

EDMUND  
HOUSE

BIRMINGHAM



DEAR EDMUND,

I've been  
doing  
a lot of  
thinking,  
and the  
thing is...



“  
...you’re  
the one  
”

#### INTRODUCING EDMUND HOUSE

Located at the heart of Birmingham’s thriving Colmore Business District, the newly refurbished Edmund House provides up to **18,816 sq ft** of high quality office accommodation over three flawless floors with the flexibility to let in small suites or whole floors.

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’.



“

It's always  
been you,  
from the  
first time  
I laid eyes  
on you.

”

The newly reconfigured entrance and reception provide a warm welcome, with direct internal access to the adjoining café **Coffee #1**.





Fully refurbished floorplates

“  
I love that you  
light up every  
room and brighten  
my mood...”

EVEN ON A MONDAY

Flexible floorplates provide exceptional working space with an abundance of natural light.



4th floor kitchen area



4th floor meeting room



4th floor partially fitted suite

- Three new 12 person passenger lifts
- New VRF ceiling based air conditioning system
- Raised access floors
- Micro perforated metal suspended ceiling
- LG7 compliant lighting
- EPC rating - C/52
- Partially fitted suite on the 4th floor



“

Your shower  
singing always  
makes me smile...

...AND SOMETIMES I ENJOY  
PUSHING YOUR BUTTONS

Impressive new 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



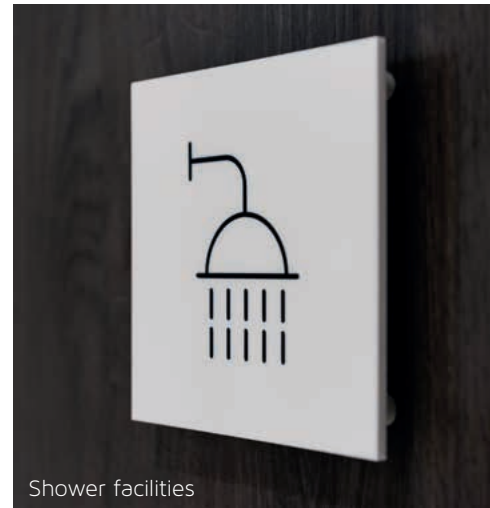
New WCs  
on all floors



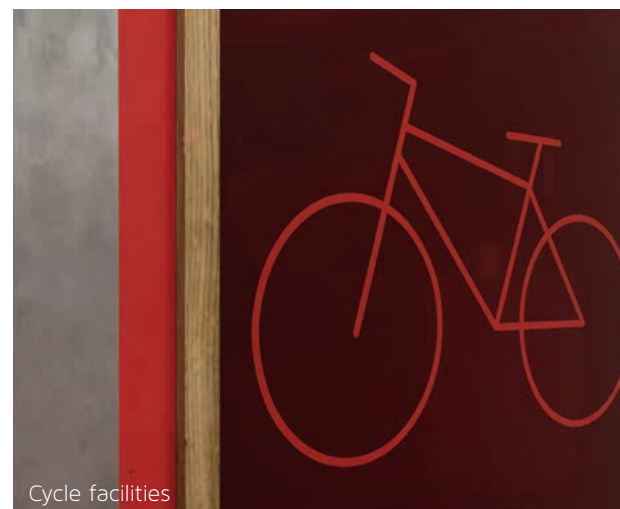
New cycle &  
shower/changing facilities



