



**edmund
gardens**
Rooted Together

Where Work & Life Intertwine
686 - 4,161 sq ft To Let



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The Develop- ment

Naturally

Balanced Work-Lifestyle

A unique and dynamic mixed-use development, Edmund Gardens prominently sits along Edmund Street and Church Street in the centre of Birmingham's thriving Colmore Business District.



Formed by a collection of Grade II listed and modern Grade A office buildings, with a mix of retail and leisure boutiques at ground level, the development is seamlessly connected by a hidden communal garden designed to nurture occupier health and wellbeing.

A range of future-ready workspace is available to let across the network of buildings, from

characterful fully-fitted suites of 686 sq ft to larger modern Grade A floorplates of 4,161 sq ft, each designed to the highest specification.

Already home to a range of businesses including Mace, Building Design Partnership, QBE Insurance and tor&co, Edmund Gardens offers an unparalleled working environment that positively encourages a balanced work-lifestyle.

Development Availability

| Building | Floor | Area (sq ft) |
|------------------|-----------------------------|--------------|
| 1 Edmund Gardens | Fourth (Church Street Wing) | 2,664 |
| | Fourth (Courtyard Wing) | 2,568 |
| | Second (Church Street Wing) | 4,124 |
| | First (Courtyard Wing) | 4,161 |
| | Ground (Courtyard Wing) | 3,442 |
| 2 Edmund Gardens | First | 1,176 |
| 3 Edmund Gardens | First | 686 |
| 4 Edmund Gardens | Fully let | |

1 edmund gardens

Communal Garden

4 edmund gardens

3 edmund gardens

2 edmund gardens

Benjamin Ryan Hair

The Roebuck

Plates by Purnell's

Clements and Church

Townhouse

Tiger Bites Pig

The Great Outdoors

In today's world of always-on, it has become increasingly important to prioritise employee health and wellbeing within the workplace.

Offering space to unwind and recharge, a fully landscaped communal garden sits at the centre of the development, meticulously designed with an array of plants and trees displayed in raised York stone planters, providing a sanctuary of calm amongst the bustle of the city.

Enhanced with a mix of outdoor dining and integrated Iroko hardwood pergola seating, this unique and tranquil green environment is the perfect opportunity to escape the desk and enjoy an alfresco lunchbreak, or simply take a moment of pause.

Designed to help encourage productivity, increase happiness, and promote creativity, occupiers can truly take advantage of the many benefits that this impressive natural setting offers.



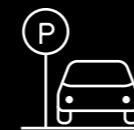
Refreshed

Amenities

Nestled within Edmund Gardens, a modern basement amenity hub provides direct access to a range of onsite facilities, promoting an enhanced and elevated work-life experience.

Recognising the importance of flexible commuting options, basement car parking provides unmatched convenience for those driving to work, alongside dedicated cycle storage that ensures a safe and secure space for bikes. Occupiers also benefit from communal shower and changing facilities, complete with lockers and a drying room, offering a convenient and comfortable place to freshen up.

Additional amenities include a newly refurbished communal business lounge, providing an alternative collaborative environment that encourages fresh thinking. Enhanced with a variety of seating, this unique space includes an 8-person table, cosy sofas, and worktop desks, designed to accommodate a mix of working preferences. A separate 6-person meeting room is also included, equipped with AV technology and stylish acoustic walling to minimise noise, ensuring ultimate privacy.



Basement Car Parking



Secure Cycle Storage



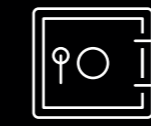
Communal Business Lounge



Changing Facilities



Shower & Changing Facilities



Secure Lockers



Ground

Breaking Connectivity

WiredScore Platinum certified, Edmund Gardens provides a best-in-class, future-ready digital infrastructure, enabling businesses to stay at the forefront of the latest innovation and cutting-edge advanced technology.

Offering both fiber and fixed wireless enhanced connectivity, occupiers have direct access to a range of approved digital providers, delivering a robust and reliable high-speed internet connection that ensure businesses continue to thrive, without interruption.

With a commitment to delivering the highest-level digital infrastructure, occupiers have the confidence to connect to a range of cloud-based applications, collaborate with remote teams, and efficiently utilise online tools and resources with complete ease.

WiredScore Platinum Benefits



Fiber and fixed wireless access



Digital concierge service



Choice of approved providers



Competitive service rates



Secure and resilient connectivity



Faster deployment of services



Reduced installation time



Minimal disruption

Edmund Gardens provides a **best-in-class**, future-ready digital infrastructure



WiredScore
PLATINUM

Flourishing

Retail & Leisure

Offering more than just workspace, Edmund Gardens is complemented by a mix of thoughtfully selected ground floor retail and leisure boutiques, delivering an enhanced occupier experience that caters for all tastes.

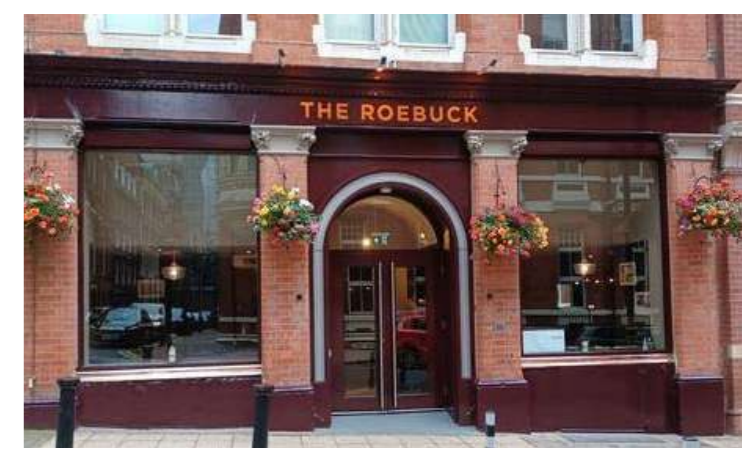
Independent Taiwanese eatery Tiger Bites Pig, cosy Spanish tapas restaurant Plates by Purnell's, and popular watering hole The Roebuck present occupiers with a choice of places to grab an impromptu lunch, or head out with the team for after-work drinks.

