



**815 sq m (8,773 sq ft) approximately**

### Property Highlights

- Fully fitted office space in modern style
- Vibrant location with a pleasant canal side setting
- Raised floor access
- Ceiling mounted cooling system
- Undercroft car parking at basement and lower basement level at 1:1000 sq ft
- Separate meeting room suite available on a booking system
- Shower facility
- Separate kitchen facility on each floor

For more information, please contact:

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### Location

Quay Place is ideally situated in Birmingham City Centre, within a short walk of Brindleyplace, the Barclaycard Arena and International Convention Centre.

This location is one of the most vibrant in Birmingham, benefiting from a pleasant canal side setting close to a host of leisure and conference facilities.

With easy access from the M6 via the A38m, Quay Place is approached from Edward Street, just off King Edwards Road. Bus routes and New Street Railway Station is within a reasonable walking distance. The new tram line stops at Brindleyplace, a few minutes walk away, connecting the property with all stations.

### Description

Quay Place provides a tranquil setting, configured as six individual character buildings around a central courtyard. Each building provides a unique style of office accommodation, with suites fitted and specified to a high standard.

Parking is provided at basement and lower basement floor levels offering secure car parking at a ratio of approximately 1:500 sq ft. The property is accessed off Edward Street through 24 hour manned security gates.

Louisa House is a modern office building arranged over 3 floors. The specification includes:

- LG7 lighting with PIR sensors
- 3 pipe VRF comfort cooling system
- Fully fitted space
- Car parking
- Male, female and disabled WCs
- Shower
- Manned reception



### Accommodation

Description	Sq M	Sq Ft
Part Ground Floor	210	2,259
Second Floor	605	6,512
<b>Total NIA</b>	<b>815</b>	<b>8,771</b>

### Tenure

Sub lease available through to May 2026.

### Rent

Rent upon application.

### EPC

EPC Rating C 54.

### Service Charge

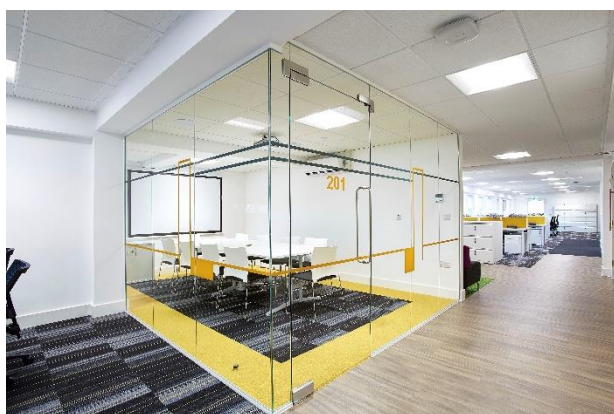
Further information is available on request.

### Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

### Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.



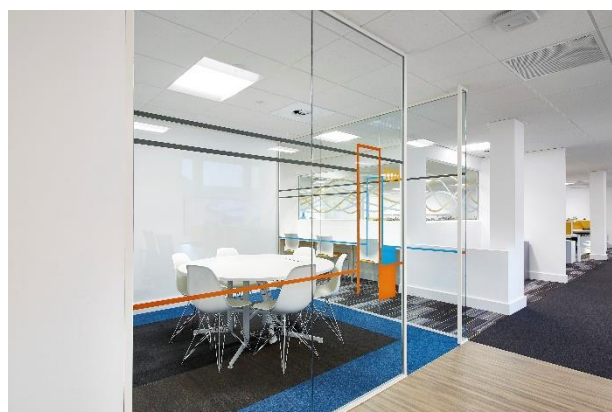
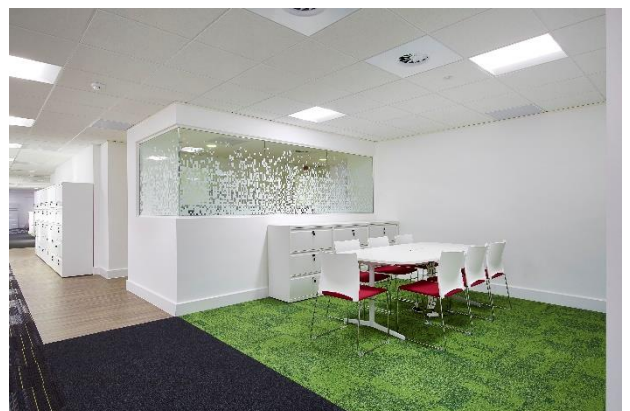
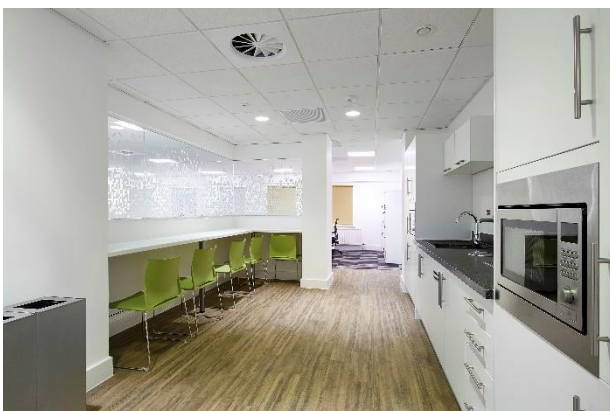
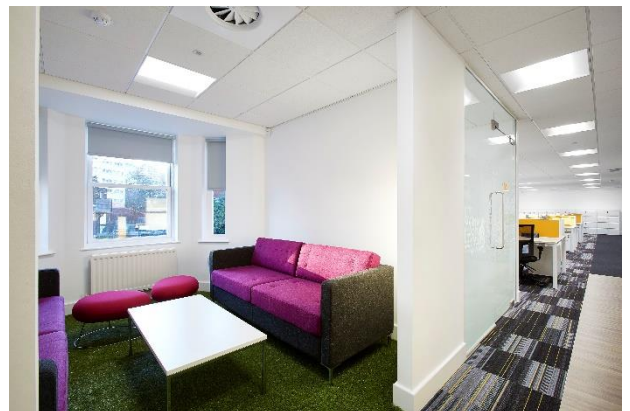




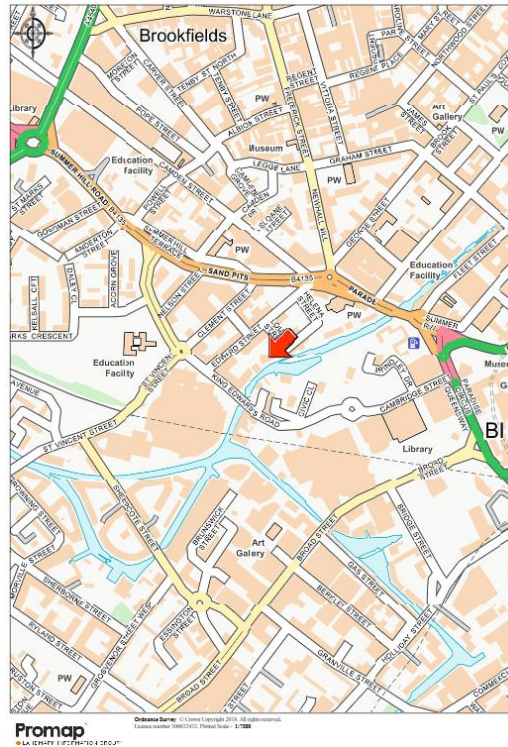
TO LET

## Part Ground and 2<sup>nd</sup> Floor Offices

Louisa House, 92 – 93 Edward Street, Birmingham, B1 2RA







Particulars prepared September 2018, updated March 2020

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