

View  
Space



edmund  
gardens  
*Rooted Together*

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

# Naturally

## Balanced Work-Lifestyle

A unique and dynamic mixed-use scheme, 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.

Grade A offices and fully fitted suites from 686 – 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.

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



### Availability

Building	Floor	Area (sq ft)
1 Edmund Gardens	Fourth (Church Street Wing)	2,664
	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
	Third	766
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

# 1 Edmund gardens

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

Upon arrival, occupiers and visitors are welcomed into a contemporary concierge reception, where modern seating and statement lighting have been thoughtfully curated to deliver a stellar first impression.

Offering stylish Cat A+ fully fitted suites alongside open-plan Grade A floorplates, a range of workspace from 2,664 to 4,161 sq ft is available across the building, designed to accommodate a mix of working styles.

Whether you're seeking a turnkey office solution or a blank canvas to shape around your business, you'll find the flexibility and quality needed to support your next chapter.

# Re-imagined

workspace from  
2,568 - 4,161 sq ft



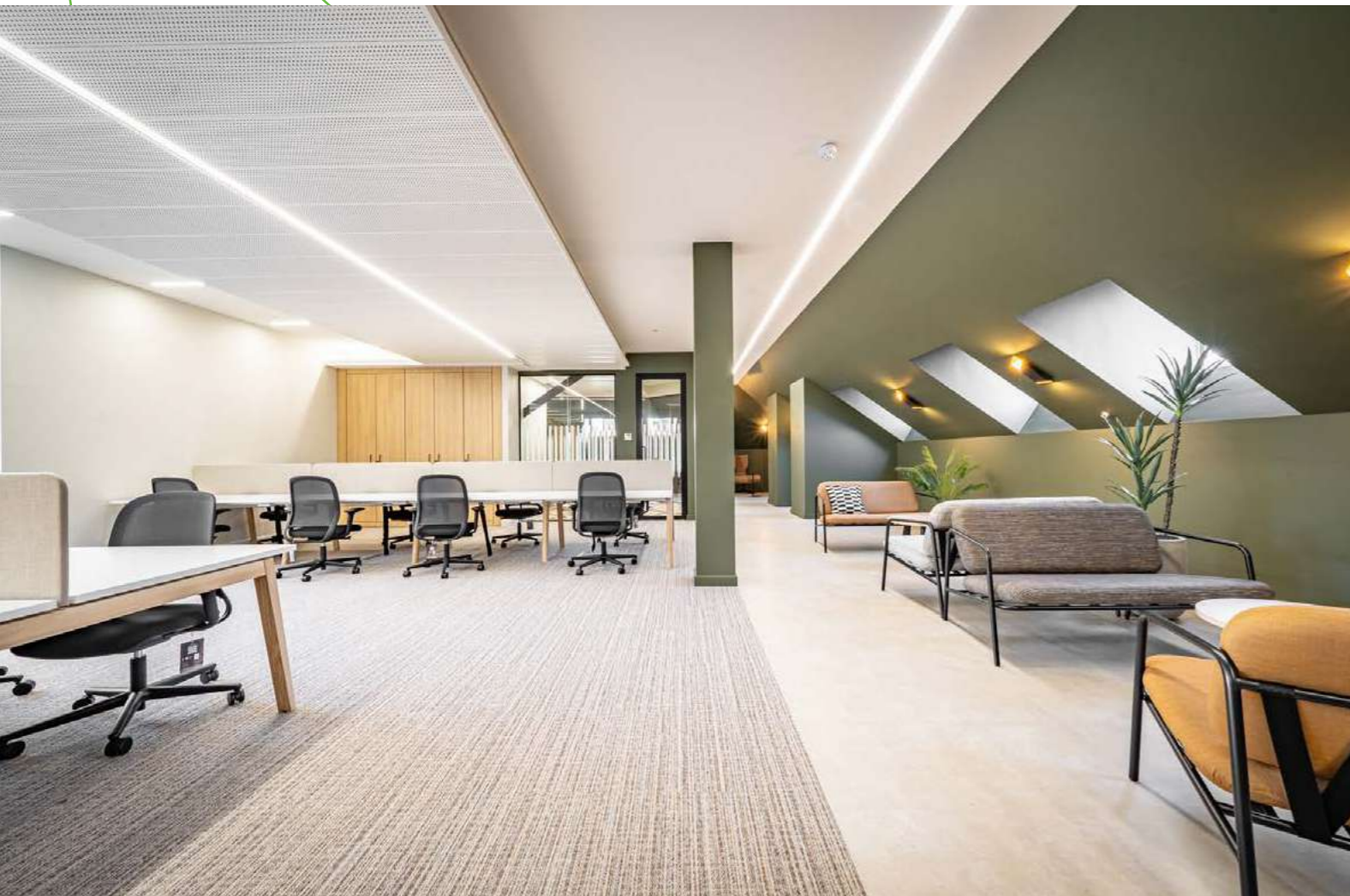
## Availability

Floor	Courtyard Wing	Church Street Wing
Fourth	Christie & Co	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	-

## Workspace

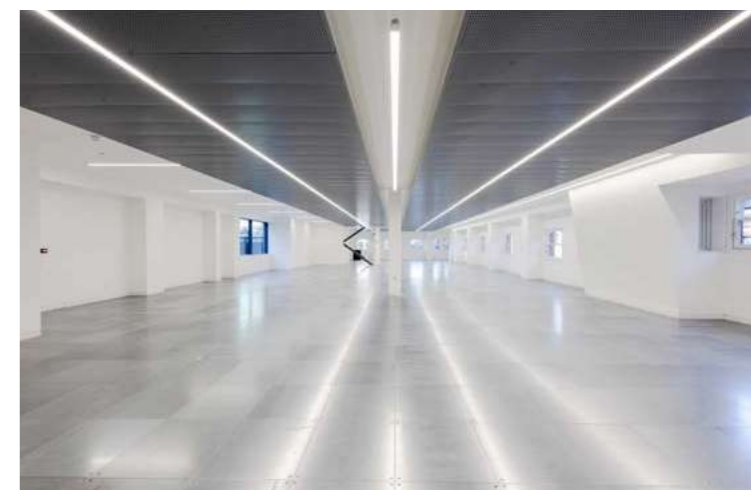
Our open-plan Grade A floorplates offer a contemporary finish, creating a modern, flexible working environment that supports the diverse requirements of today's occupiers. Expansive windows flood the interiors with natural light, creating a bright and energising atmosphere that enhances productivity and wellbeing.

For businesses looking for plug-and-play workspace, a stylish newly refurbished suite of 2,664 sq ft has been meticulously re-designed on the fourth floor, ready for immediate occupation. Thoughtfully reconfigured to accommodate a range of business setups, this stand-out workspace truly blends style with functionality.



### Grade A Specification

- WiredScore Platinum
- 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)





