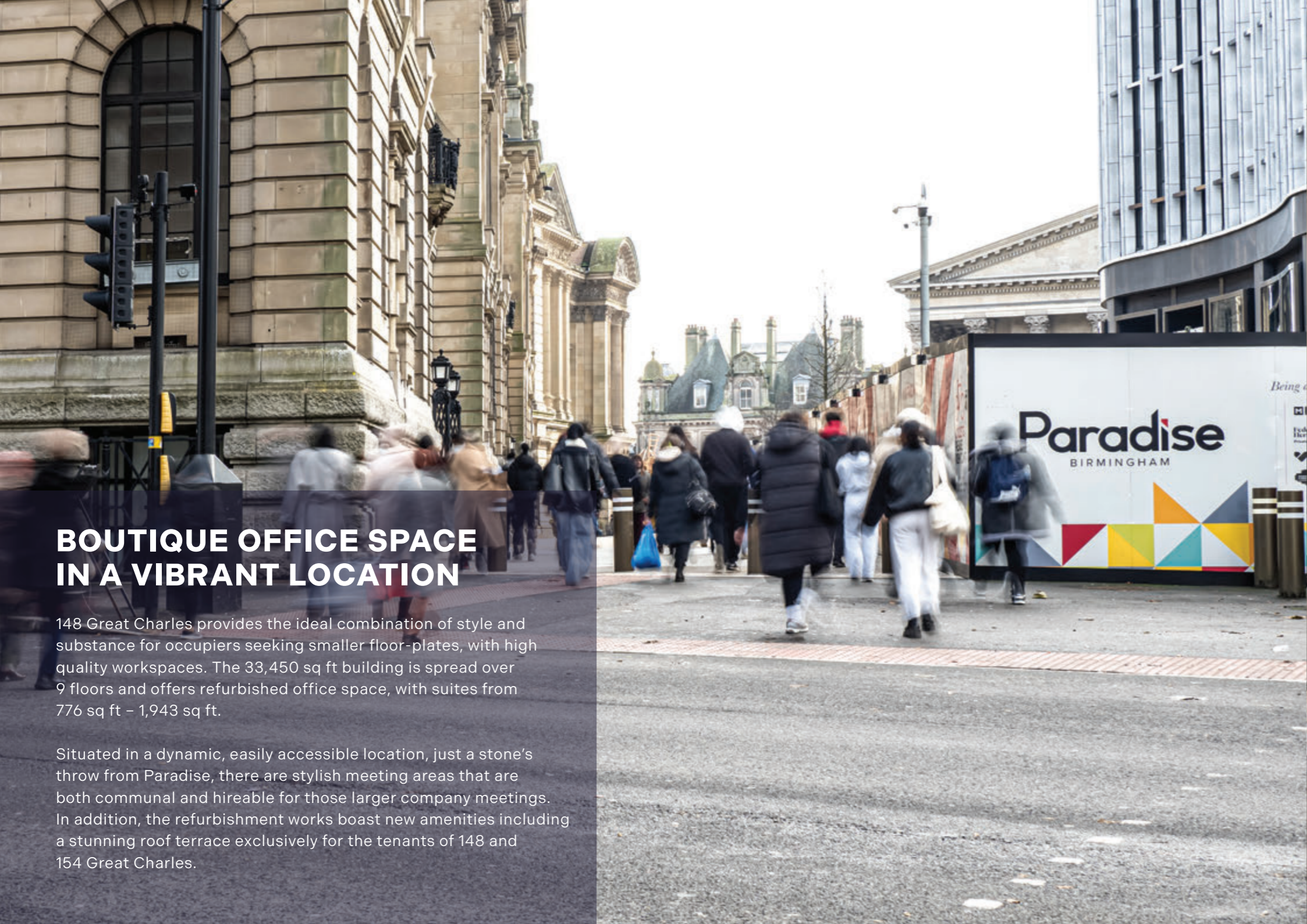




GREAT CHARLES

Contemporary refurbished
office space with
rooftop terrace

greatcharles.co.uk



BOUTIQUE OFFICE SPACE IN A VIBRANT LOCATION

148 Great Charles provides the ideal combination of style and substance for occupiers seeking smaller floor-plates, with high quality workspaces. The 33,450 sq ft building is spread over 9 floors and offers refurbished office space, with suites from 776 sq ft – 1,943 sq ft.

