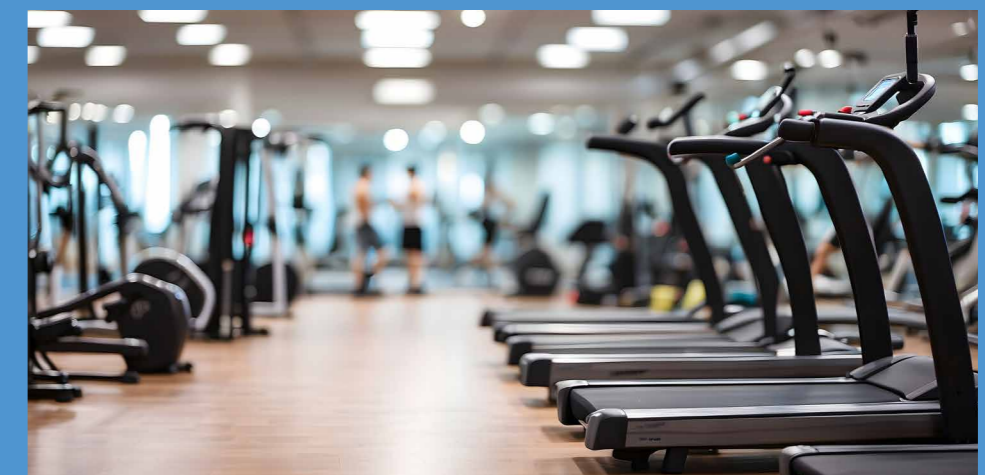
Meeting your active lifestyle needs

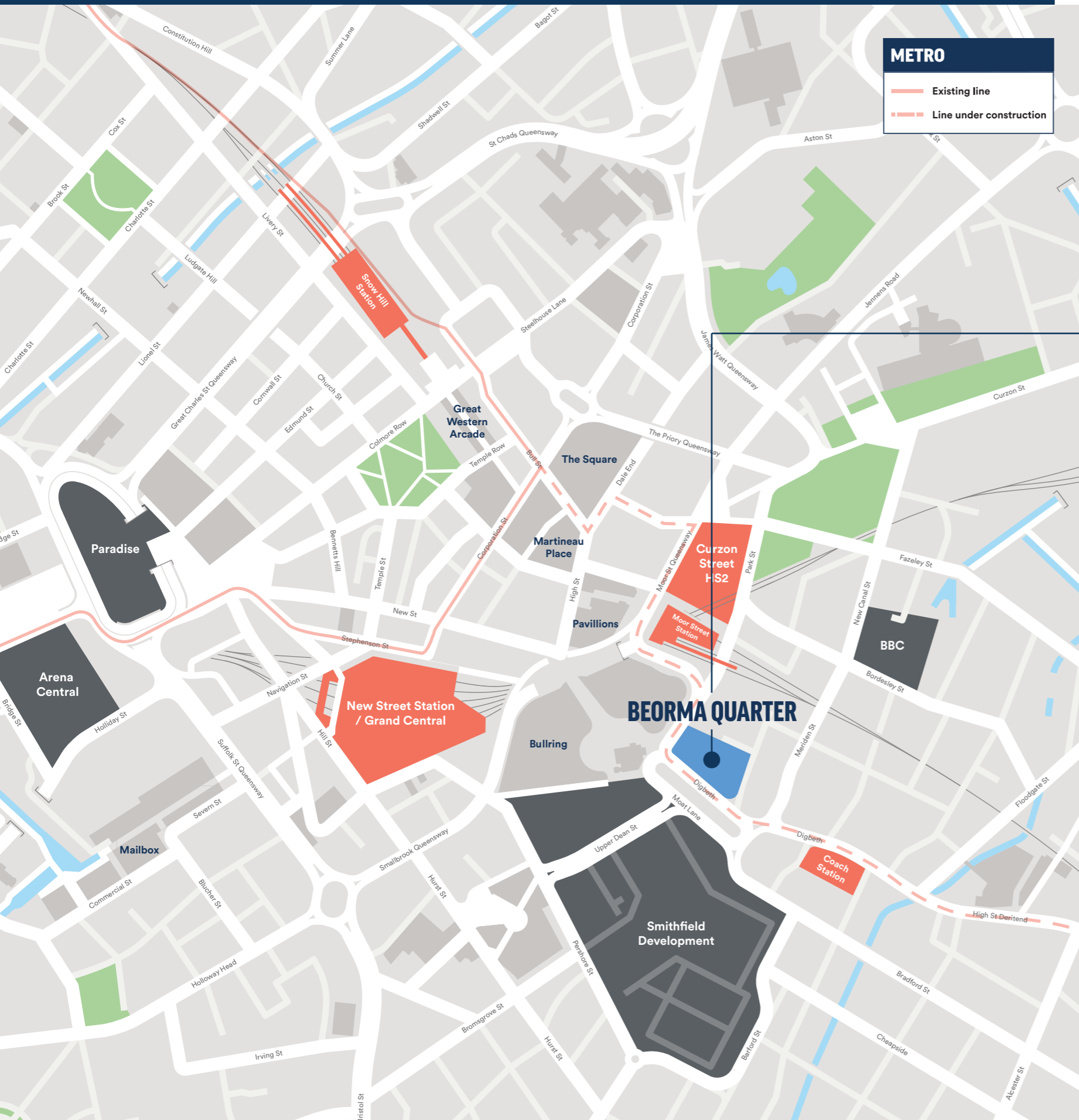
A POSITIVE AND SUSTAINABLE WORKSPACE

Explore a new business environment that promotes an enjoyable and engaging style of work, beyond desks and screens.

Experience a breath of fresh air and spark creativity at the private garden terrace on the 10th floor – offering inspiring, scenic city views. Conversely, you can step inside a dedicated breakout area to develop your next great idea.

1 BEORMA PLACE is designed for BREEAM Excellence – awarded to only the top 10% of new, non-domestic, UK buildings for their environmental performance. This, as well as an all-electric infrastructure, demonstrates our commitment to the city and its people to ensure a higher standard of sustainability for the future.





A DESTINATION THAT'S ACCESSIBLE FOR ALL

No matter how your team, partners or clients intend to arrive, BEORMA QUARTER's location couldn't be more accessible.

For those driving, BEORMA QUARTER lies on one of the key roads leading in and out of the city, with ample parking available nearby.

To encourage environmentally conscious modes of transport, BEORMA QUARTER is located between three major train stations. This includes Curzon Street HS2, which will offer high-speed connectivity between Birmingham and London.