4 EV charging points within the  
on-site underground car parking



Shower facilities



Cycle facilities



Dry room

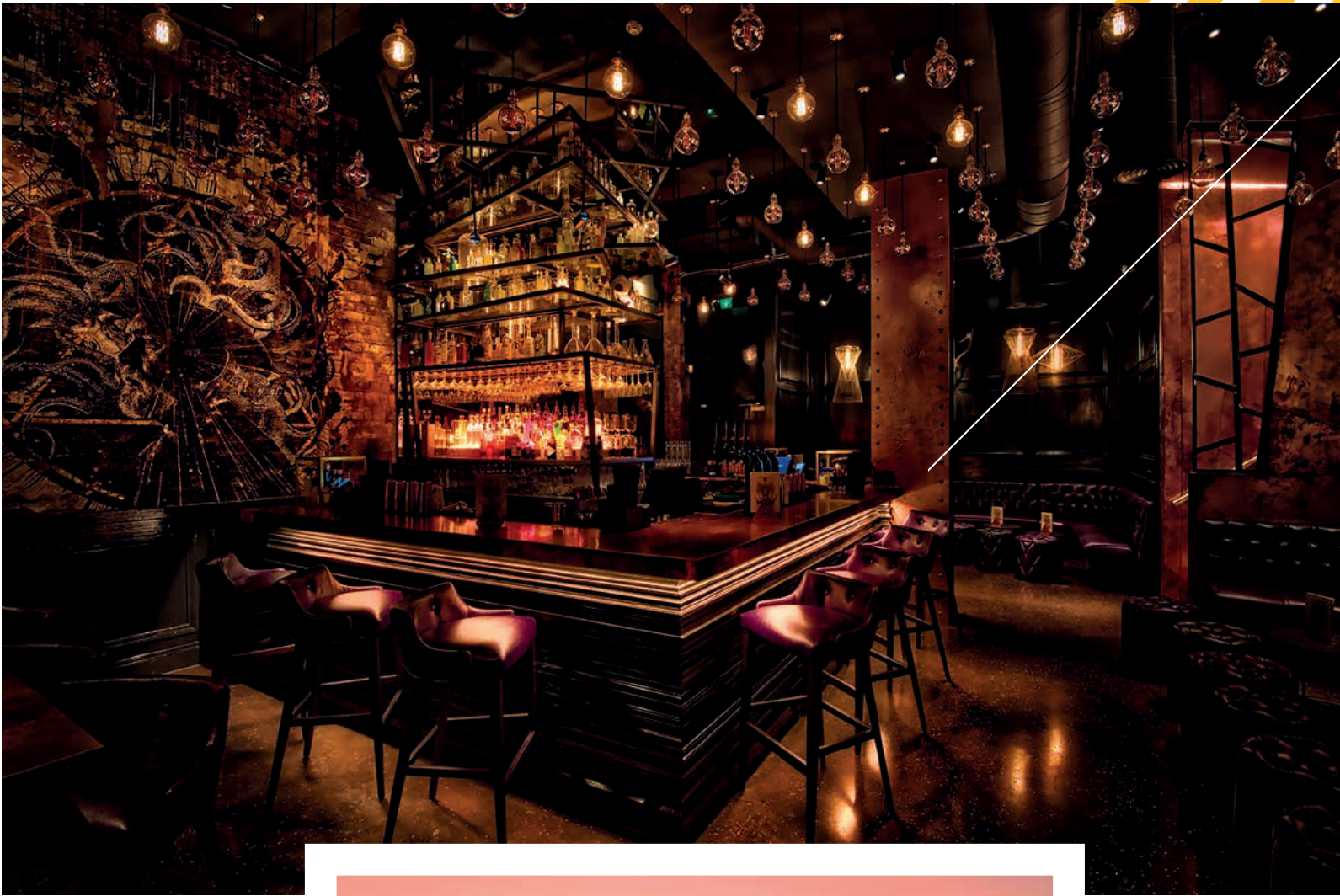




“  
Time spent  
with you is  
always time  
well spent

Amongst Birmingham’s  
best eateries and shops

Neighbouring Temple Street, Church Street and  
Waterloo Street are home to Birmingham’s  
finest eateries, bars and high-end shopping.



Above: After work drinks  
at the Alchemist  
Left: Selfridges at Bullring





“  
I don’t think  
I could feel  
closer to you  
than I do  
right now

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 within 49 minutes door to door.

Bars

- 1 All Bar One
- 2 Purecraft Bar & Kitchen
- 3 Pint Shop
- 4 The Lost & Found
- 5 Utopia the Country Bar
- 6 Hotel du Vin & Bistro
- 7 Primitivo Limited

Coffee Shops

- 8 Philpotts Ltd
- 9 Edwardian Tea Rooms
- 10 Starbucks Coffee
- 11 Coffee #1
- 12 Urban
- 13 Pret A Manger
- 14 Medicine Bakery

Restaurants

- 15 Asha's
- 16 Chung Ying Central Bar & Restaurant
- 17 Opus Restaurant
- 18 Purnell's Bistro and Ginger's Bar
- 19 Adam's Restaurant
- 20 Gaucho
- 21 Gusto
- 22 San Carlo Fumo Italian Restaurant
- 23 The Alchemist
- 24 Theatrix
- 25 Byron Burger



1 minute to  
Colmore Row

Prominent situation  
just off Colmore Row



49 minutes to  
Central London

Located just off Colmore Row,  
at the very centre of  
Birmingham's business district



