



Baskerville House

Centenary Square, Birmingham

At the centre
of *everything*



★ *13,880 sq ft – 56,307 sq ft*

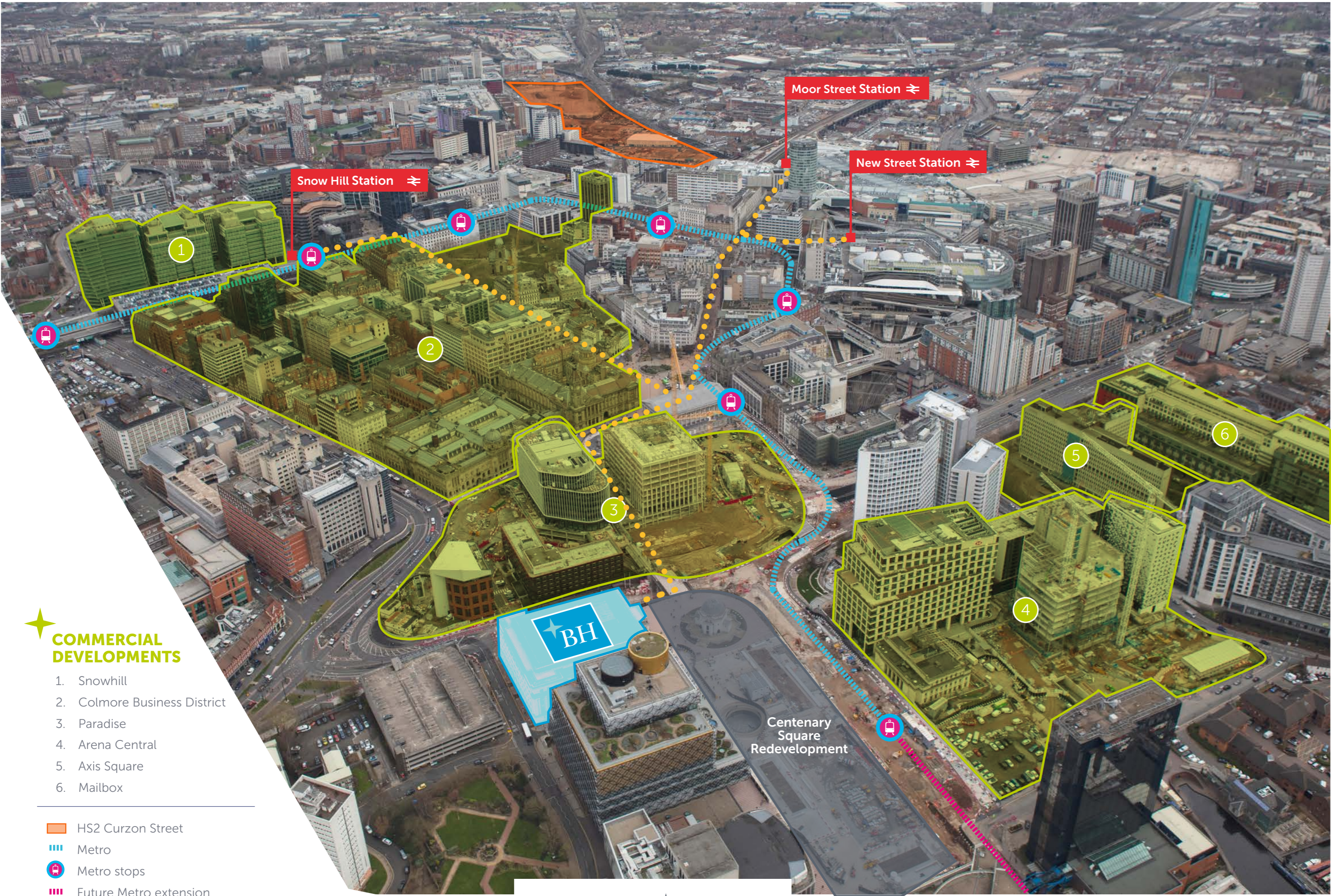
of Grade A space at the heart of Birmingham's premier business location.

