

A modern office interior featuring a central hallway with a ceiling of horizontal wood slats and recessed lighting. The walls are also clad in vertical wood slats. To the left, there is a reception desk with a marble top and a potted plant. To the right, a lounge area includes a white sofa, a coffee table, and another potted plant. The overall aesthetic is clean, minimalist, and warm.

K I N G E D W A R D H O U S E

NEW STREET - BIRMINGHAM - B2 4NS

78,550 SQ FT OF NEW CONTEMPORARY WORKSPACE
IN THE BEATING HEART OF THE CITY



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 a vibrant neighbourhood amenity.

The building is undergoing a sustainable refurbishment delivering a high quality, energy efficient, contemporary workspace. It's complimented 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 will be the place to be in 2024.

MAKE A BIG ENTRANCE

MAKE A BIG ENTRANCE



SUSTAINABILITY

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

Once complete the building will provide the following:

EPC B (targeted)

BREEAM Excellent (targeted)

WiredScore accredited

Smart energy services

Low carbon footprint

PV's for renewable energy efficiency

Fully electric heating

Dedicated recycling & waste management area





SPECIFICATION

Delivering a sense of pride to your new business address, King Edward House is being 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

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 break out 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







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 work space 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

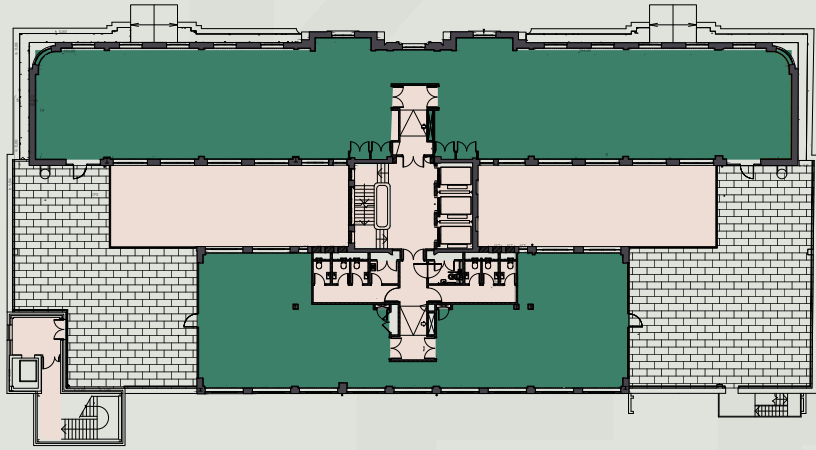
FIRST FLOOR

9,741 SQ FT

GROUND FLOOR

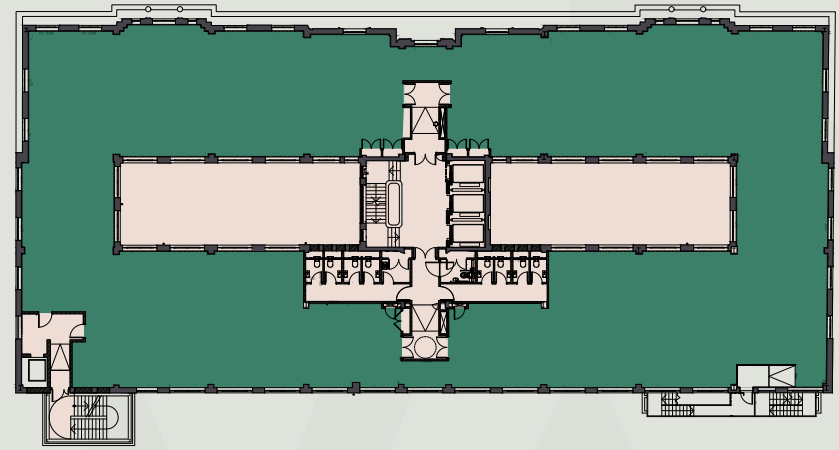
BUILDING TOTAL

78,550 SQ FT



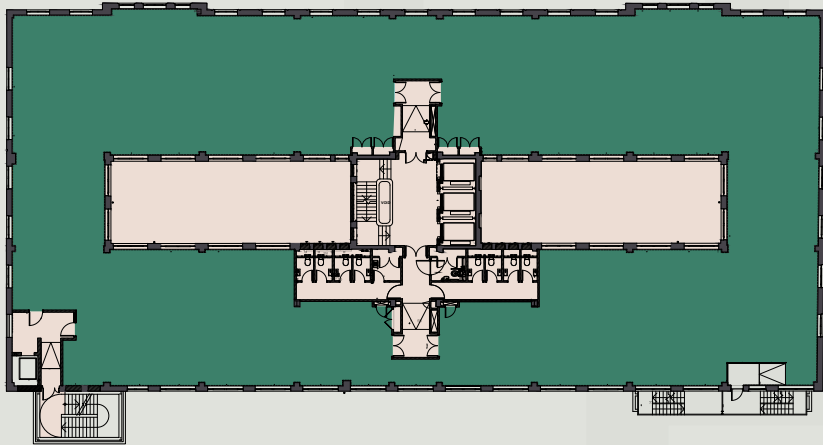
SEVENTH FLOOR

Office	2,368 SQ FT; 4,198 SQ FT
Terrace	1,582 SQ FT; 1,787 SQ FT



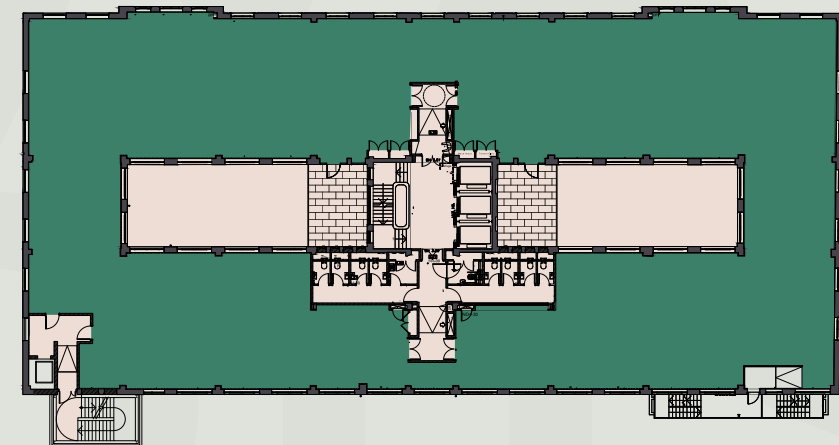
SIXTH FLOOR

Office	10,306 SQ FT
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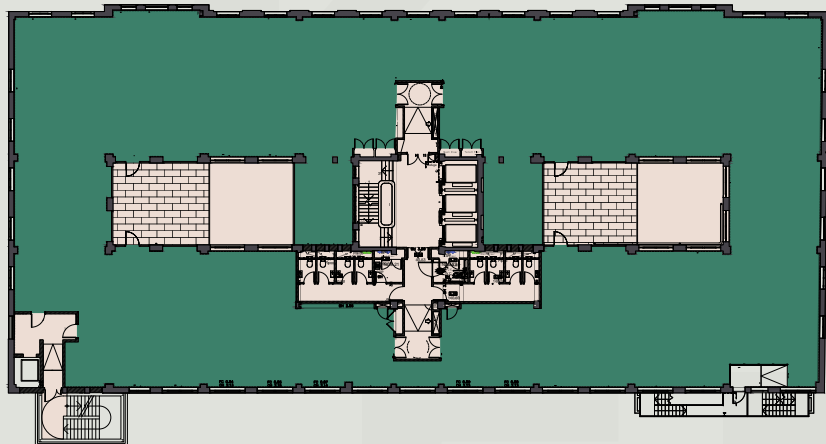
FIFTH FLOOR

