





## FINAL FLOOR REMAINING AT EDMUND HOUSE

Located at the heart of Birmingham's thriving Colmore Business District, the newly refurbished 6th floor of Edmund House provides 6,310 sq ft of high-quality, grade A office accommodation.

Just 5 minutes from three stations and full of added extras, underground parking plus cycle and shower / changing facilities, it's easy to see why Edmund has been drawing words of admiration from all 'office admirers'.

[edmund-house.co.uk](http://edmund-house.co.uk)



Fully refurbished floorplates





The flexible floorplate provides exceptional working space with an abundance of natural light.

Three 12 person passenger lifts

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New VRF ceiling based air conditioning system

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Raised access floors

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Micro-perforated metal suspended ceiling

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LED compliant lighting

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EPC rating - A/19

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Photographs of the 6th floor office space

# The Building

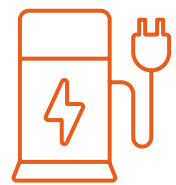
Impressive basement facilities include ramp-accessed secure cycle storage and dry room, quality changing and shower facilities and excellent secure parking at a ratio of 1:1,348 sq ft.



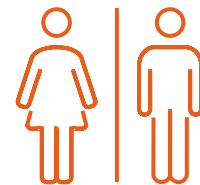
On-site café & dining amenities



Cycle & shower, changing facilities



On-site underground car parking



WCs



# Occupiers



Pell Frischmann



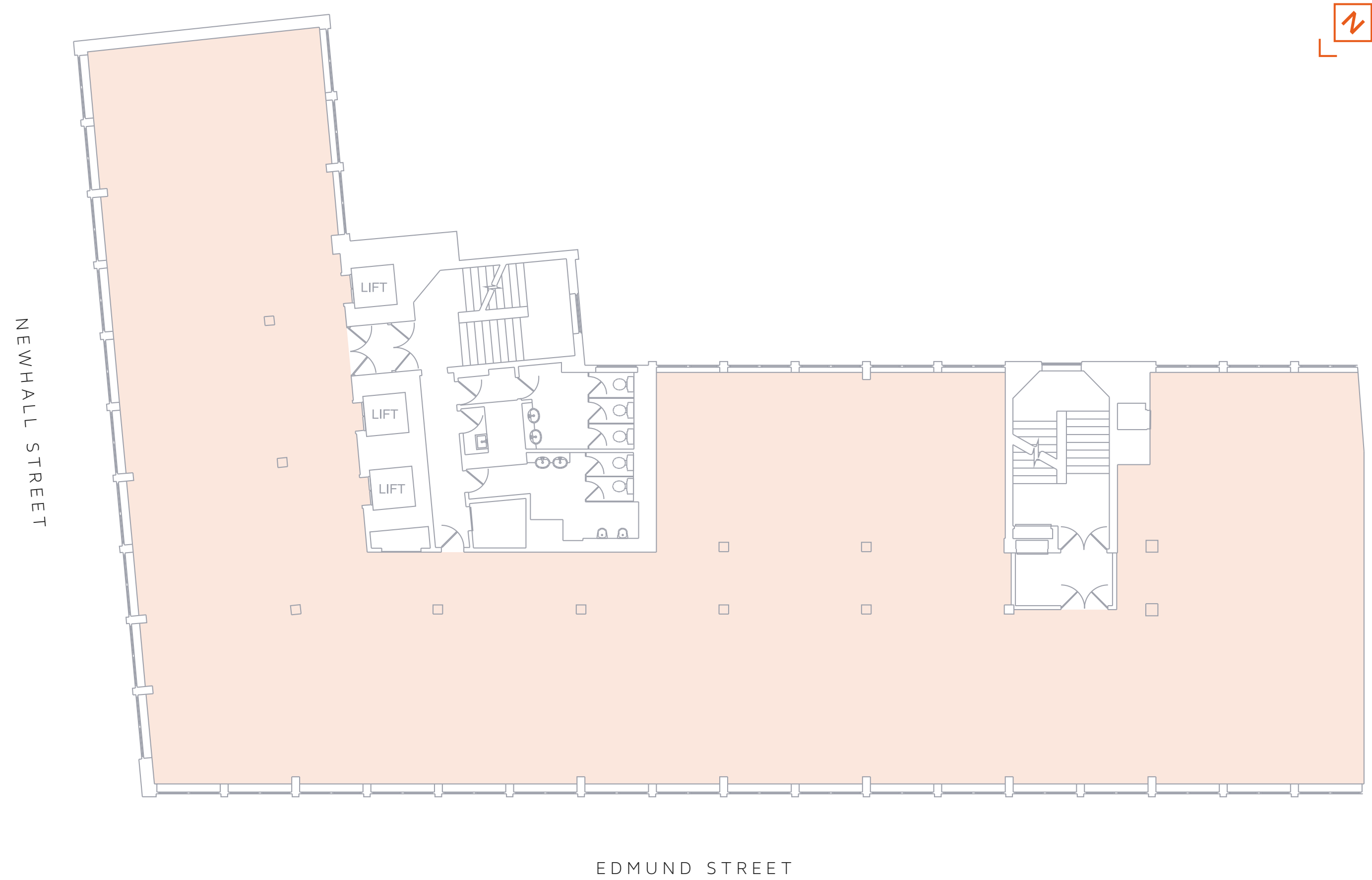
Photograph of the 6th floor office space