★
LOCATION



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At the centre of
everything



COMMERCIAL DEVELOPMENTS

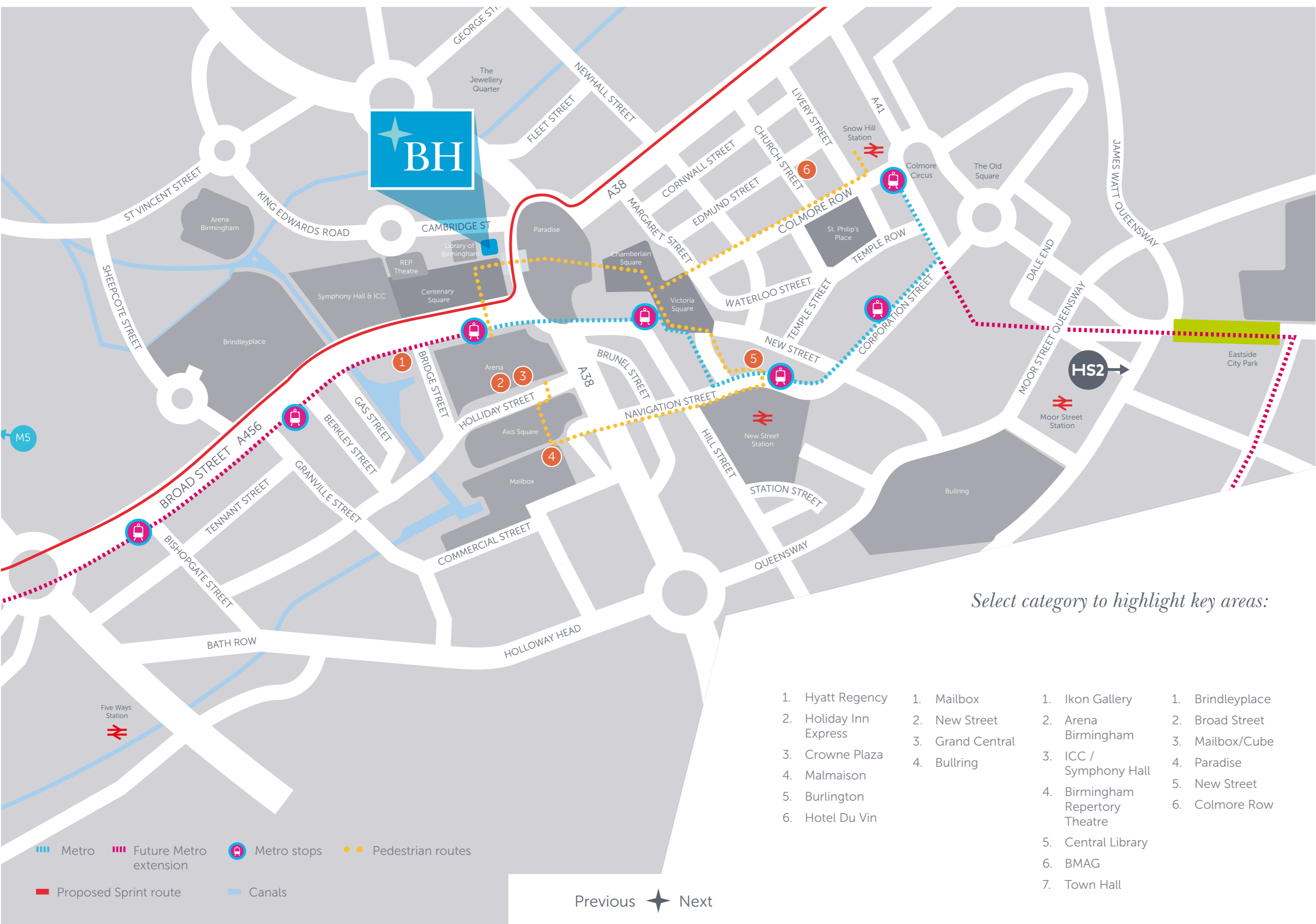
- 1. Snowhill
- 2. Colmore Business District
- 3. Paradise
- 4. Arena Central
- 5. Axis Square
- 6. Mailbox