Office	11,087 SQ FT
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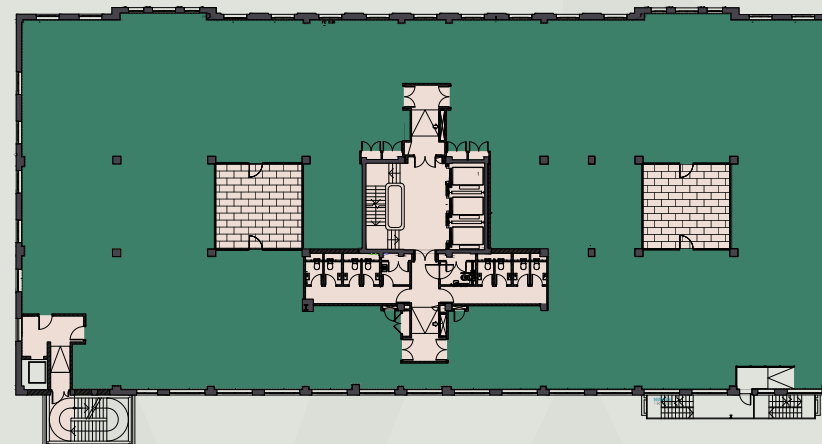
FOURTH FLOOR

Office	11,087 SQ FT
Terrace	496 SQ FT



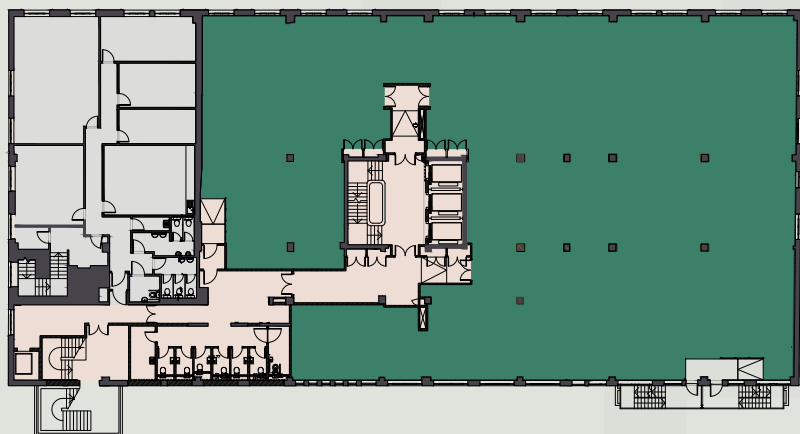
THIRD FLOOR

Office 11,679 SQ FT
Terrace 807 SQ FT



SECOND FLOOR

Office 12,684 SQ FT
Courtyard 764 SQ FT



FIRST FLOOR

Office 9,741 SQ FT



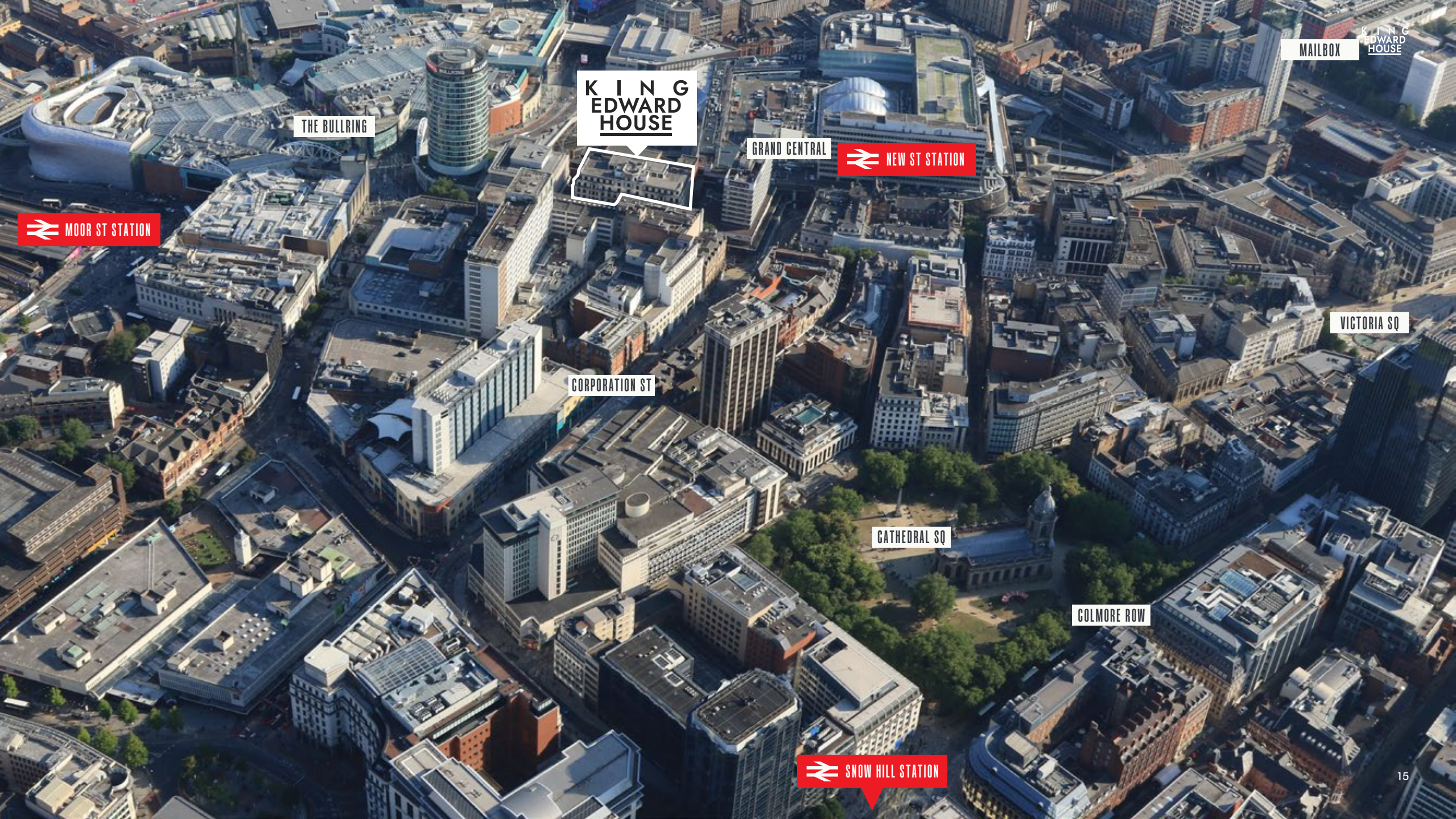
BASEMENT

- 1. Meeting spaces
- 2. Cycle storage & showers
- 3. Gym
- 4. Kitchen and restaurant
- 5. Storage





IN THE HEART OF IT



MAILBOX

KING EDWARD HOUSE

KING EDWARD HOUSE

THE BULLRING

GRAND CENTRAL

NEW ST STATION

MOOR ST STATION

VICTORIA SQ

CORPORATION ST

CATHEDRAL SQ

COLMORE ROW

SNOW HILL STATION

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 44 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

