

# Enterprise Wharf

The perfect hub for future thinking companies

bruntwood  
SciTech



A stylish and impressive reception featuring versatile breakout space

# Work smarter, live better

Designed to help businesses work smarter and more sustainably, the building provides 120,000 sq ft of flexible office space with the latest technology built in. It gives ambitious companies the right environment to innovate and grow.

Located on the canal and a short walk from the city centre, Enterprise Wharf offers more than workspace. The building includes a gym, café, collaboration areas and landscaped outdoor spaces, supporting wellbeing and creating opportunities to connect.



On-site complimentary gym



A large open plan café



On-site car parking and EV charging





Breakout space with complimentary coffee, tea and refreshments



# Your new base

Quality, sustainability and wellbeing are built into Enterprise Wharf from the ground up. The design delivers flexible, efficient spaces with improved energy performance, better air quality, enhanced safety and reduced operating costs.

Large column-free floorplates give you the freedom to design workspaces that support your team and make the most of natural light. Smart technology is integrated throughout to enhance productivity.

Amenities include a roof garden, a fully equipped 30-person gym, bookable meeting rooms and an on-site café serving a variety of hot and cold food, creating a workplace that supports collaboration and a balanced working day.

# Tailored space solutions

Whatever your business needs, Enterprise Wharf has a space to suit. Our flexible office options cater to businesses at every stage of growth.

Flexible spaces to fuel your growth:

**Co-working Spaces:**  
From just **£20** per day

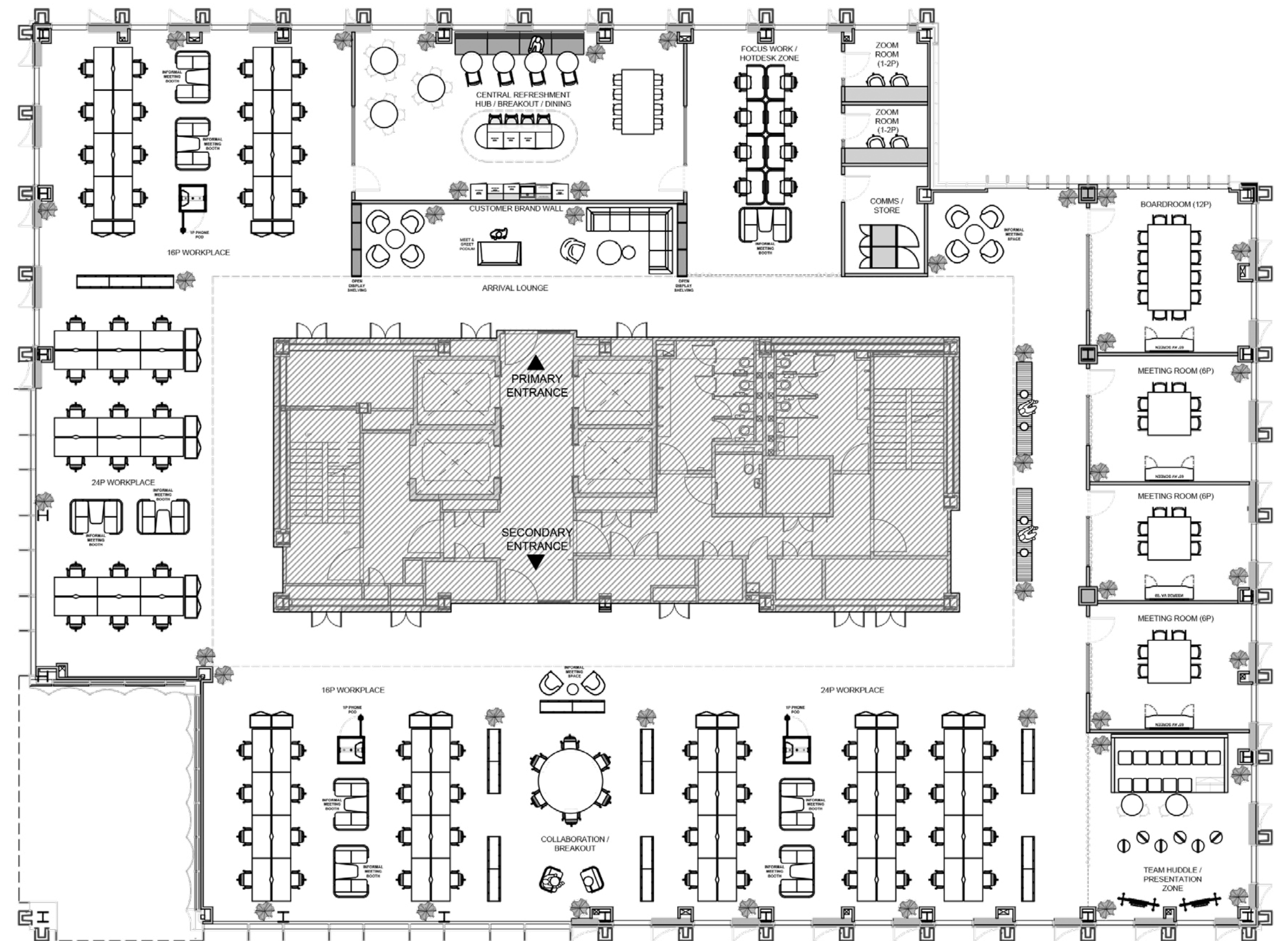
**Serviced Offices:**  
From **£375** per desk

