



QUAYSIDE TOWER

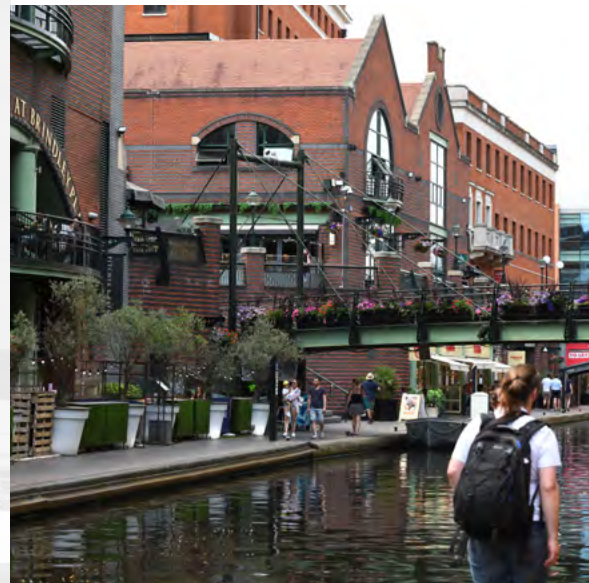
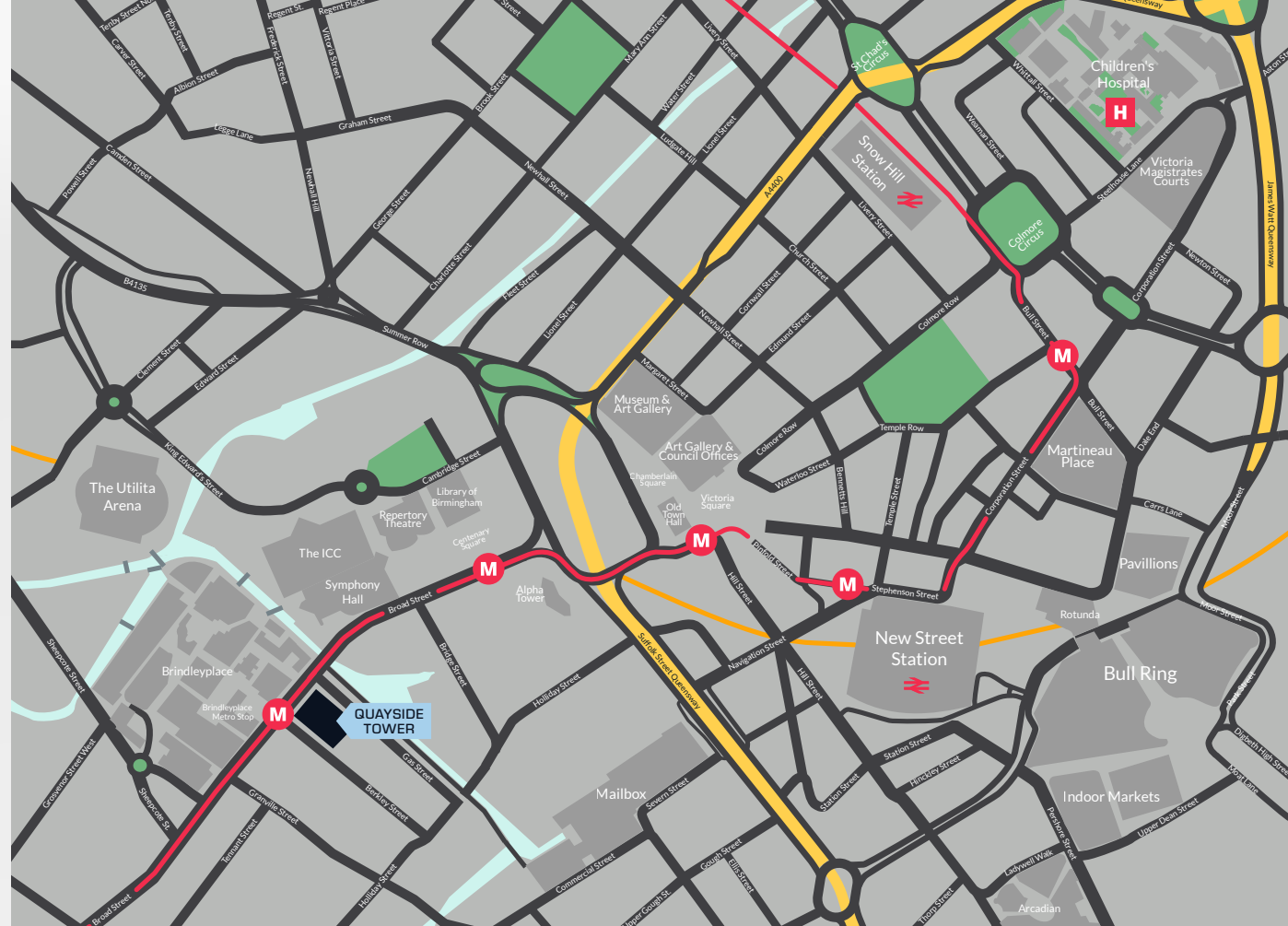
252-260 BROAD STREET, B1 2HF

Modern Offices available to let
Suites available from **4,818 sq. ft.**

THE LOCATION

Quayside is situated in the heart of Birmingham and benefits from excellent transport connections. Birmingham is the centre of the UK's motorway network and is easily accessible via the M5, M6, M40 and M42.