For those in search of the ultimate shopping experience, high-end suit retailer Clements and Church offer a collection of

custom-made suits, as well as a bespoke fitting service for shoppers desiring the perfect finish.

Enhancing the retail and leisure offering further, award-winning hairdressers Benjamin Ryan Hair, and premium nail salon Townhouse, both provide a range of luxury styling and pampering services, ensuring occupiers feel their optimum best.

With a range of first-class retail and leisure amenities conveniently located within the development, Edmund Gardens truly offers everything an occupier needs, all in one place.





Colmore

Business District

A blooming Neighbourhood

Nestled within Birmingham's vibrant Colmore Business District, Edmund Gardens boasts a prime position in a thriving location.

In an area known for its diverse culinary scene, an eclectic mix of artisan coffee shops, Michelin-starred restaurants and trendy bars encircle the development, presenting occupiers with a wealth of choice for team gatherings and client entertainment, right on the doorstep.

A selection of high-end hotels including Hotel DuVin and the Grand Hotel are also situated close by, offering an impressive selection of overnight accommodation, particularly for important business guests.

Just a short walk away, the Mailbox, Grand Central and Bullring shopping malls also provide a fantastic retail offering, with a range of high-street brands and luxury boutiques ready to explore during lunch breaks or after work.



Serving as a hub for over 500 businesses and professional service firms, the Colmore Business District also plays host to a range of community and networking events throughout the year, encouraging occupiers to build new connections and foster valuable client relationships.





West Midlands Metro

Moor Street
12 min walk

Curzon Street
14 min walk

New Street
7 min walk

Snow Hill
2 min walk

Local Occupiers

- 01 KPMG
- 02 Gowling WLG
- 03 Irwin Mitchell
- 04 Pinsent Masons
- 05 Shoosmiths
- 05 Grant Thornton
- 06 Business Growth Fund
- 07 Gateley
- 08 Rothschild
- 09 PWC

- 10 Eversheds Sutherland
- 11 The Wilkes Partnership
- 12 Squire Patton Boggs
- 13 Gleeds
- 14 Goldmans Sachs

- 14 Mills & Reeve
- 15 HSBC UK Headquarters
- 16 Network Rail

Bars & Restaurants

- 17 Alchemist
- 18 Primitivo
- 19 Albert Schloss
- 20 Gaucho

- 21 Tattu
- 22 Orelle
- 23 La Bellezza
- 24 Dishoom

Hotels

- 25 Hotel DuVin
- 26 Grand Hotel

Work- space

1 Edmund gardens

Accessed through the central communal garden, 1 Edmund Gardens is a prominent four storey office building, boasting a striking glazed elevation that effortlessly reflects the beauty of its lush, green surroundings.

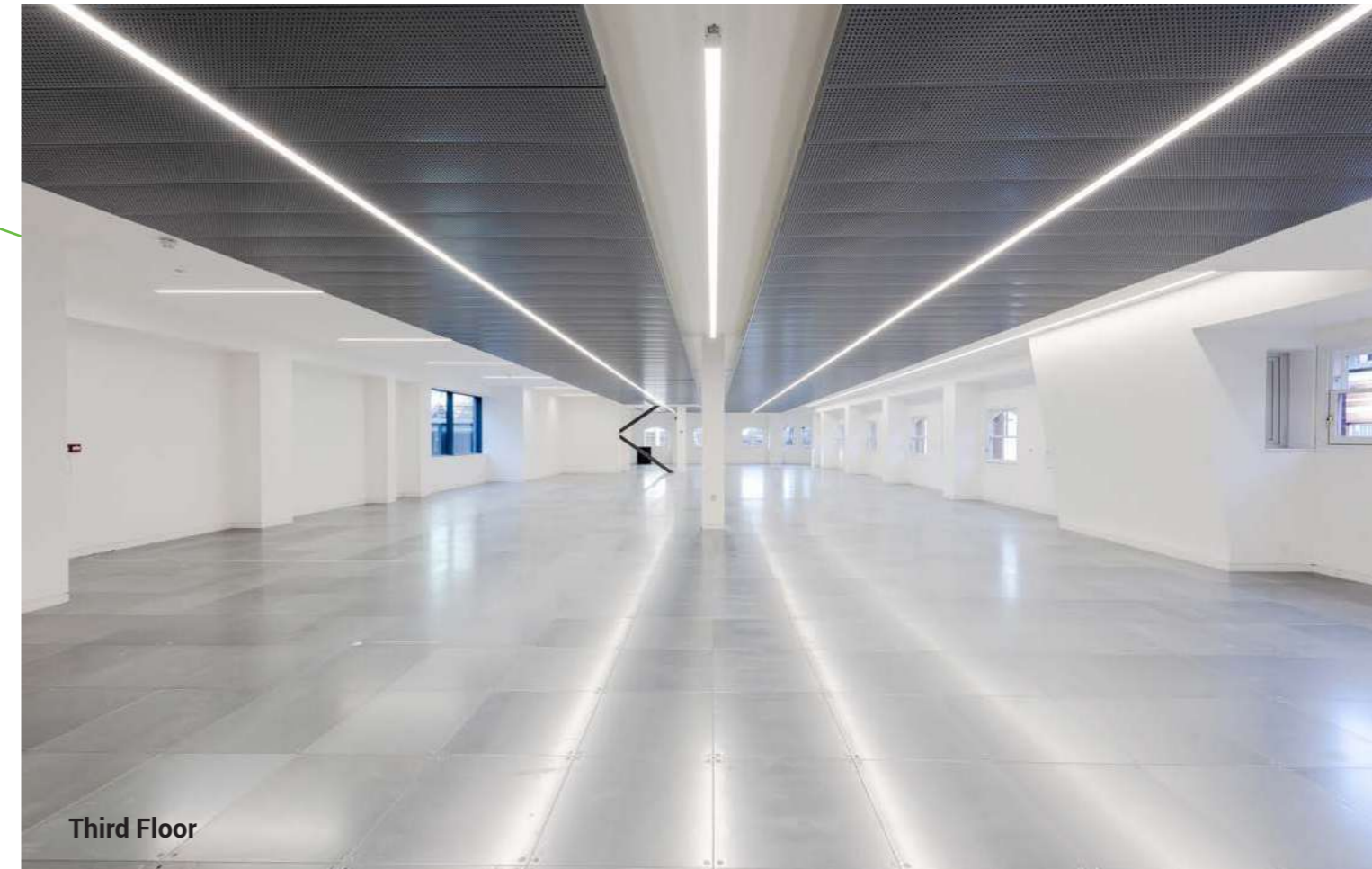
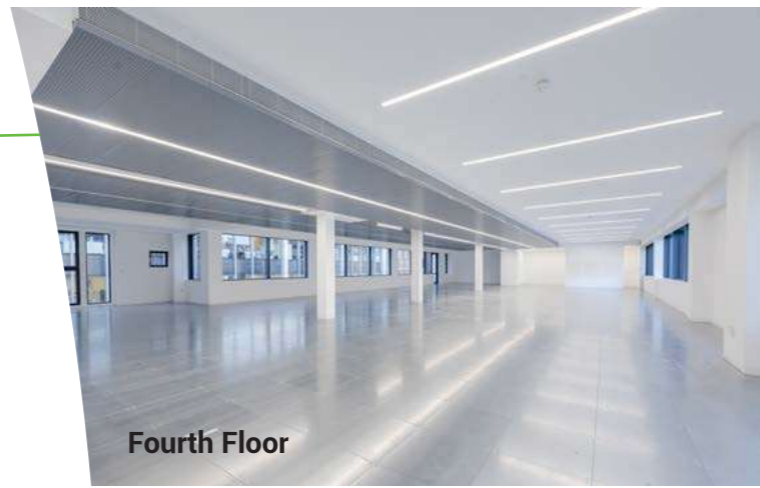
Through the building's entrance occupiers and visitors are greeted into an attractive timber-panelled reception area, complemented by modern furnishings, sleek seating and low-hanging pendant lighting, all thoughtfully curated to deliver a truly impressive welcome.