**Leased offices:**  
Tailored to your team's needs,  
from **1,087 sq ft** to **23,045 sq ft**

## Workspace Overview

- 80 Desks
- 3x Phone booths
- 2x Zoom rooms
- 3x Medium sized meeting rooms
- 1x Large boardroom
- 1x Huddle/ presentation zone
- 1x Refreshment area with breakout zone
- 10x Informal meeting spaces
- 1x Focused/ hot desk zone
- Arrival lounge

A possible configuration of your space








# Workspace options

Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.




## Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio. Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

### Key features:

-  Space personalised to your requirements
-  Optional design and fitout service
-  You're in control of your day-to-day operations




### Key features:

-  Interior designed by us
-  Fit-out and furniture included
-  Ready to move in straight away

## Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit-out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity - all in one customisable bill.









### Key features:

-  Fit-out and furniture included
-  All operational services included
-  One single customisable bill

## Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

## What's included:

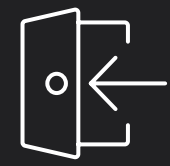
-  **25% off** meeting rooms
-  24/7 building access
-  Cycle storage and lockers
-  Access to on-site facilities
-  On-site gym and changing facilities (building dependent)
-  Wellness programme
-  Events programme
-  Business support



Work with a view - modern workspace overlooking your private rooftop terrace

# Specification

## Key features:



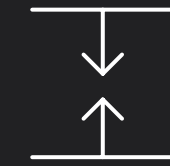
24/7 access



Smart system integration



Floor to ceiling windows



3.3m floor to ceiling height



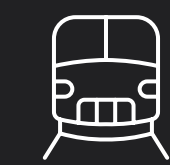
DDA access



Bike store



On-site cafe



Excellent transport links



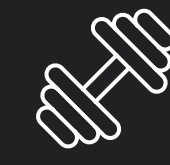
Roof garden



Car parking



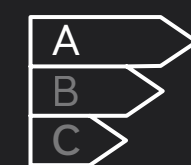
Shower and changing facilities



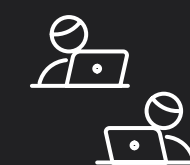
Gym



External landscaping  
and canalside



EPC A rated



Coworking lounge



Concierge facilities

# Commuting at Enterprise Wharf

## Car Parking



Convenient parking spaces available to lease from £750 per year on licence

£4.50 car parking day rate for maximum employee flexibility

Free visitor carparking

## Travelling by bus



Aston Expressway

5 mins New Street Station

5 mins Colmore Business District

8 mins Broad Street and tram network

15 mins Selly Oak, incl. University of Birmingham

## Train Times



12 mins Birmingham Airport

15 mins Wolverhampton Station

20 mins Solihull Station

1hr 27 mins London Euston Station

1 hr 30 mins Manchester Piccadilly Station

## Walk Times



12 mins Moor Street Station

10 mins Colmore Square Tram stop

15 mins Snow Hill Station

15 mins New Street Station

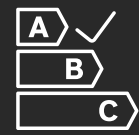




# Smart building. Smarter experience.

Enterprise Wharf is powered by global smart platform KODE Labs, bringing intelligent features that reduce energy use, improve comfort, and support your ESG goals.

Smart building benefits include:



EPC A



Air tightness



LED lighting throughout



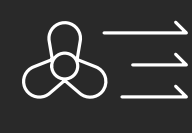
Enhanced insulation values



All electric heating and cooling system - providing low carbon heating and cooling



Demand controlled ventilation



Centralised air handling units with high efficiency heat recovery



Photovoltaic panels



Smart metering throughout to support energy reduction



High performance envelope



Energy efficient lifts



Smart building management system



Always connected

Enterprise Wharf has been awarded a 5-star connectivity rating by AH Connections, keeping your business reliably online.