Quayside is just a short 14-minute walk from Birmingham New Street Station, the central hub of the British railway system. Extensive rail communications also provide direct access to all major UK cities and Birmingham International Airport provides links to the rest of the world. Quayside benefits from a nearby Metro stop, a direct route along Broad Street, fronting Quayside which offers local and regional travel services.





Quayside is located within Birmingham's thriving Westside District in the centre of Broad Street, one of Birmingham's most vibrant streets.

Quayside forms a prominent part of the Broad Street skyline and presents a contemporary working environment in the heart of the city. With easy access to a range of bars, cafes and restaurants, Quayside is situated just seconds away from Brindleyplace, with neighbouring occupiers including NatWest, Deloitte and HSBC.

Quayside is within close proximity to the Arena Central redevelopment, a vibrant class-leading development, set around a unique and innovative public realm.

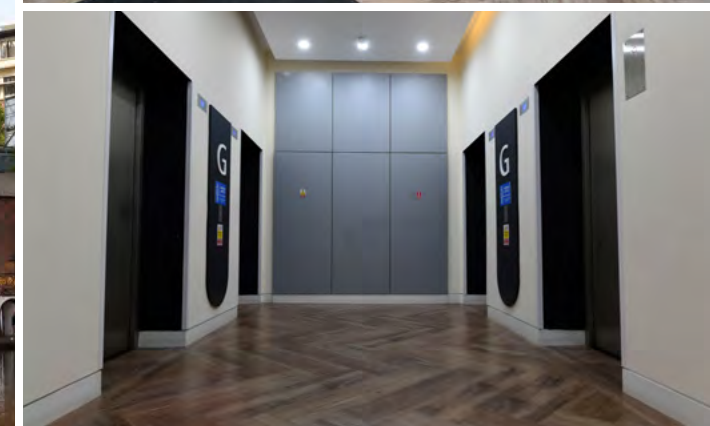
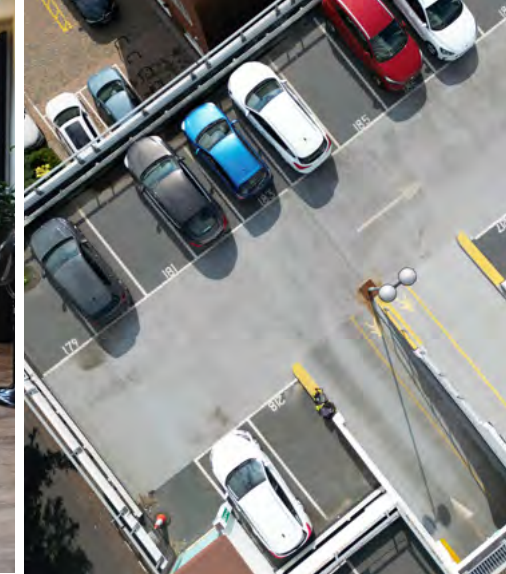
THE BUILDING

Quayside has recently been comprehensively refurbished to a high specification, offering modern office facilities across the buildings 17 floors, creating an attractive and vibrant workspace.

Quayside presents flexible open plan floorplates which can be taken on a floor-by-floor basis or sub-divided from 2,300 sq. ft, to suit a range of occupiers needs.

Internally, the building has been finished to a high standard, to the following specification:

- Modern Concierge reception & waiting area
- Secure on-site car parking with a ratio of 1: 574 sq. ft.
- Cycle storage
- Shower and changing facilities
- DDA compliant
- Four high-speed passenger lifts
- 24hr security and CCTV
- EPC Rating D

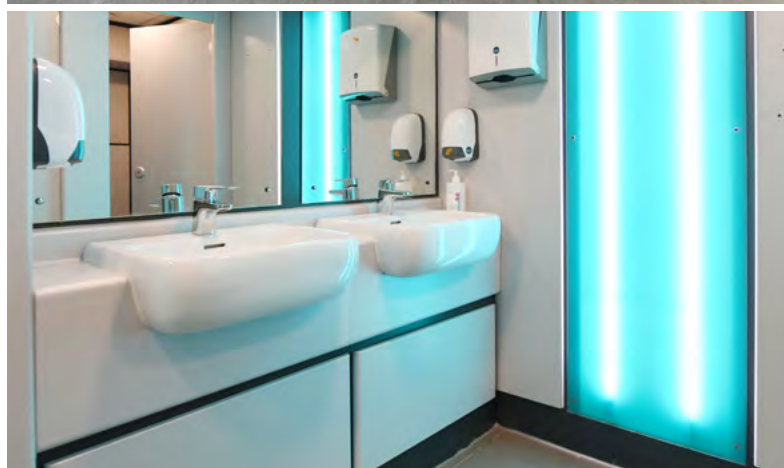


THE FLOORS

The 18-storey multi tenanted building offers light open floorplates, situated around a central core, with panoramic views of Birmingham City Centre.

Specification of a typical floorplate includes:

- Perimeter air-conditioning
- 75m raised access floors
- Suspended ceilings
- LED lighting
- Modern kitchenette
- Male & Female WC's



AVAILABILITY

17	2,427 SQ. FT.
16	6,787 SQ. FT.
15	6,780 SQ. FT.
14	6,782 SQ. FT.
13	LET
12	LET
11	6,785 SQ FT
10	4,818 SQ FT
9	6,776 SQ FT
8	LET
7	LET
6	LET
5	6,765 SQ. FT.
4	LET
3	6,761 SQ FT SERVICED OFFICES
2	6,758 SQ FT SERVICED OFFICES
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