Situated in a dynamic, easily accessible location, just a stone's throw from Paradise, there are stylish meeting areas that are both communal and hireable for those larger company meetings. In addition, the refurbishment works boast new amenities including a stunning roof terrace exclusively for the tenants of 148 and 154 Great Charles.



THE DETAIL IN THE DESIGN

Every detail has been considered from a business' point of view. 148 Great Charles brings together private and comfortable meeting areas with stylishly refurbished office suites.

SPECIFICATION

- 2 x nine passenger lifts
- EPC rating - C
- Communal meeting rooms
- Male and Female WCs
- Disabled WCs
- Shower facilities
- Secure basement cycle storage
- Roof terrace
- Ground floor lounge and coffee bar



FLOOR	SQ FT	SQ M	AVAILABILITY
NINE	818	76	AVAILABLE
EIGHT	3,555	330	AVAILABLE
FRONT	1,671	155	AVAILABLE
REAR	1,884	175	AVAILABLE
SEVEN			
FRONT	1,755	163	AVAILABLE
REAR	1,943	181	AVAILABLE
SIX			
FRONT	1,761	164	AVAILABLE
REAR	1,943	181	AVAILABLE
FIVE			
FRONT	1,758	163	AVAILABLE
REAR	1,935	179	AVAILABLE
FOUR			
FRONT	1,747	162	AVAILABLE
REAR LEFT	777	72	AVAILABLE
REAR RIGHT	1,089	100	AVAILABLE
THREE			
FRONT	1,748	162	AVAILABLE
REAR	1,910	177	AVAILABLE
TWO			
FRONT	1,760	163	AVAILABLE
REAR RIGHT	1,071	100	AVAILABLE
REAR LEFT	776	72	AVAILABLE
ONE			
FRONT	1,744	162	AVAILABLE
REAR RIGHT	1,072	100	AVAILABLE
REAR LEFT	667	62	AVAILABLE
GROUND			
REAR	2,193	204	AVAILABLE
BASEMENT			
REAR	1,446		AVAILABLE