[Read the report here](#)

# A long term opportunity

The Birmingham Knowledge Quarter is undergoing a £4bn transformation into one of the UK's leading innovation districts, backed by the West Midlands Investment Zone.

Over the next decade it will deliver:

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22,000+ new high-value jobs

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580,000 m<sup>2</sup> of commercial and innovation space

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4,800 new homes with retail, leisure, and cultural amenities

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Direct HS2 links to London in under 50 minutes

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Anchored by two major universities and world-class infrastructure, it's a place where talent, research and investment come together. Now is the right time to secure your space and be part of its growth.



# Why Bruntwood SciTech?

## Working in partnership to accelerate your success

At Bruntwood SciTech, we're more than just a landlord or property developer, we're here with you every step of the way.

We will work in partnership with you to support your ambitions and successes, connecting you to your target market through our network of cities and communities.

With innovation hubs and campuses in Liverpool, Leeds, Birmingham and Cambridge, you're never far away from the welcome of a Bruntwood SciTech workspace.

## Access to talent

Through strong academic partnerships with leading universities, we are well placed to help you connect with the brightest talent from:



## Tap into our ecosystem and partners



Bespoke relationship management



Dedicated operations team for your needs



Community events programme



Partner perks including Coop Live ticket opportunities



Discounted event and break-out spaces



Best in class workspaces designed to inspire

# The workspace your team wants

LinkedIn insights show that research and engineering professionals are looking for more than just a place to work. They want flexibility, opportunities to grow, and a sense of belonging.

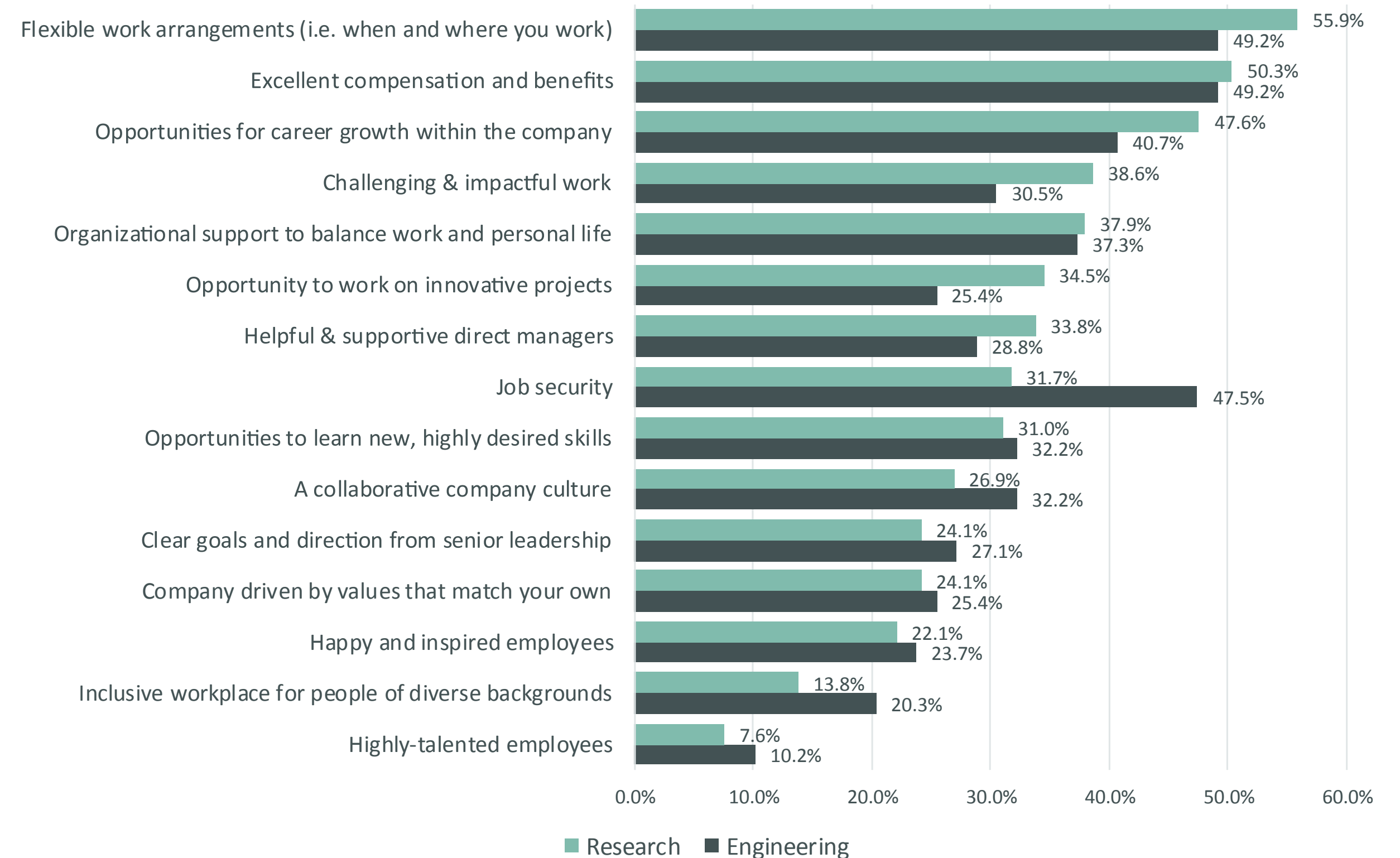
At Enterprise Wharf, you can give them all of that. We offer flexible workspace, expert design support and a ready-made community of like-minded businesses. It's a place where wellbeing, innovation and ambition can thrive.