5 minutes to  
New Street &  
Snow Hill

With regular trains  
to London Euston



10 minutes to  
Birmingham  
International

By train from Birmingham  
New Street Station



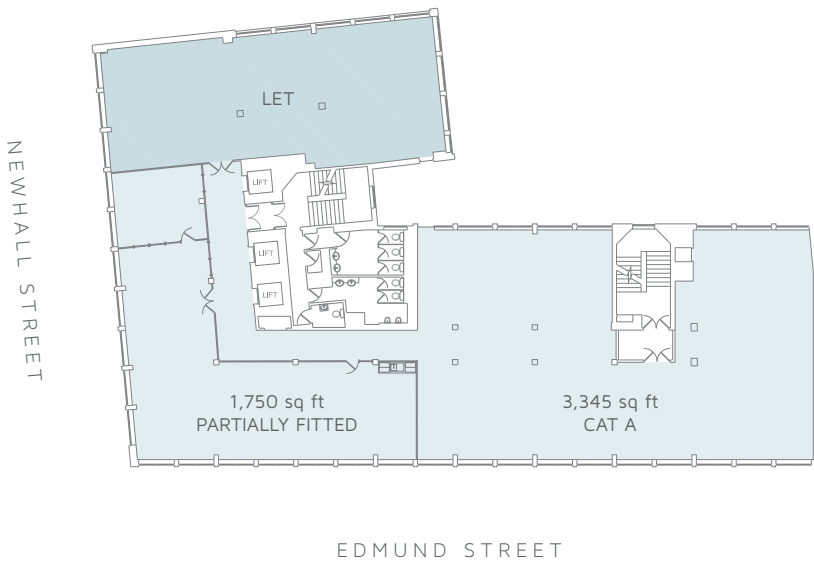
From top: Partially fitted 4th floor office; Ground floor waiting area & café; Reception area

“  
Let’s start  
planning for  
the future  
”

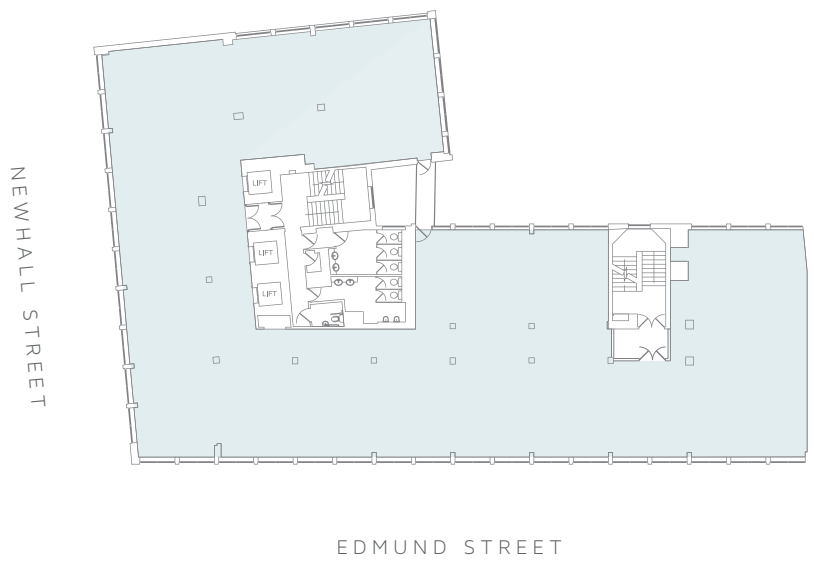
	10 <sup>th</sup> Floor	Acturis
	9 <sup>th</sup> Floor	Gleasons Shawbrook Bank
	8 <sup>th</sup> Floor	Gleasons
	7 <sup>th</sup> Floor	Woodrow Mercer
	6 <sup>th</sup> Floor	People Plus
AVAILABLE	5 <sup>th</sup> Floor	6,310 sq ft
	4 <sup>th</sup> Floor	Part let to Vail Williams Cat A – 3,345 sq ft Partially fitted – 1,750 sq ft
	3 <sup>rd</sup> Floor	7,411 sq ft
	2 <sup>nd</sup> Floor	Regus
	1 <sup>st</sup> Floor	Regus
	Total available NIA	18,816 sq ft

Floor plans are not to scale – for indicative purposes only

4th Floor Suites – 1,750 sq ft & 3,345 sq ft



3rd Floor Suite – 7,411 sq ft





“

Most of all,  
I love that you're  
all mine.

FOREVER YOURS,  
AN OFFICE ADMIRER

EDMUND-HOUSE.CO.UK

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