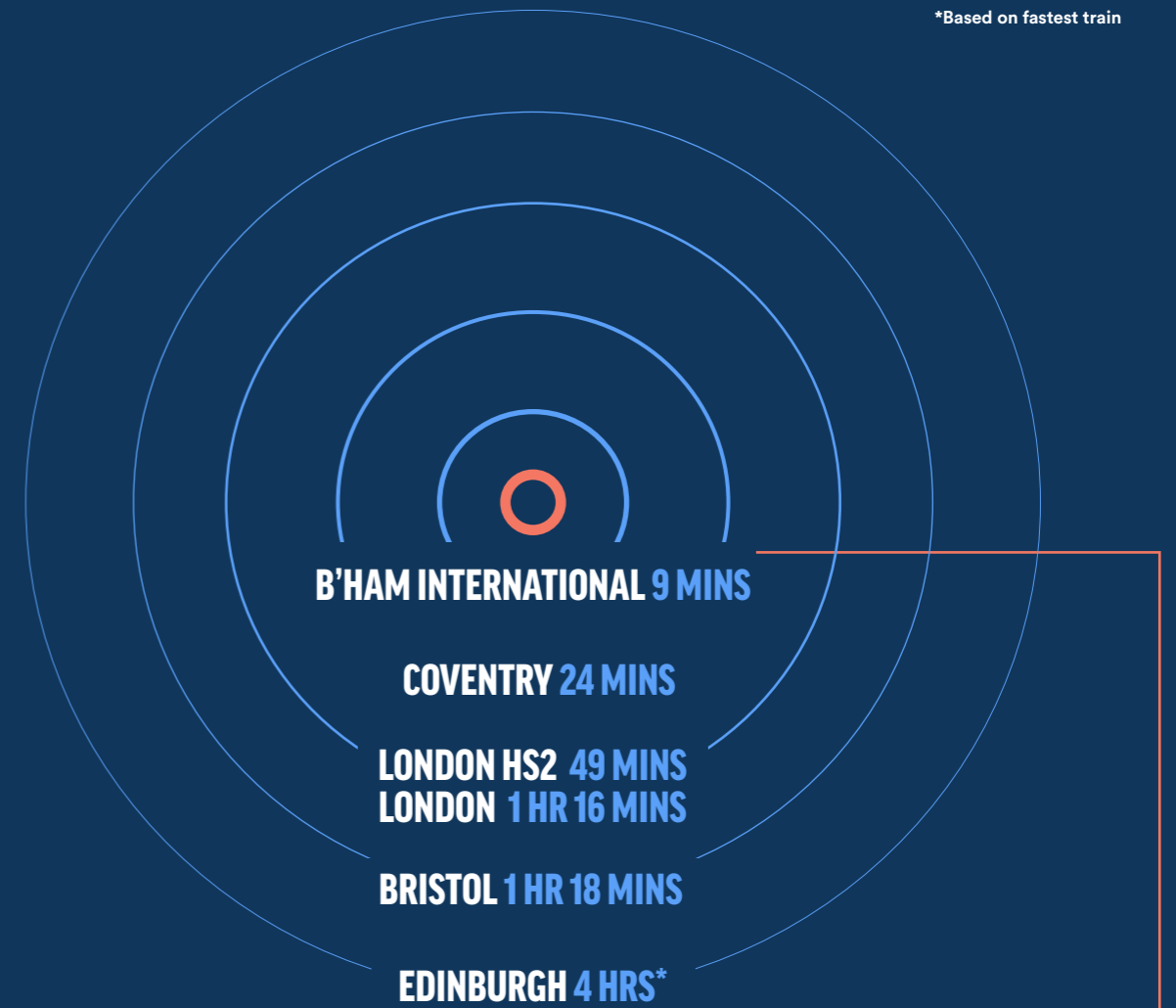
For global businesses that stretch beyond the UK, Birmingham Airport is just a single train stop from New Street Station.



ENJOY THE EASE OF INNER-CITY CONNECTIVITY



*Based on fastest train



With Birmingham being the UK's second city, strong local transport links are key to maintaining a working culture that excels.

Birmingham's recent Metro system has been paramount to extending the reach of public transport and continues to expand. This supports an already highly established bus network that stretches across the West Midlands. BEORMA QUARTER benefits from being within striking distance of a multitude of these services.

BEORMA QUARTER is also at the centre of the Midlands' motorway network, making it convenient to travel between other neighbouring cities, as well as further afield.



BIRMINGHAM AND HS2

Birmingham is a city that's ever evolving. The arrival of BEORMA QUARTER and HS2 combined will be pivotal in the area's growth – economically, sustainably and culturally.

This economic renaissance has already begun, attracting huge inward investment into the region. And as we approach its completion, linking London and Birmingham in just 49 mins, the scale of influence and innovation will realise the city's impressive potential.



BIRMINGHAM, AND BEORMA QUARTER, WILL BE SET FIRMLY AT THE CENTRE OF THE UK ECONOMY, CREATING MORE BUSINESS AND INVESTMENT OPPORTUNITIES THAN EVER BEFORE.

AN ABUNDANCE OF AMENITIES

BEORMA QUARTER's highly sought after city centre location puts it at the heart of an area full of art, culture and excitement. From its historic architecture to an award-winning culinary scene, Birmingham is the prime location for business and leisure.

TALENT

Adding a youthful atmosphere to the city, its five universities and 80,000 students bring fresh talent, diversity and energy to your team.