- HS2 Curzon Street
- Metro
- Metro stops
- Future Metro extension
- Pedestrian routes

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LOCATION

At the centre of *everything*



Select category to highlight key areas:

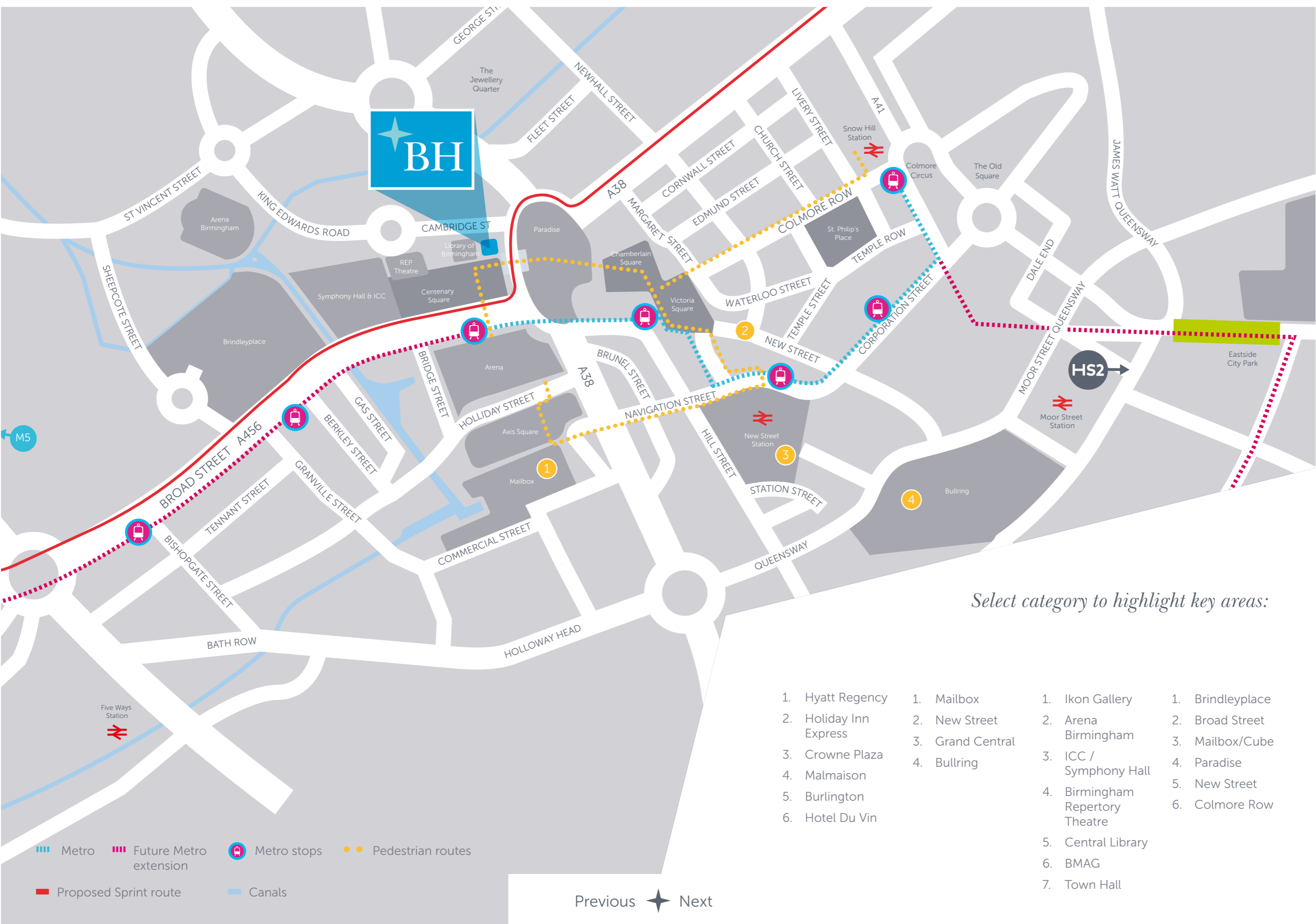
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|------------------------|------------------|---------------------------------|------------------|
| 1. Hyatt Regency | 1. Mailbox | 1. Ikon Gallery | 1. Brindleyplace |
| 2. Holiday Inn Express | 2. New Street | 2. Arena Birmingham | 2. Broad Street |
| 3. Crowne Plaza | 3. Grand Central | 3. ICC / Symphony Hall | 3. Mailbox/Cube |
| 4. Malmaison | 4. Bullring | 4. Birmingham Repertory Theatre | 4. Paradise |
| 5. Burlington | | 5. Central Library | 5. New Street |
| 6. Hotel Du Vin | | 6. BMAG | 6. Colmore Row |
| | | 7. Town Hall | |