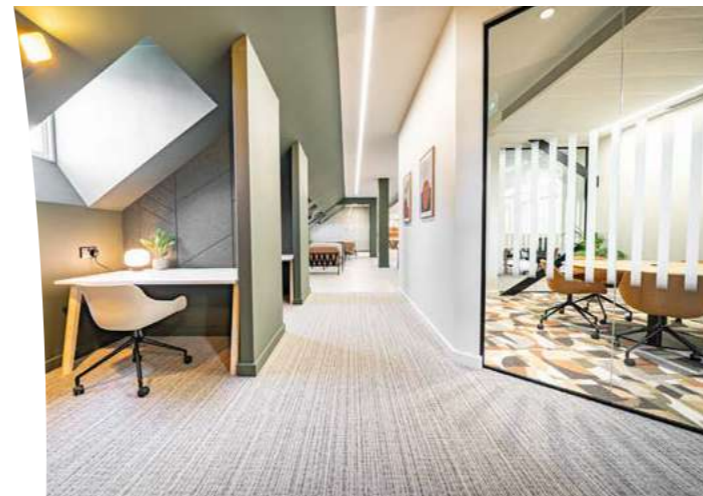


## Fourth Floor Space Plan

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

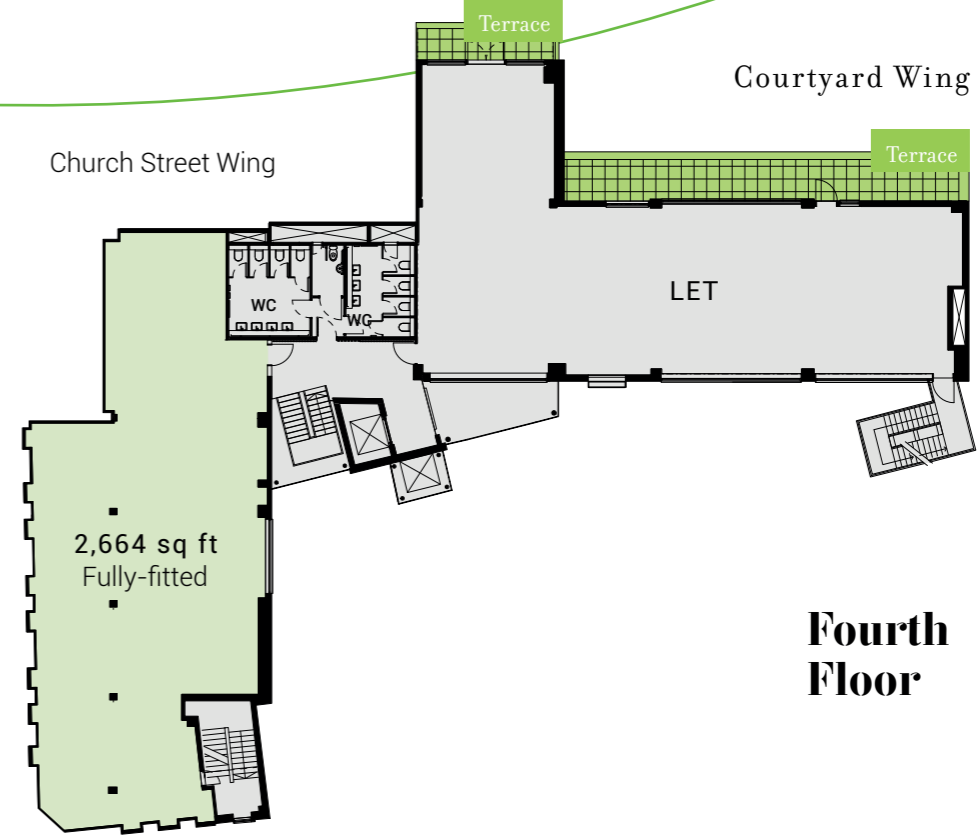
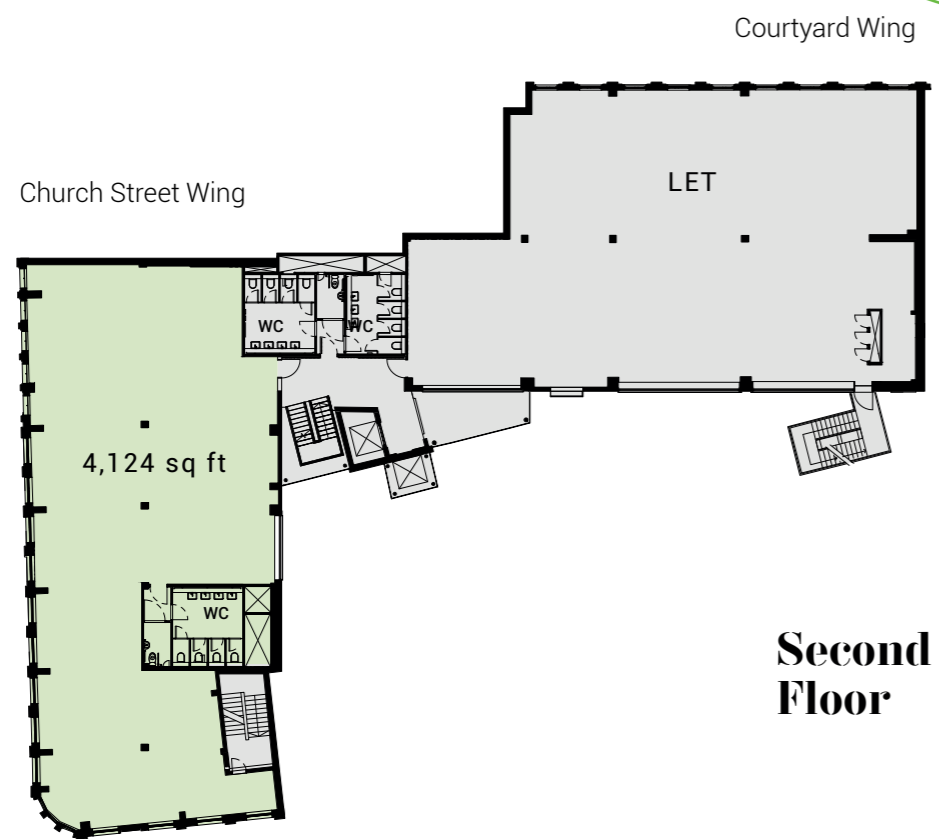