We don't just provide a space. We help you create the kind of workplace people want to be part of.

Looking to create a workspace that supports your culture and brings out the best in your team?

Our in-house design specialists can help you shape it.

## What do Research Professionals and Engineering Professionals with Renewables & Technology want from their employer?



The data shows what matters to your team. We can help you design a space that delivers on it, from flexible layouts and collaborative zones to wellbeing spaces and brand values.

Source: LinkedIn Talent Insights 2025

### Enterprise Wharf supports your team with:

- On-site parking to make the daily commute easier
- A café for everyday convenience and social time
- A gym to support wellbeing and work-life balance
- Regular events to build connections, learn and spark ideas
- Access to talent through our growing innovation ecosystem
- Design support to help you shape a space that reflects your culture

# In good company

By choosing to take space at Enterprise Wharf, you will be joining a vibrant community of likeminded companies.

With an active events programme, specially curated to encourage moments of collaboration and stimulate new thinking, Enterprise Wharf provides the perfect setting for business growth and challenger thinking, in a space aligned to your business goals and in support of your employees values and motivators.

But don't just take our word for it, here's what our customers have to say:

"I am convinced we have the best office Landlords in the game! Bruntwood SciTech really go above and beyond for us when it comes to the FREE events they put on for their tenants. Tonight we were treated to cocktail making, a salsa lesson and a delicious spread. Not to mention, the book clubs, summer festivals, breakfast club, Michelin star meals, Chinese New Year celebrations, Eid al-Fitr, massages, arts and crafts classes, the list goes on and on! Thank you for such a great night & so good to meet so many new friends from different offices!"

- Customer from Innovation Birmingham

"As a lone worker I really value the opportunity to get out of the office and spend time with people outside my field. Bruntwood SciTech team members make it so easy and welcoming to all."

- Customer from Cornwall Buildings





# Additional facilities in Birmingham

## Cornerblock

2 Cornwall Street, Birmingham B3 2DX

### Meeting room capacity\*

1x12 person

Event space: Rooftop Garden

✓ Gym

## Mclaren

46 The Priory Queensway, Birmingham B4 7LR

### Meeting room capacity\*

1x4 / 1x6 person

Event space: Reception – post 5pm

✓ Gym

✓ Co-working

## Cornwall Buildings

45 Newhall St, Birmingham B3 3QR

### Meeting room capacity\*

1x4 / 1x5 / 1x10 person

Event space: Atrium – post 5pm

✓ Co-working

## Innovation Birmingham

Holt St, Birmingham B7 4BB

### Meeting room capacity\*

1x4 / 1x6 / 3x14 person

Event space: 30 people

✓ Gym

✓ Co-working

✓ On-site Cafe

## No1 BHIC

Selly Oak, Birmingham, B29 6SJ

Event space: 70 people

✓ On-site Cafe

✓ Co-working

## Centre City

7 Hill St, Birmingham, B5 4UA

### Meeting room capacity\*


1x6 / 1x10 / 1x16 person


Event space: Atrium – post 5pm


✓ Gym

✓ Co-working

✓ On-site Cafe

 Free superfast Wi-Fi

 HD wireless presentation screens

 Communal kitchens with premium refreshments

\*Facilities : HD wireless presentation screens, superfast Wi-Fi, dedicated reception team, communal kitchens with premium refreshments