Metro
 Future Metro extension
 Metro stops
 Pedestrian routes
 Proposed Sprint route
 Canals

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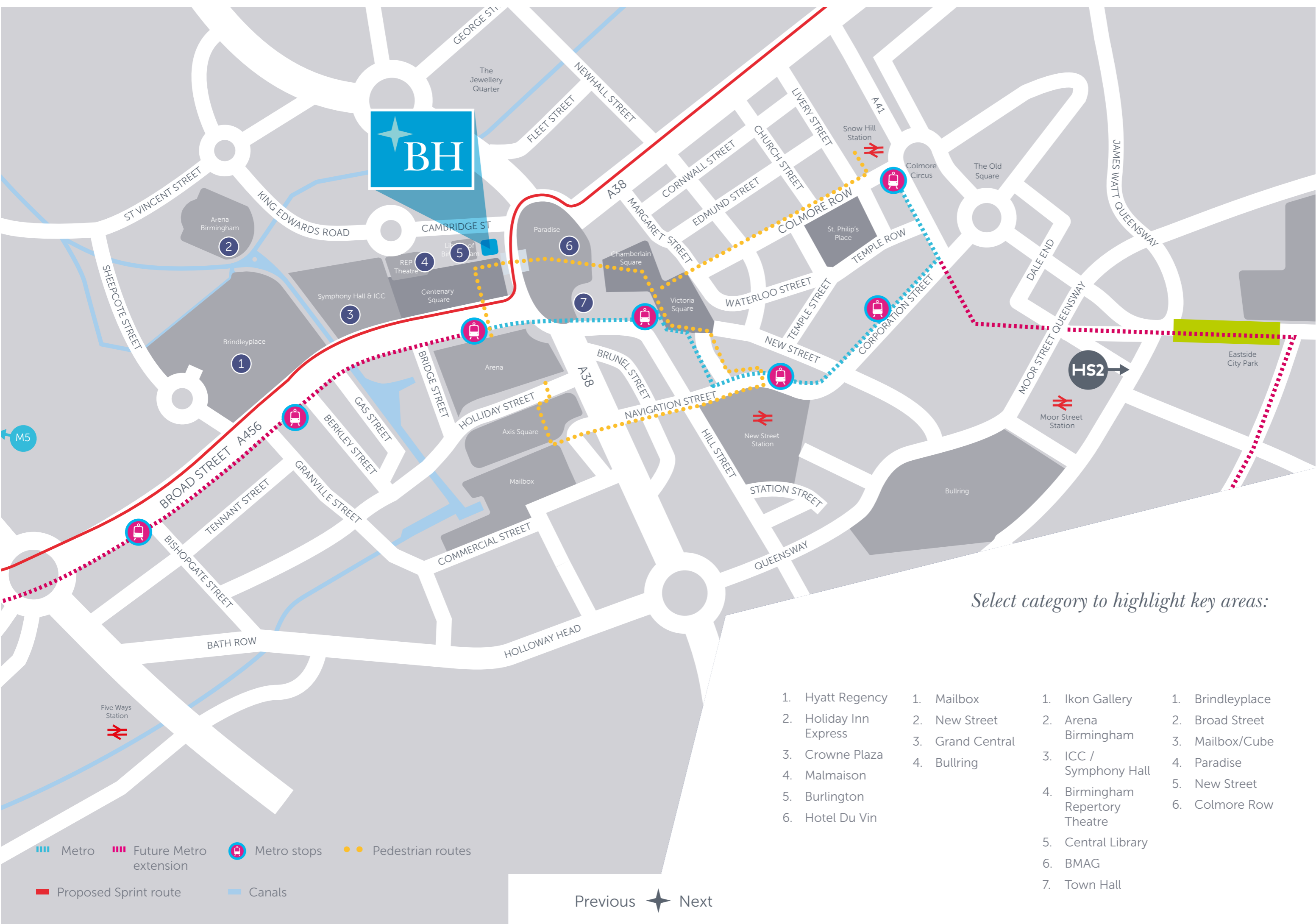