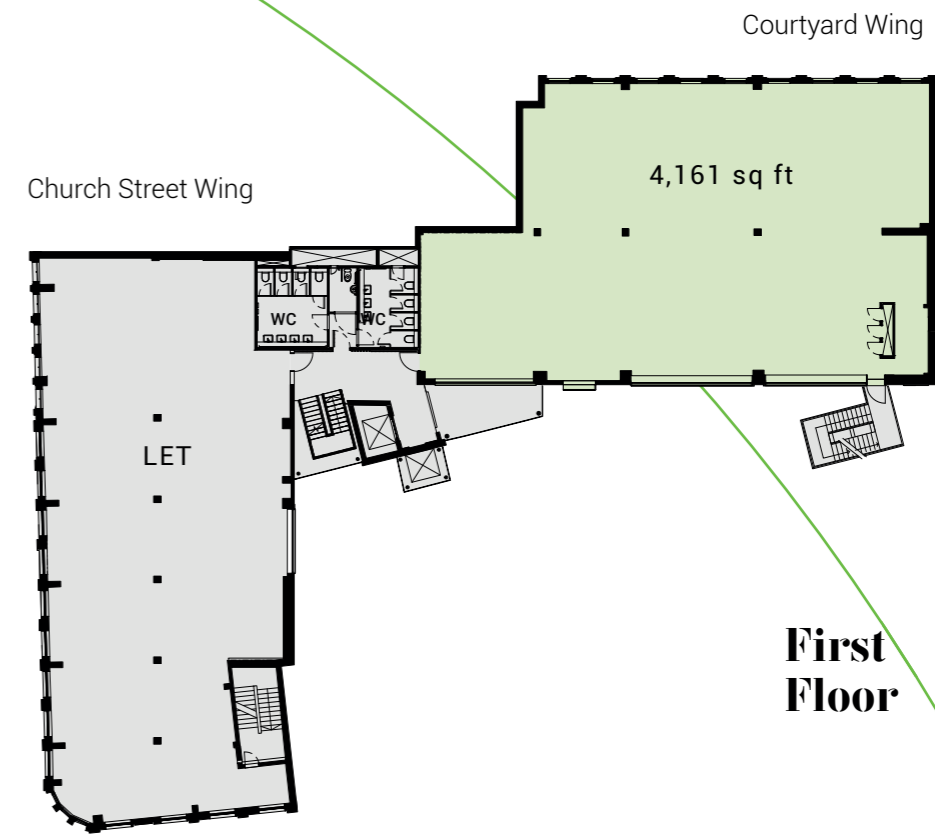
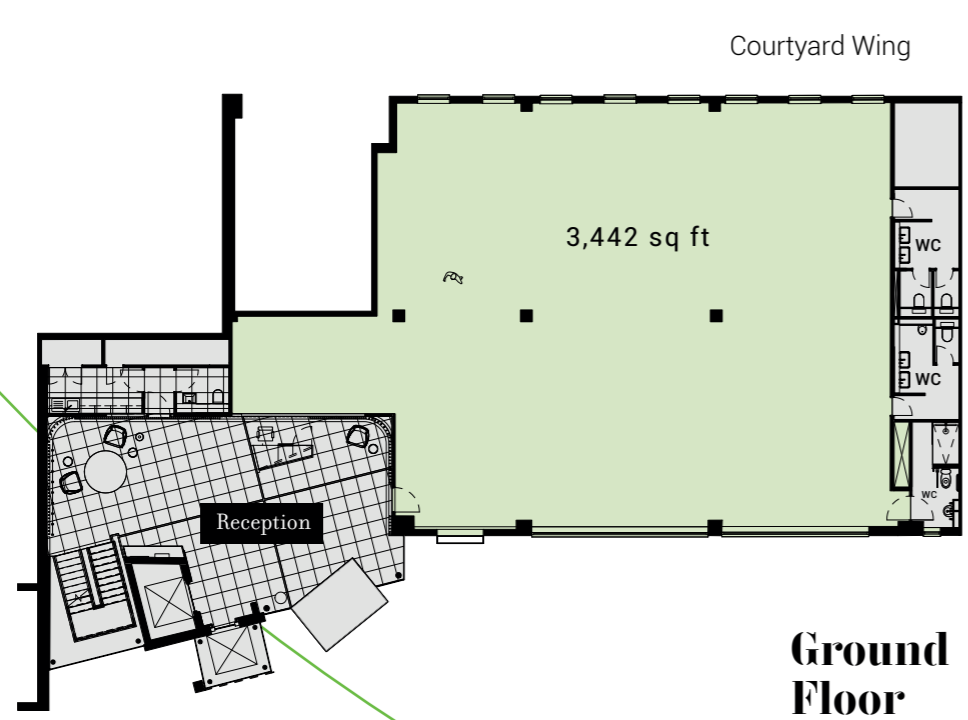