Designed to an exceptional Grade A specification, a range of future-ready workspace from 2,568 - 4,161 sq ft is available to let across the building. Showcasing both quality and functionality, large windows flood each space with an abundance of natural light, accentuating the sense of spaciousness, creating a vibrant and energising working environment

Workspace

WiredScore Platinum certified, occupiers also benefit from seamless access to the highest level digital infrastructure throughout the building, ensuring uninterrupted productivity and the ability to leverage cutting-edge technologies with complete ease.

Flexible and open-plan layouts offer the versatility to accommodate a range of working styles and configurations across all vacant floorplates, while the clean and sleek design of each work space encourages occupiers to infuse their company identity and aesthetic, and truly make the space their own.



Grade A Specification

- WiredScore Platinum
- Bulkhead VRF air conditioning system
- LED lighting
- Two private terraces
- High quality WCs (including disabled WC)
- Showers with drying room
- Secure lockers
- Basement car parking
- Cycle storage
- DDA compliant
- 24 hour access
- EPC
 - Fourth floor (Church Street Wing) – B (50)
 - Second Floor (Church Street Wing) – C
 - First Floor (Courtyard Wing) – B (44)
 - Ground Floor – C (57)



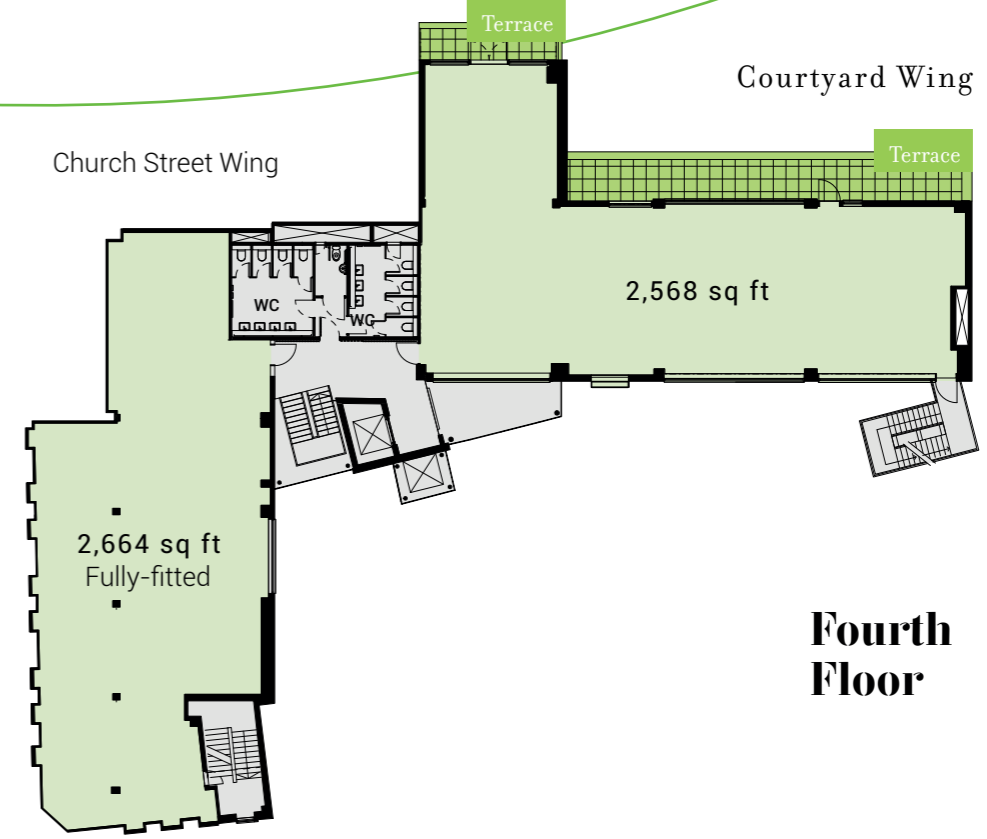
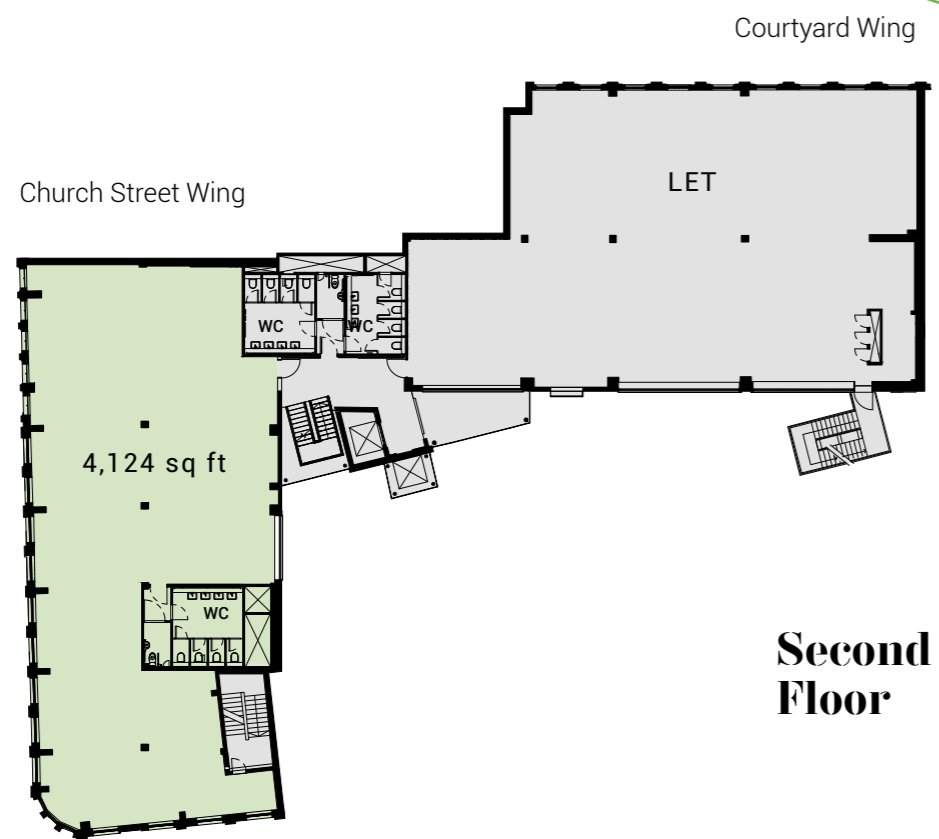
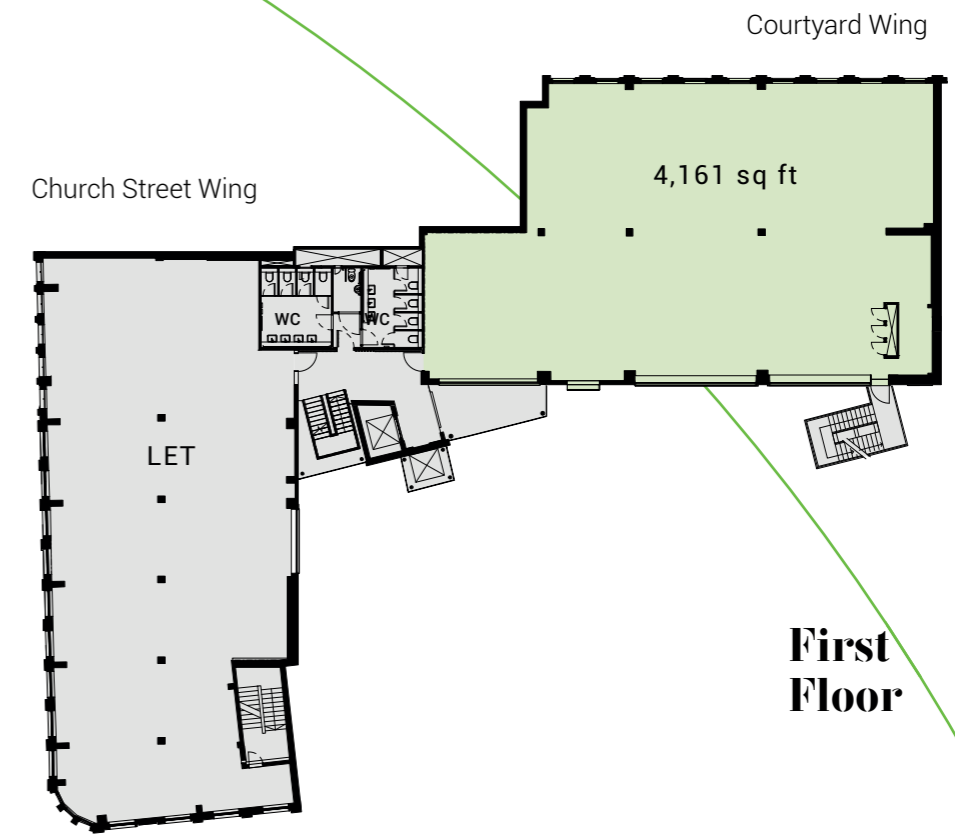
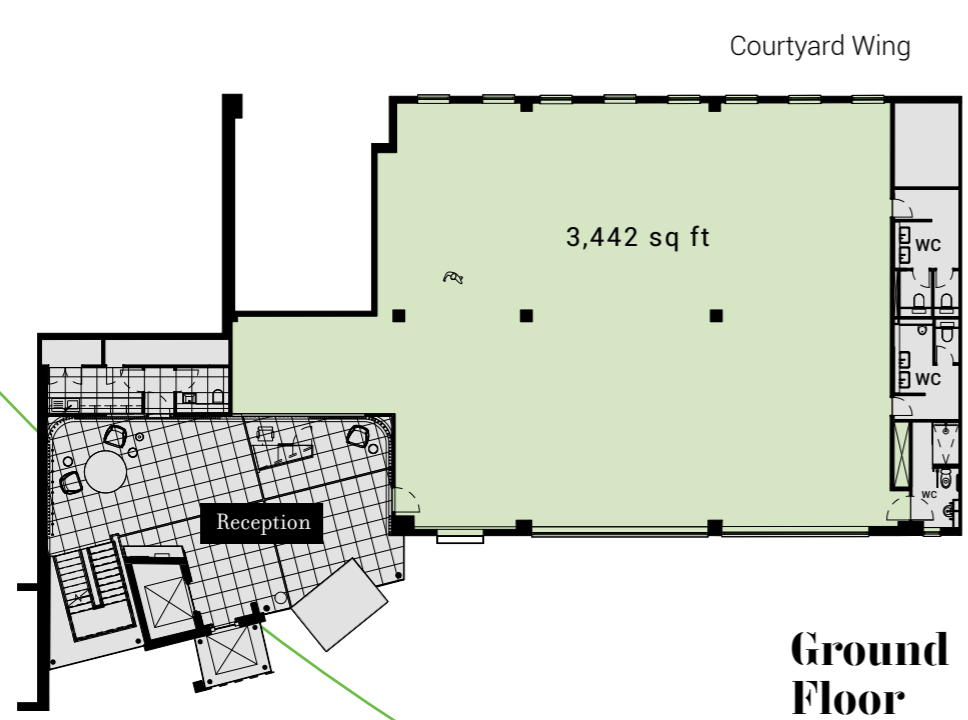
Future-ready