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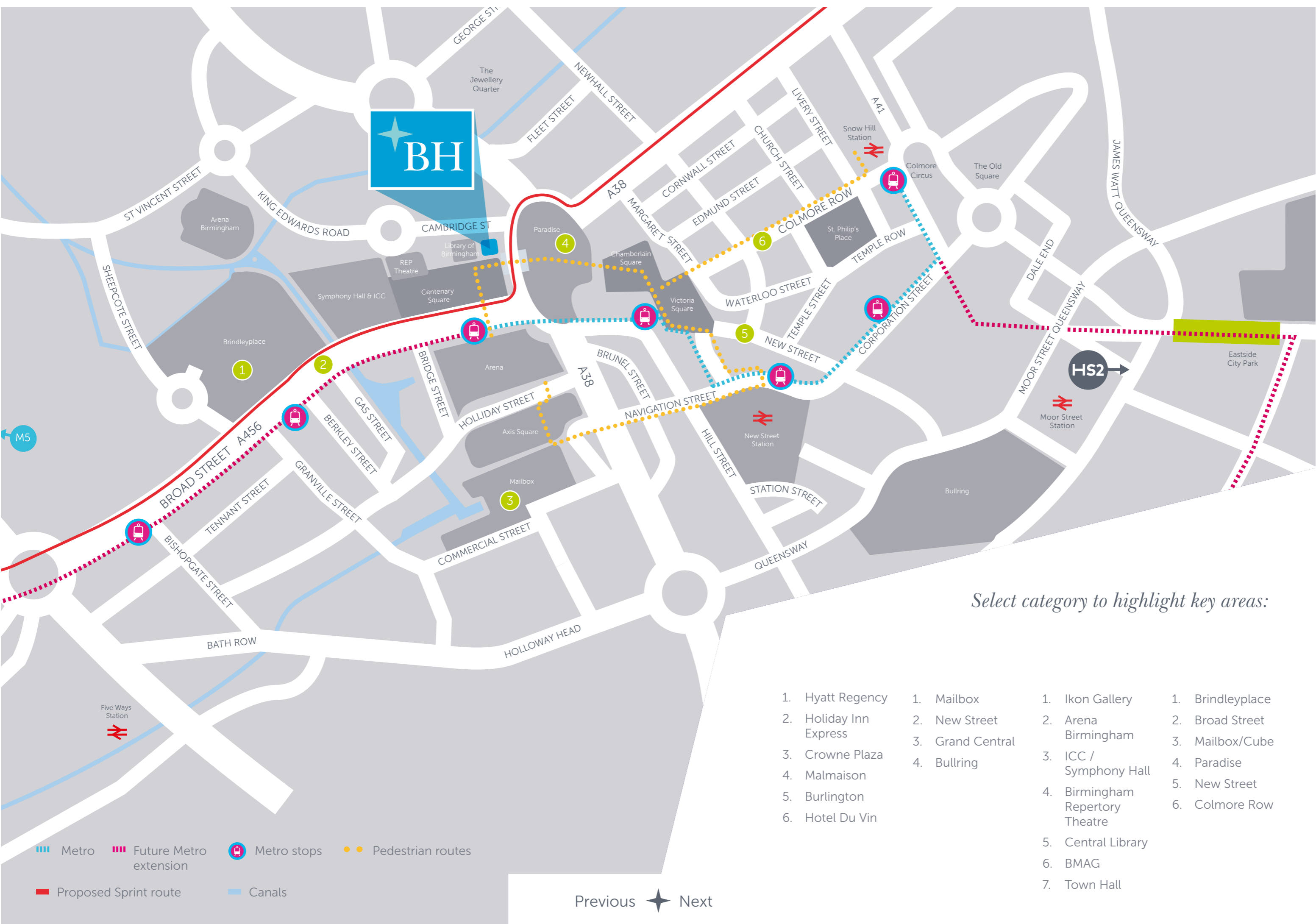
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LOCATION