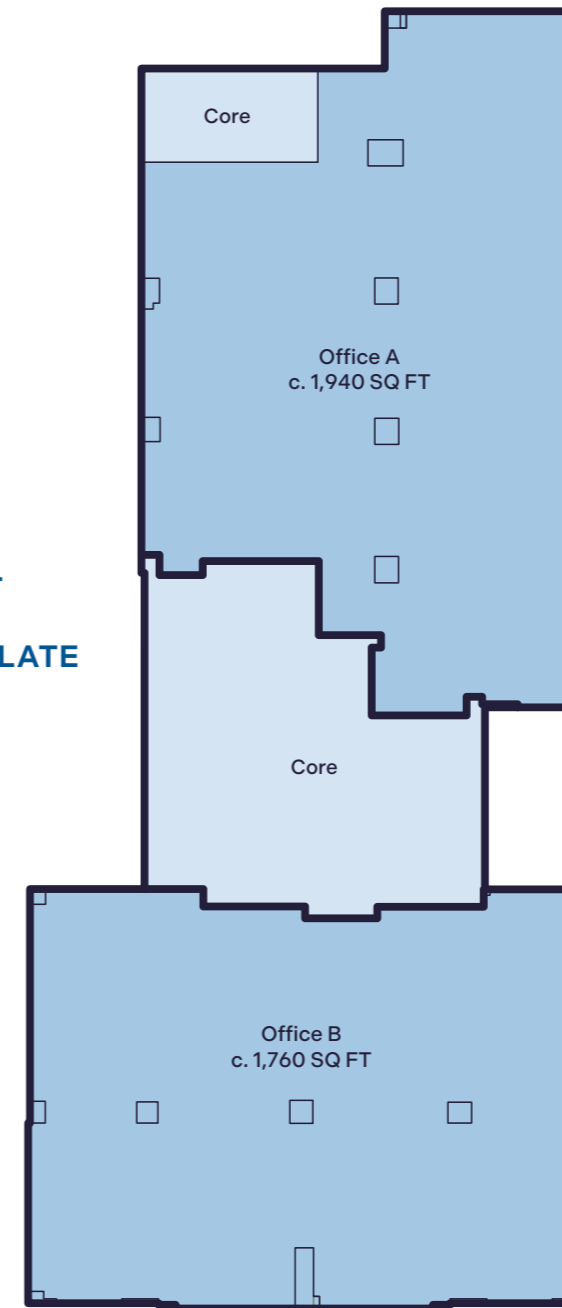


8th floor rear

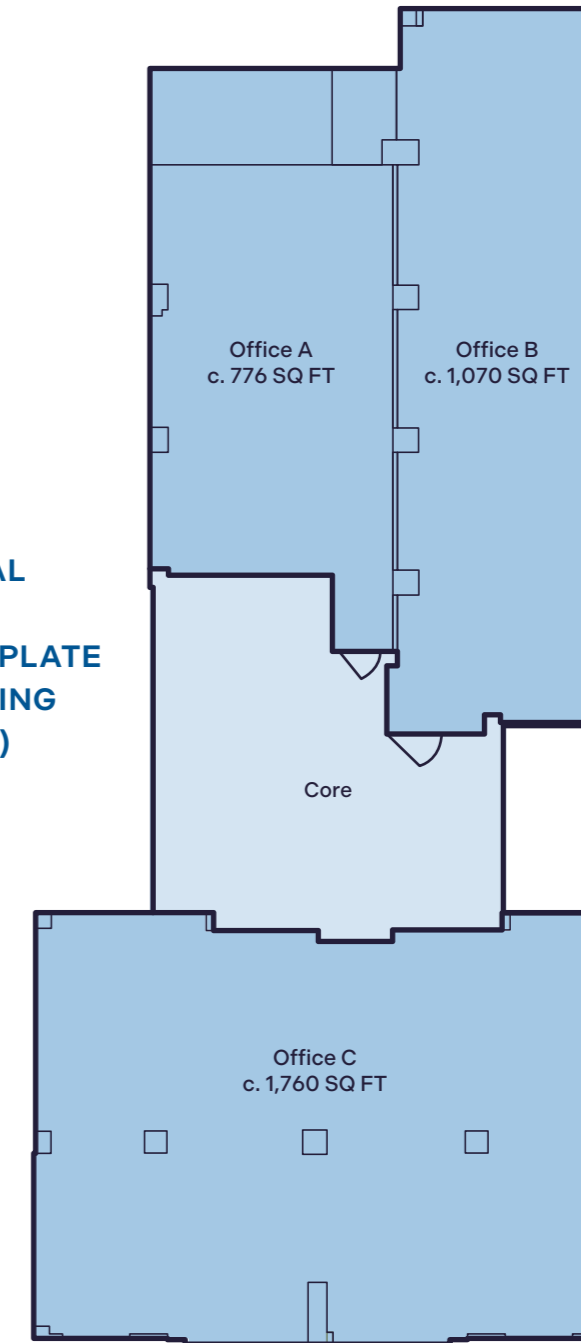
SPECIFICATION

- VRF cooling and heating system
- Natural ventilation
- Exposed services
- EPC rating - C
- LED lighting
- Meeting room
- Meeting Pod

TYPICAL
UPPER
FLOORPLATE



TYPICAL
UPPER
FLOORPLATE
(SHOWING
SPLITS)



FLOOR PLANS



2nd floor front



THE ROOFTOP

CITY CENTRE LOCATION



On the doorstep of all major transport hubs and the most prestigious bars and restaurants, Great Charles unites the best that Birmingham can offer. With the re-imagining of some of the city's most famous public squares within a few minutes walk, it's also perfect for a lunchtime stroll to absorb the contrasting Central Business District changing architectural landscape.



PRIME LOCATION

Great Charles is perfectly positioned to benefit from many of Birmingham's key transport hubs, amenities and attractions.

- Paradise, ⤴ 2 minutes
- Colmore Row, ⤴ 3 minutes
- St Philip's Cathedral Square, ⤴ 3 minutes
- New Street Station, ⤴ 5 minutes
- Jewellery Quarter, ⤴ 3 minutes
- Snow Hill Station, ⤴ 4 minutes