workspace from 2,664 - 4,161 sq ft

Ground Floor

Availability

| Floor | Courtyard Wing | Church Street Wing |
|--------|----------------|-----------------------------|
| Fourth | 2,568 sq ft | 2,664 sq ft (Fully-Fitted) |
| Third | Rendel Ltd | QBE Insurance |
| Second | Mace | 4,124 sq ft |
| First | 4,161 sq ft | Building Design Partnership |
| Ground | 3,442 sq ft | - |



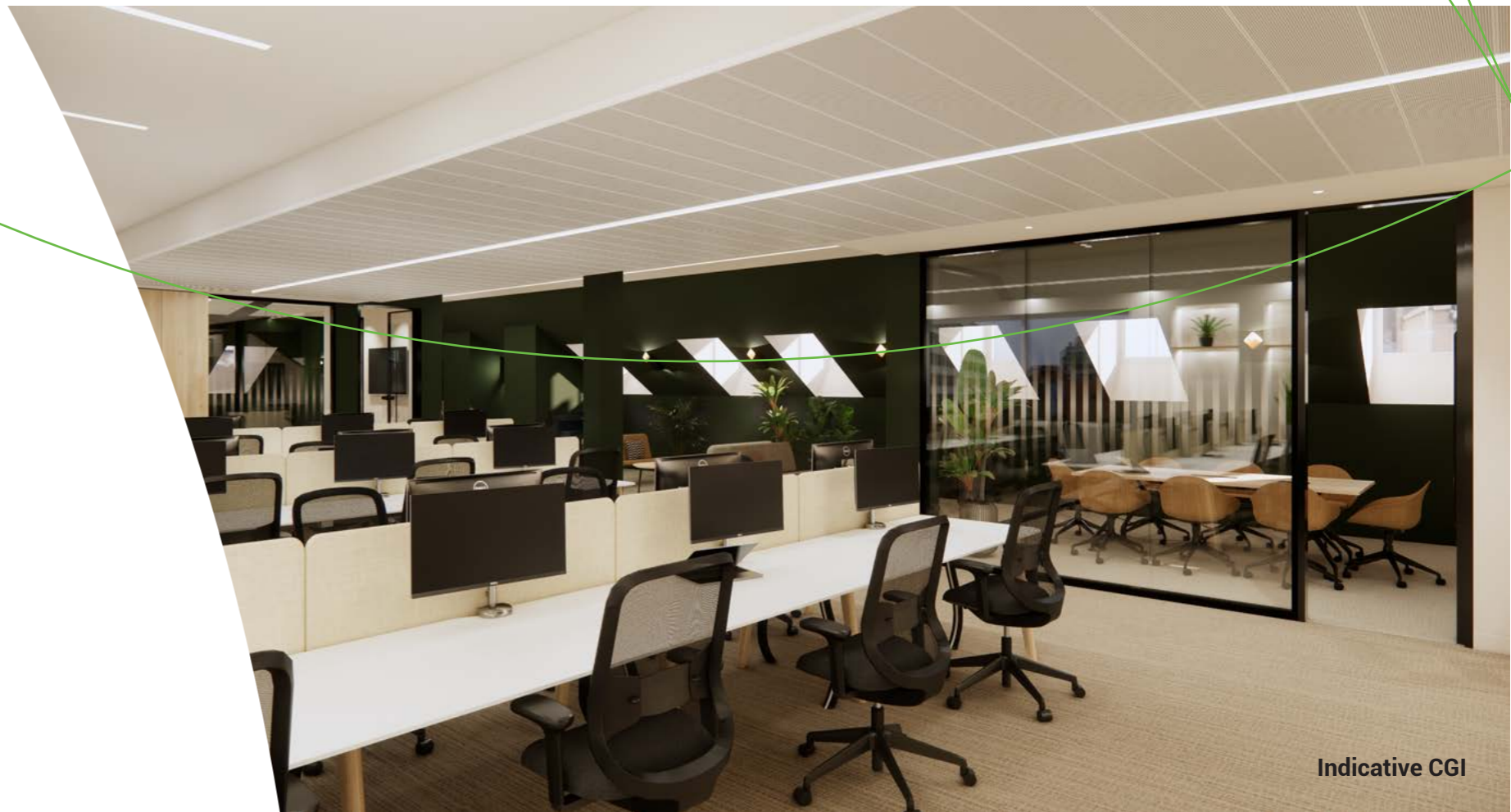


Fourth Floor Space Plan

Church Street Wing

Areas

- 1 x Entrance Seating
- 1 x Kitchen
- 1 x 10 Person Breakout Table/Area
- 1 x 14 Person Banquette Seating Area
- 2 x 4 Person Breakout Booths
- 1 x Locker Storage and Shelving
- 1 x Open Coat Storage
- 3 x Additional Storage
- 24 x Workstations
- 1 x 8 Person Meeting Room
- 1 x 5 Person Meeting Room
- 1 x Lounge Seating Area
- 2 x Focus Pods
- 1 x 2 Person Quiet Work Area
- 1 x Printing Point