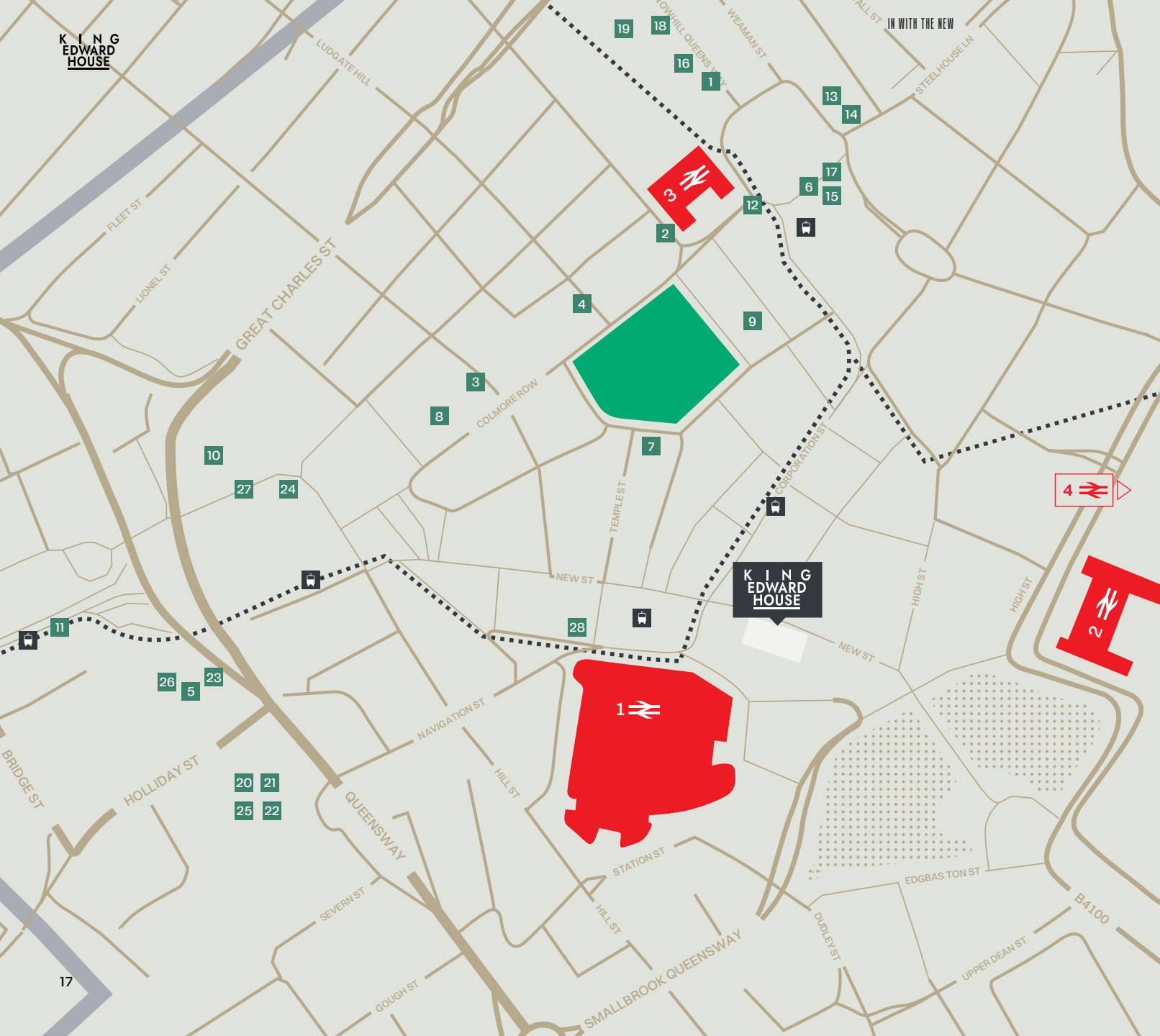
BY RAIL

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



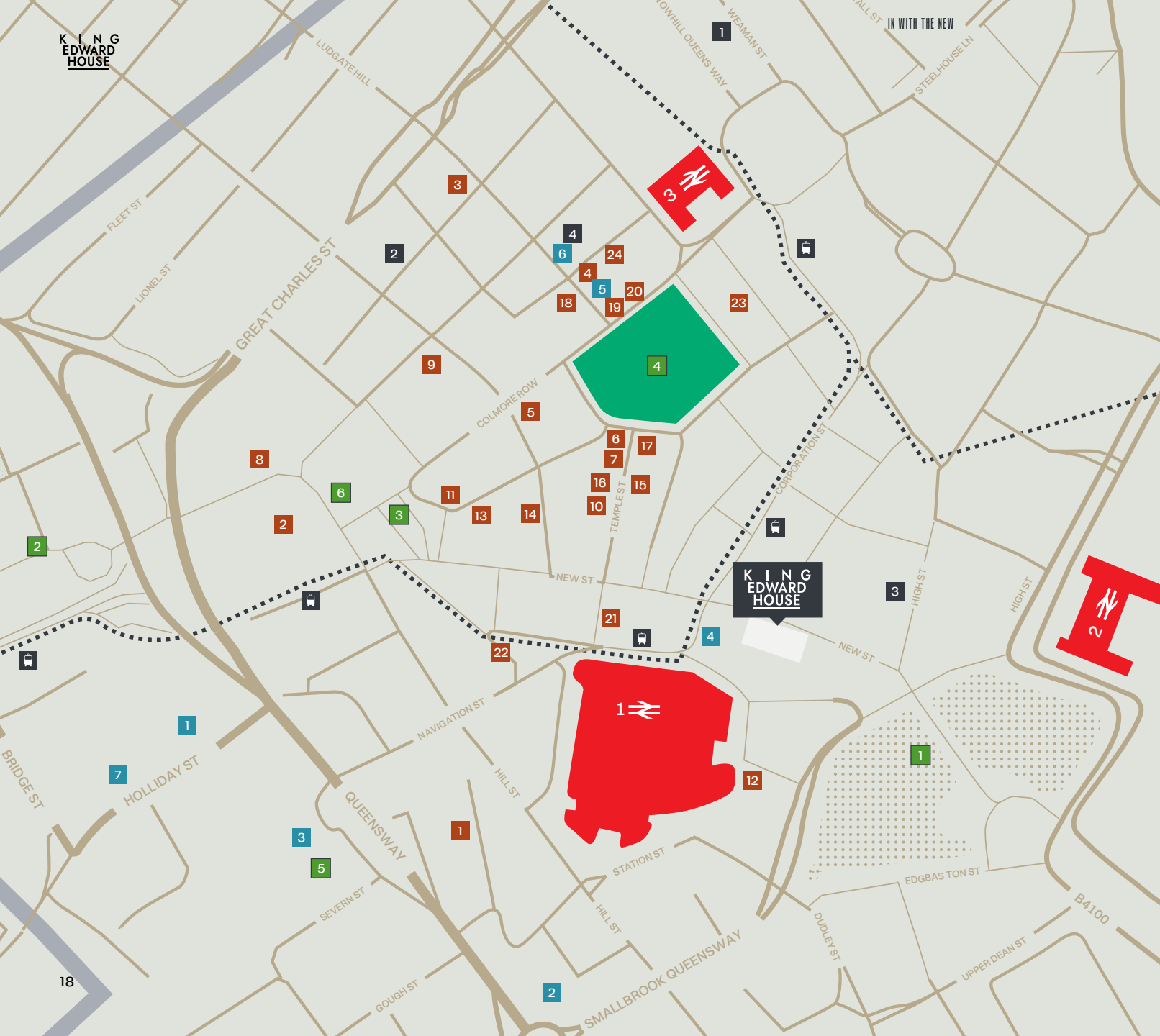


YOU'RE IN GREAT COMPANY

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TRANSPORT

- | | | | |
|---|-------------------|-------------|-------------|
| 1 | New St Station | - 3 mins | Metro |
| 2 | Moor St Station | - 5 mins | Metro Stop |
| 3 | Snow Hill Station | - 6 mins | |
| 4 | HS2 Curzon Street | - Open 2030 | |



BEST OF BOTH

■ BARS & RESTAURANTS

- | | | |
|-------------------|-----------------------------|------------------------------|
| 1. Brew Dog | 10. The Botanist | 17. The Ivy |
| 2. Albert Schloss | 11. Purecraft Bar & Kitchen | 18. Gaucho Grill |
| 3. Purnell's | 12. All Bar One | 19. Gusto |
| 4. Isaac's | 13. Adam's | 20. Alchemist |
| 5. Vagabond | 14. Rudy's Neopolitan Pizza | 21. 200 Degrees Coffee |
| 6. Fumo | 15. Las Iguanas | 22. Yorks Café |
| 7. San Carlo | 16. Revolución de Cuba | 23. Anderson & Hill |
| 8. Dishoom | | 24. Tattu Restaurant and Bar |
| 9. Asha's | | |

■ 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

■ GYMS & LEISURE

1. MK Health Club
2. Blaze Studio
3. The Gym

TRANSPORT

1	➤ New St Station	- 3 mins	🚶 Metro
2	➤ Moor St Station	- 5 mins	🚶	🚏 Metro Stop
3	➤ Snow Hill Station	- 6 mins	🚶	
4	➤ HS2 Curzon Street	- Open 2030		

K I N G EDWARD HOUSE

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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:

**AVISON
YOUNG**

CHARLES TOOGOOD

charles.toogood@avisonyoung.com
07831 855 139



**BNP PARIBAS
REAL ESTATE**

MARK ROBINSON

mark.d.robinson@realestate.bnpparibas
07342 069 808

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Crafted by CAB Property.