Setting the tone, a welcoming lounge, complemented with breakout booths and collaborative space, creates the perfect setting for team brainstorming or client conversations. A fully-equipped open kitchen provides a convenient place for employees to prepare lunch, take a break, and recharge, with secure lockers and storage also integrated throughout.

Featuring a mix of open-plan and private working zones, the space includes sleek black-framed meeting rooms and relaxed lounge areas. Natural design elements are woven throughout, from abundant greenery to soft finishes, creating a calm and considered atmosphere that supports focus, creativity, and team success.

WiredScore Platinum certified, occupiers across the building also benefit from best-in-class digital infrastructure, ensuring uninterrupted connectivity and the opportunity to leverage the latest technologies with ease.







# 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

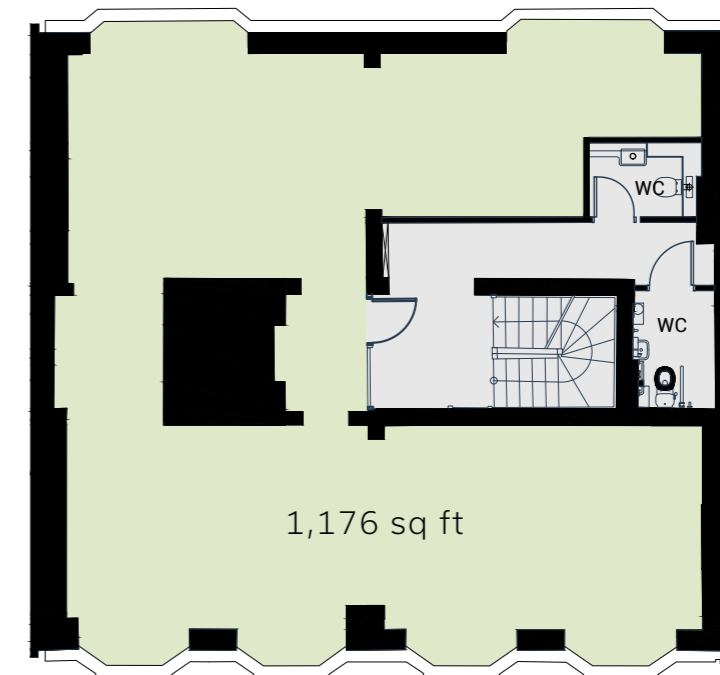
space further, a fully-fitted integrated kitchen provides an accessible and well-equipped area for employees to store refreshments and prepare lunch, making this a unique and attractive workspace offering.