FLOOR PLAN

SPACE PLAN

# 6th floor

6,311 SQ FT  
586 SQ M



FLOOR PLAN

**SPACE PLAN**

# 6th floor

6,311 SQ FT  
586 SQ M

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1x 10 person meeting room

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1x 14 person meeting room

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44x workstations

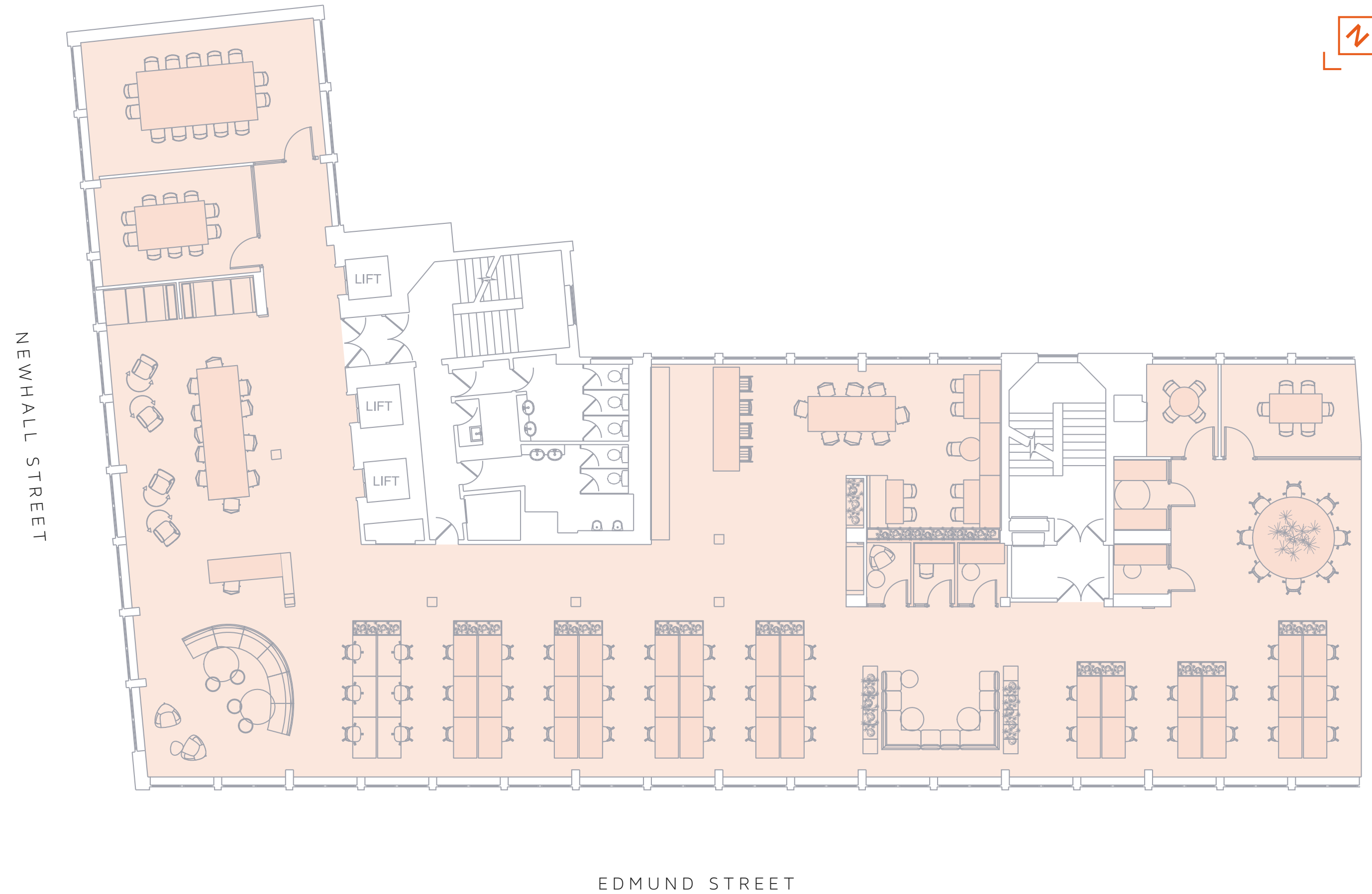
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2x general use meeting rooms

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5x booth meeting rooms

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# The Area

Edmund House is within 5 minutes of both Birmingham New Street and Snow Hill stations, and with HS2 on the way, Central London will be accessible in 49 minutes door to door.

### BARS

- 1 All Bar One
- 2 Purecraft Bar & Kitchen
- 3 The Lost & Found
- 4 The Roebuck
- 5 Hotel du Vin & Bistro
- 6 Primitivo

### COFFEE SHOPS

- 7 Philpotts
- 8 Edwardian Tea Rooms
- 9 Starbucks Coffee
- 10 200 Degrees
- 11 Urban
- 12 Pret A Manger
- 13 Medicine Bakery

### RESTAURANTS

- 14 Asha's
- 15 Chung Ying
- 16 Plates by Purnell's
- 17 Adam's Restaurant
- 18 Gaucho
- 19 Gusto
- 20 Fazenda
- 21 The Alchemist
- 22 Theatrix
- 23 Orelle



**1 MINUTE TO COLMORE ROW**

At the very centre of Birmingham's business district



**49 MINUTES TO CENTRAL LONDON**

Be in the capital in less than an hour



**5 MINUTES TO NEW STREET AND SNOW HILL**

With regular trains to London Euston



**10 MINUTES TO BIRMINGHAM INTERNATIONAL**

By train from Birmingham New Street Station

Contact our joint agents to find out more:

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