Indicative CGI



Indicative CGI



Indicative CGI

Located on the fourth floor, a stylish newly refurbished self-contained suite of 2,664 sq ft has been meticulously re-designed to offer a fully fitted modern working environment. Thoughtfully configured to accommodate a range of business setups, this stand-out workspace blends functionality with tranquillity.

As you enter, a welcoming lounge area with breakout space and a collaborative meeting zone sets the tone, ideal for team brainstorming or client discussions. Secure lockers and an integrated open kitchen, fully equipped with ample storage, provide a convenient space for employees to prepare lunch or take a break and recharge.

Featuring flexible open-plan and private work zones, the space includes sleek black-framed meeting rooms, lounge areas, and natural design elements. With abundant greenery and a tranquil atmosphere, it fosters productivity, creativity, and team success.

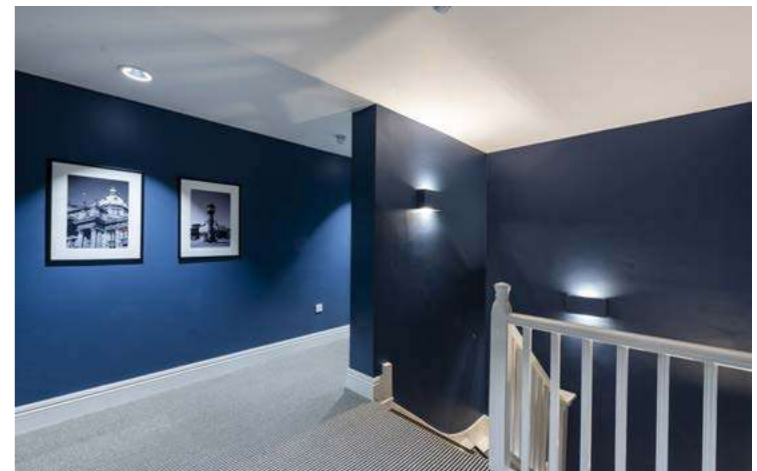


2 Edmund gardens

An impressive Grade II listed office building, 2 Edmund Gardens is conveniently positioned on Edmund Street, boasting stunning architectural features blended with a timeless historic charm.

Accessed through the central communal garden, a refined entrance leads through to an impactful seating area framed by a striking timber panelled wall. Contemporary lighting illuminates the space, with modern furnishings and stylish seating, including a built-in window seat overlooking the garden, seamlessly blending classic charm with a contemporary twist.

Only one self-contained suite of 1,176 sq ft remains available to let on the first floor. Comprising two interconnecting workspaces, the suite boasts a seamless open-plan layout, offering flexibility and ample space to suit a variety of business needs and working styles.



Traditional period features complement the high quality specification, with cast iron radiators and arched bay windows flooding the space with natural light, creating a bright and productive working environment. Elevating the

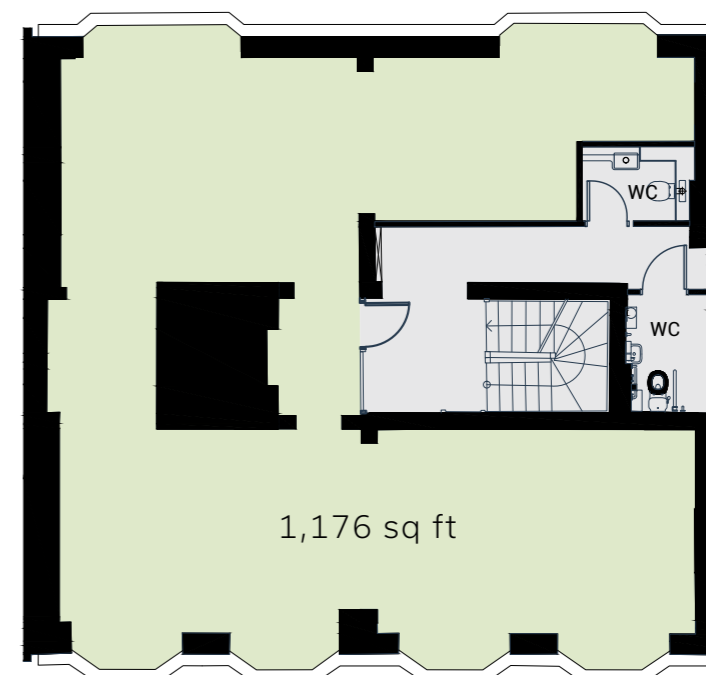
space further, a fully-fitted integrated kitchen provides an accessible and well-equipped area for employees to store refreshments and prepare lunch, making this a unique and attractive workspace offering.