**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 two

Just two boutique-style office suites of 686 sq ft and 766 sq ft remain available to let on the first and third floor. Each bright and functional workspace features an open-plan layout complemented by a fitted kitchenette, offering a practical and well- designed environment for a variety of business needs.

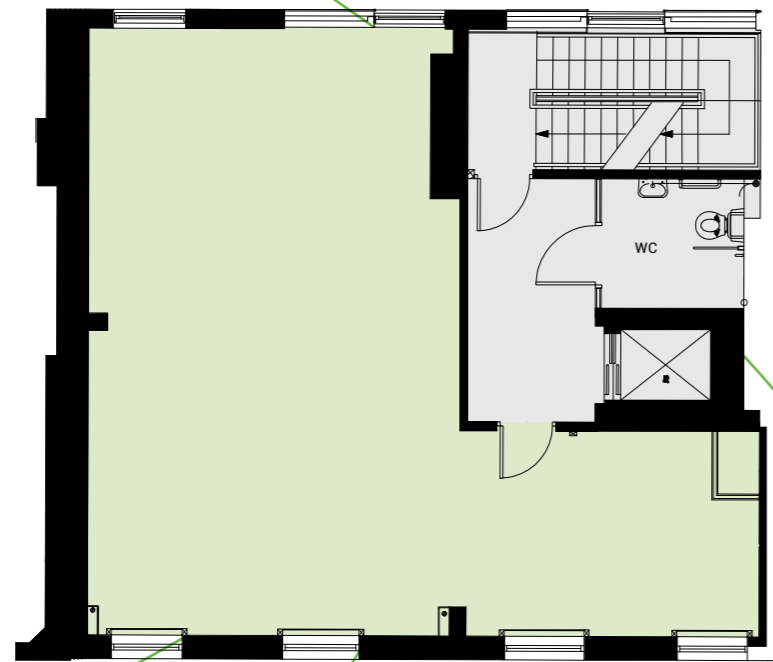
## Workspace

Combining a modern specification alongside original period features including cornices, cast iron radiators and large windows, these characterful and impressive suites provide 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