# Amenity at your fingertips

As a customer, you'll have free access to our Bruntwood App, giving you instant options to book meeting rooms, RSVP to events, order food and receive exclusive discounts:

Exclusive community events

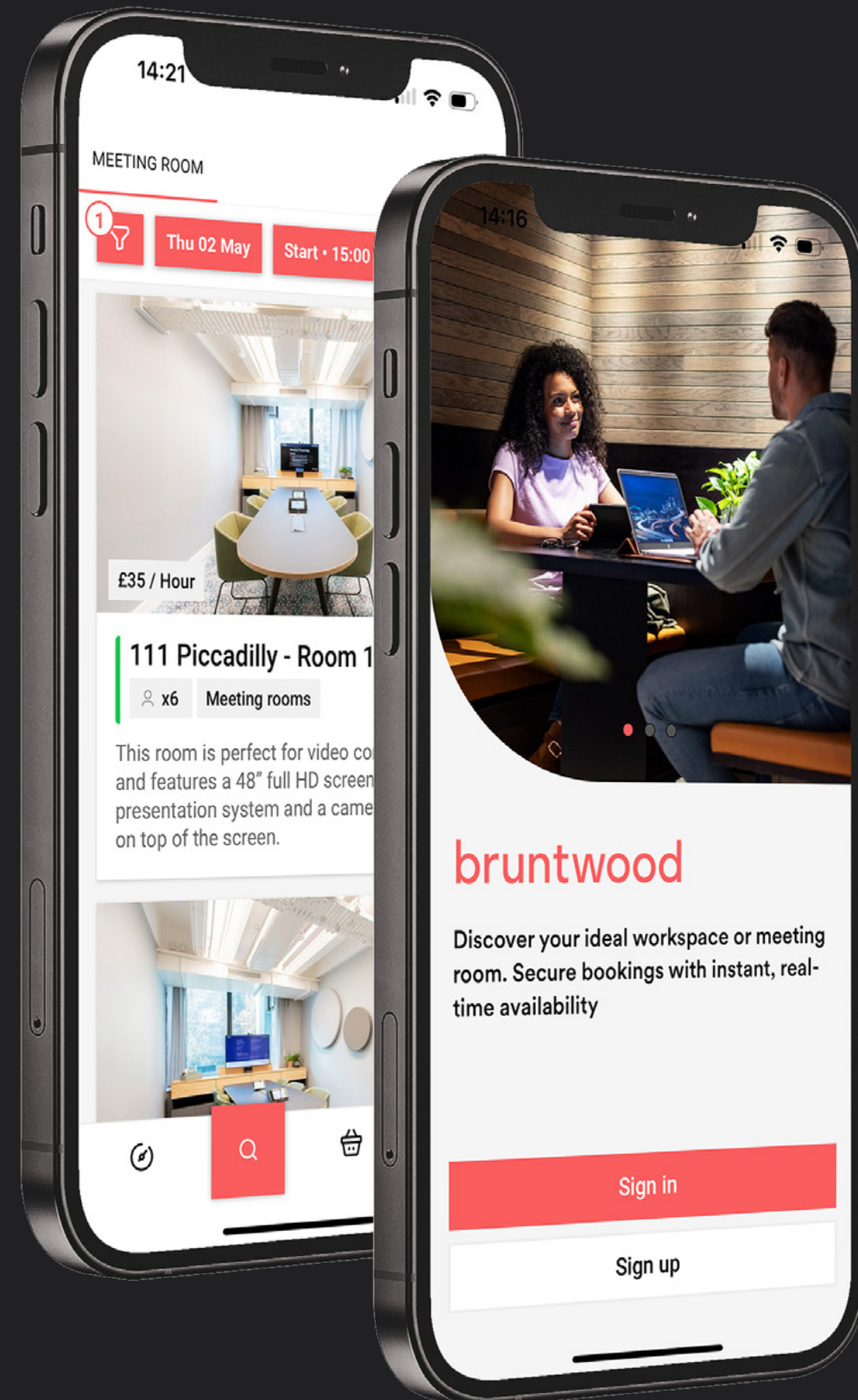
Bruntwood SciTech customer discounts

Book meeting rooms

Wellbeing activities

Available on your app store

Available on:



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