Specification

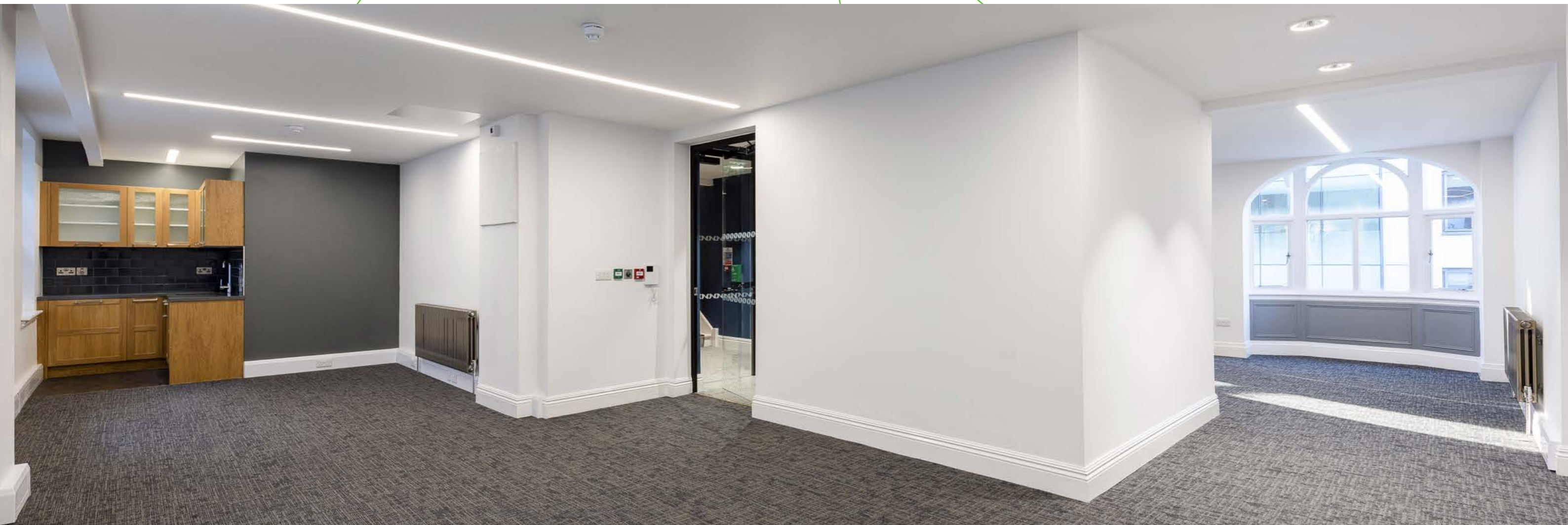
- Fully carpeted
- Upgraded passenger lift
- Fitted kitchen
- High quality WCs (including disabled WC)
- Showers with drying room access
- Secure locker access
- Cycle storage
- 24 hour access
- EPC C (51)

Availability

| Floor | Area |
|--------|-----------------------|
| Third | Rayden Solicitors |
| Second | Innovation 4 Business |
| First | 1,176 sq ft |



First Floor



Edmund gardens

Accessed through the courtyard garden, 3 Edmund Gardens offers a warm and inviting welcome, with its charming entrance leading into a beautifully restored Grade II listed office building.

Beyond the heritage façade a modern entrance set against a striking blue backdrop is complemented by contemporary seating and stylish soft furnishings, creating an instantly impressive welcome. An alternative rear door also provides convenient access to the communal garden, offering occupiers a place to relax and unwind.

Directly accessed via a code-controlled lift, just one boutique-style office suite of 686 sq ft remains available to let on the first floor. This bright and functional workspace features open-plan layout complemented by a fitted kitchenette, offering a practical and well-designed environment for a variety of business needs.

Workspace

Combining a modern specification alongside original period features including cornices, cast iron radiators and large windows, this characterful and impressive suite offers a truly unique and desirable turn-key office solution.



Specification

- Coded lift access direct to suite
- Comfort cooling
- Inset LED lighting
- Fitted kitchen
- Wooden flooring
- WC facilities
- Showers with drying room access
- Secure locker access
- Cycle storage
- 24 hour access