**Indicative  
Floorplan**



### Availability

Floor	Area
Third	766 sq ft
Second	tor&co
First	686 sq ft

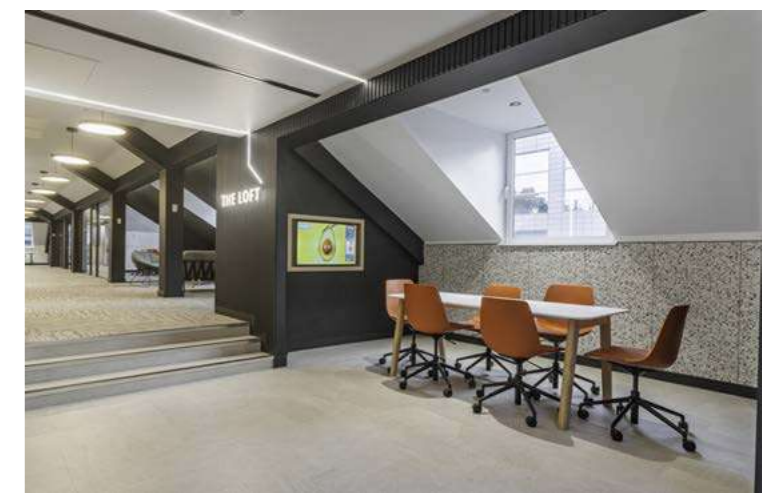
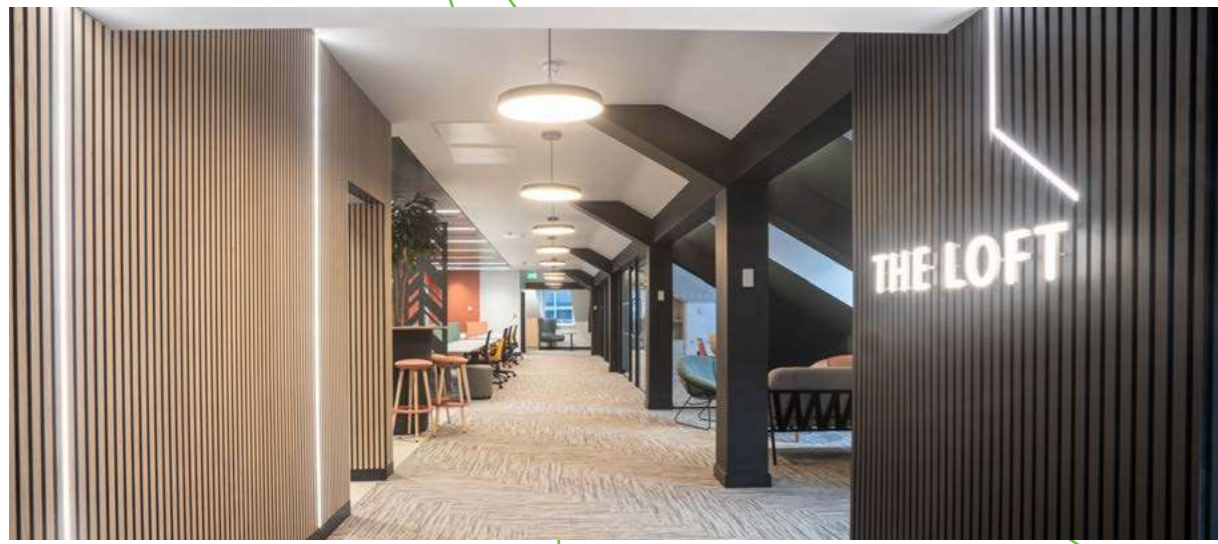
# 4 edmund gardens

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.

Fully Let



# 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



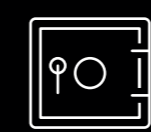
Communal Business Lounge



Changing Facilities



Shower & Drying Room



Secure Lockers



# The Great Outdoors

In today's world of always-on, it is 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 scheme, 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.



# 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.

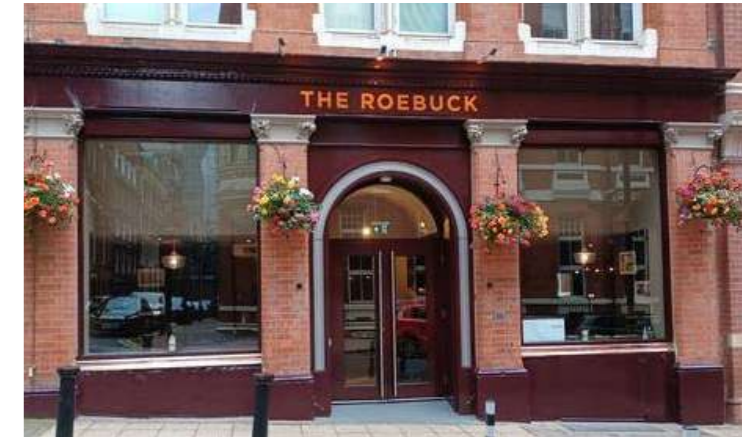
Independent Taiwanese eatery Tiger Bites Pig, cosy Spanish tapas restaurant Plates by Purnell's, and popular watering hole The Roebuck present occupiers with a choice of places to grab an impromptu lunch, or head out with the team for after-work drinks.

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 scheme, 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 scheme, 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

# Contact

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



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