HOSPITALITY

Whether you like a tranquil spa, need a premium event space, or just a cosy bar, the city offers high-quality hotels and conferencing venues.

DINING

From stylish and intimate restaurants to quick snacks on-the-go, Birmingham's food scene satisfies on so many levels.

ENTERTAINMENT

Catch a show at the theatre, the latest blockbuster at the cinema or test your skills at the newest gaming and activity bars.

RETAIL

BEORMA QUARTER overlooks the famous Bullring retail centre, as well as a variety of popular stores, making it a gateway for all shopping tastes and needs.

OUTDOOR SPACES

Away from BEORMA's communal areas, you can find many relaxing spots across the city, from lush parks to the ever-popular botanical gardens.

HISTORY & CULTURE

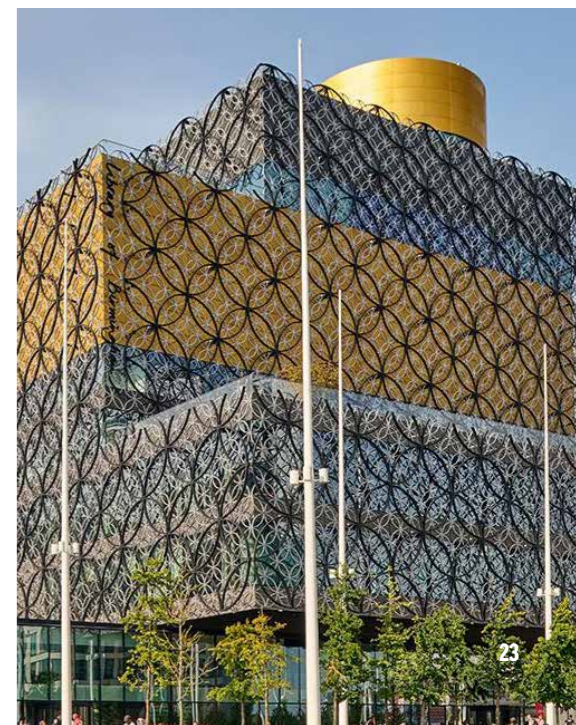
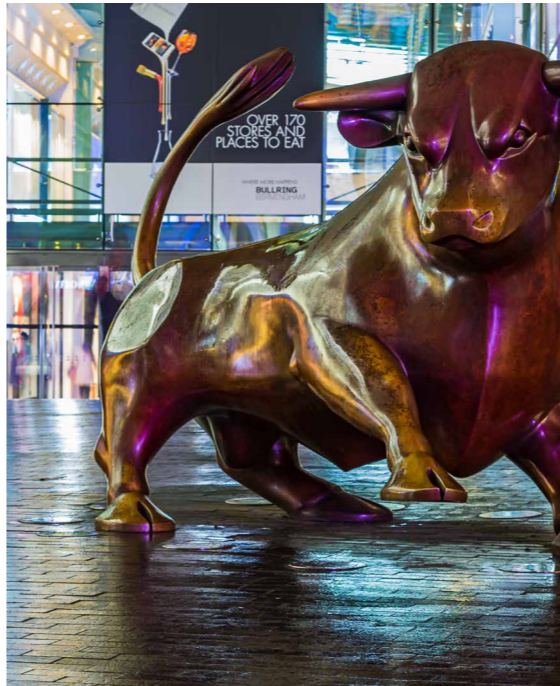
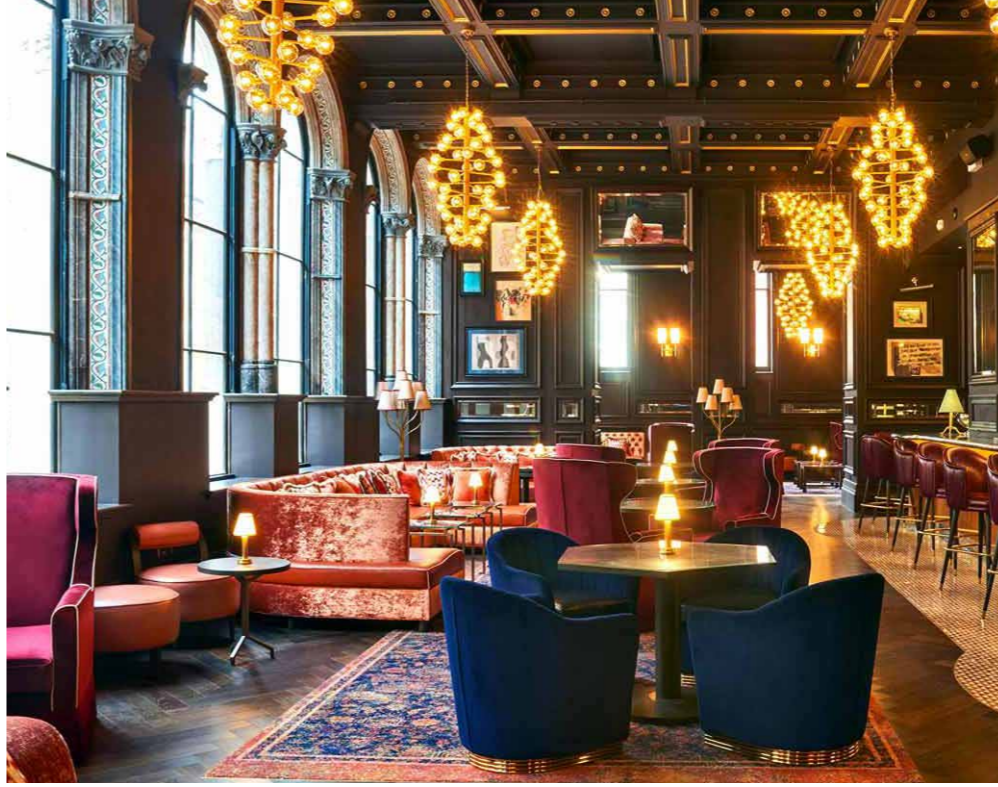
Get lost in a good book at Birmingham's iconic library or explore the latest exhibits at one of the city's many museums and galleries.