First Floor



Availability

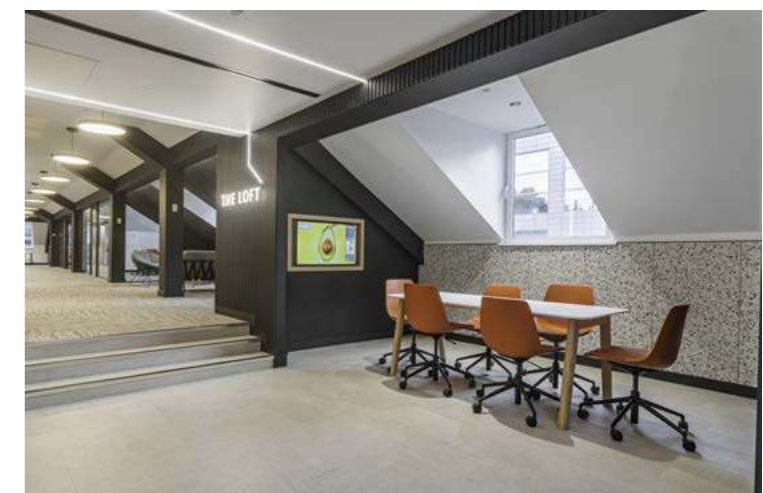
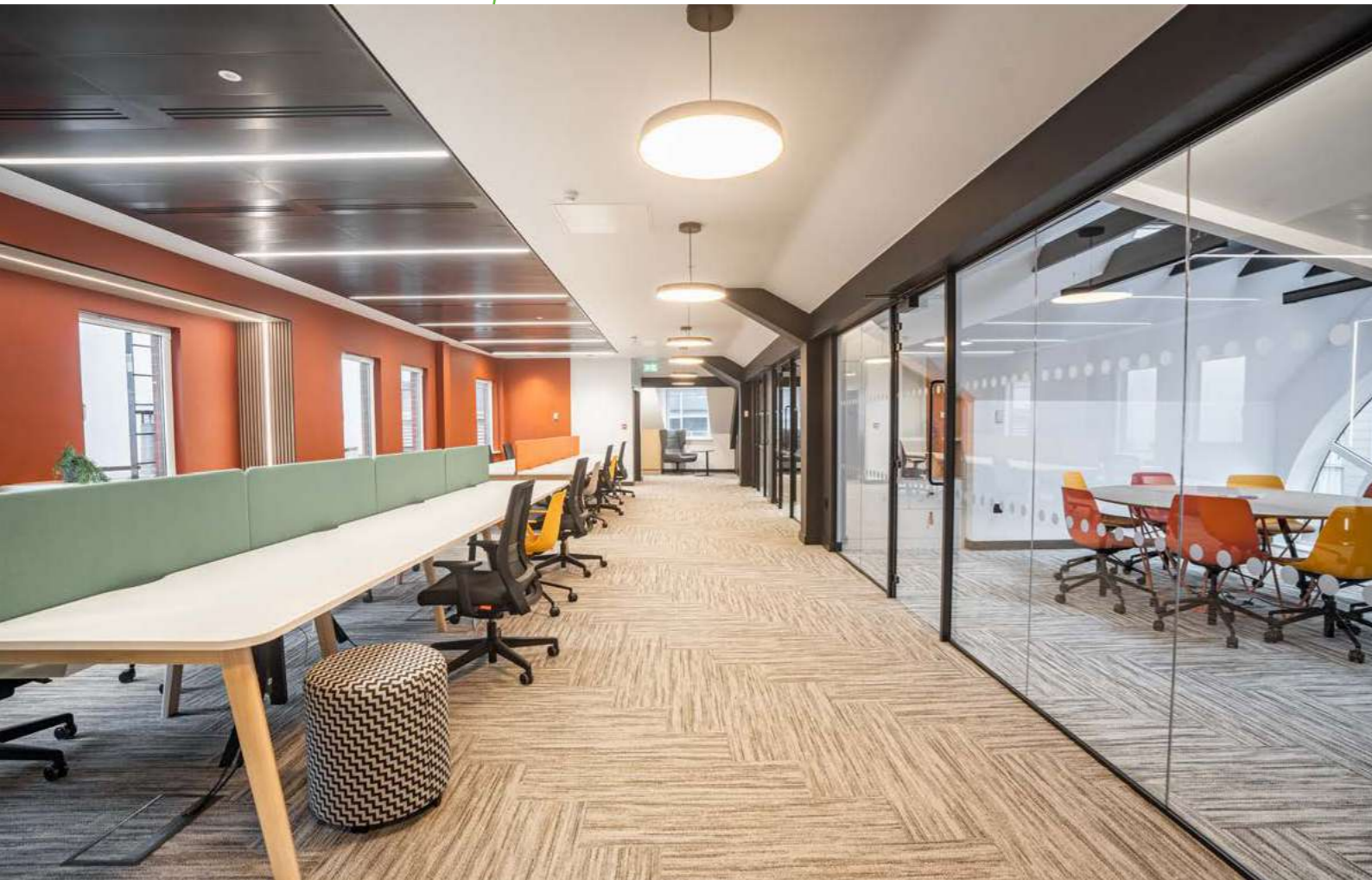
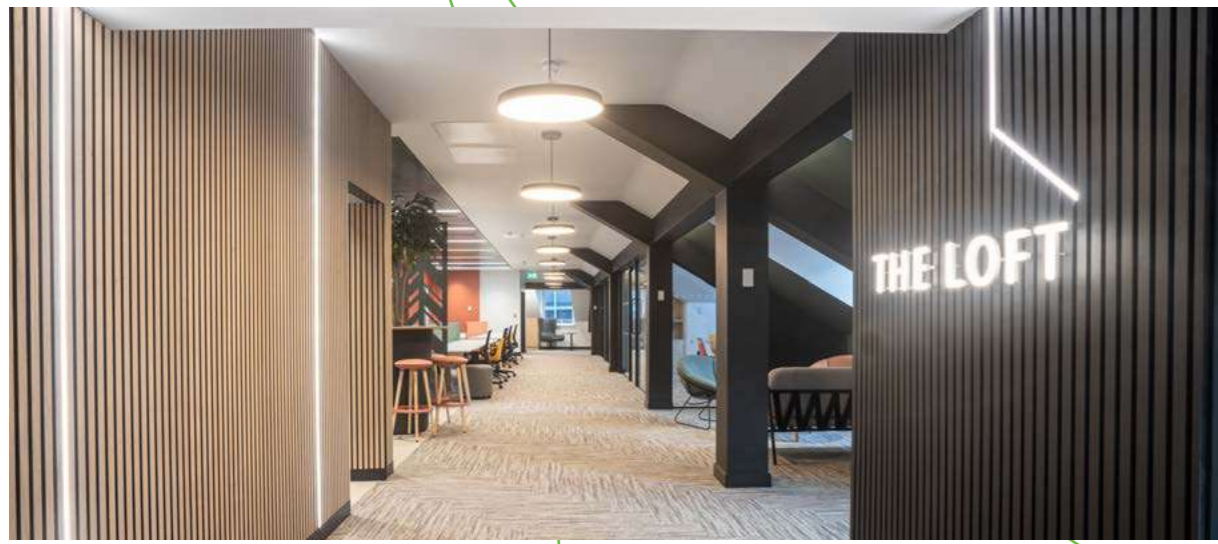
| Floor | Area |
|--------|--------------|
| Third | Anstey Horne |
| Second | tor&co |
| First | 686 sq ft |

4 edmund gardens

Now fully let, 4 Edmund Gardens is a Grade II listed refurbished office building designed to meet the evolving needs of contemporary workplaces.

The reimagined reception and stylish communal business lounge, complete with versatile seating, offer an inviting environment designed for both collaboration and relaxation. A 6-person meeting room equipped with advanced AV technology ensures seamless connectivity for all professional requirements.

Boasting a prime location, thoughtfully crafted communal areas, and premium amenities, 4 Edmund Gardens has set a benchmark for combining historic elegance with the demands of modern businesses.



Contact

Choose the right foundation for your business and contact one of our joint agents to book a tour of this unique mixed-use development.



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