CREATIVITY

Learn something new in the second city. With all manner of classes and workshops available in Birmingham, you can let your creativity bloom with ease.

SPORTING

From Utilita Arena Birmingham to Edgbaston Stadium, the city hosts an array of sporting events and entertainment.



IT'S A VERY GOOD TIME TO BE IN THE MIDLANDS

Birmingham is no longer the UK's best kept secret. With a wealth of big businesses arriving into the city, there's never been a better time to get involved.

BT was able to cement this new trend in 2020, naming its new home as Three Snowhill to complete its 'Better Workplace Programme' for future-fit working for up to 3,500 employees.

The recent influx of investment was quick to catch the eye of the BBC. Its new Birmingham headquarters will be taking residence at The Tea Factory, a redeveloped 100-year-old building, in Digbeth.

This was hot on the heels of Goldman Sachs announcing its occupancy of One Centenary Way, for its Technology Hub. Having already expanded its team into Birmingham, the investment banking powerhouse was keen for a bigger presence.

This model may have been one established by HSBC, whose Retail Bank headquarters relocated to One Centenary Square in 2018. The UK bank was also attracted by Birmingham's potential as a highly sustainable and cost-effective location.

1 BEORMA PLACE | AVAILABLE AUGUST 2026



**CUSHMAN &
WAKEFIELD**

For more information contact:

Scott Rutherford
07824 436439
scott.rutherford@cushwake.com

Callum Gilbert
07766 120682
callum.gilbert@cushwake.com



@beormaquarter

www.beormaquarter.com

BEORMA images are indicative CGIs

The Business Protection from Misleading Marketing Regulations 2008 – Conditions under which particulars are issued Cushman & Wakefield for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) Cushman & Wakefield cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) No employee of Cushman & Wakefield has authority to give any warranty or enter into any contract whatever in relation to the property. (iv) Rents, prices, premiums and service charges quoted in these particulars may be subject to VAT in addition. (v) Subject to contract.

September 2024



SALHIA