At the centre of *everything*



Centre of *connectivity*



Birmingham Airport	24m
Nottingham	1h 8m
Bristol	1h 38m
Manchester	1h 50m
Leeds	2h 3m
London	2h 31m



Birmingham Airport	18m
London Euston	1h 24m
Manchester Piccadilly	1h 27m
Leeds	1h 57m
Edinburgh	4h 5m



Centenary Square Metro stop	30s
Mailbox	8m
New Street station	9m
Grand Central	9m
Snow Hill station	10m
Bullring	12m
Moor Street station	15m



St. Chads (Snow Hill)	8m
Jewellery Quarter	11m
Hawthorns	18m
West Bromwich	22m
Wolverhampton	43m

Travel times are calculated from Centenary Square Metro stop.



Centenary Square Metro stop	30s
Mailbox	4m
New Street Station	3m
Grand Central	3m
Snow Hill station	5m
Bullring	5m
Moor Street station	6m

Postcode: B1 2ND

Source: Google 2019 | Journey Planner 2019



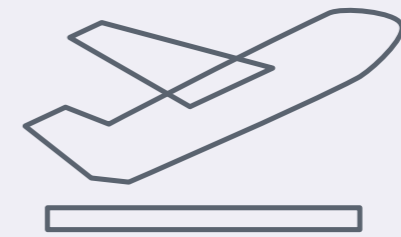
49 mins
to London
in 2026



90%
of the UK market within
a 4 hour travel time



Access
400m people
across Europe by
road, rail and air



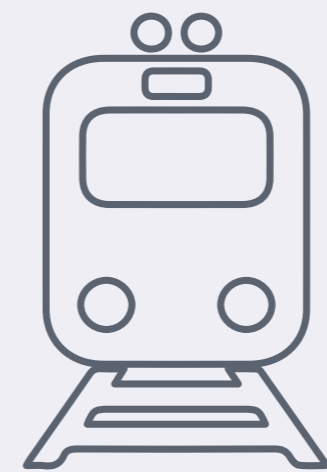
150 direct

destinations from
Birmingham airport



£127m metro extension

with dedicated stop outside
Centenary Square



Over £3BN

public transport investment



★ LOCATION



At the centre of
everything

Source: Business Birmingham 2018/19



£10m new *civic square*

CENTENARY SQUARE

Baskerville House fronts Centenary Square, one of the principal public squares in the city centre which is set to become a key focal point for leisure, retail and commercial space within the Birmingham city core.

Recently the subject of a £10m makeover, Centenary Square includes 43 lighting columns and a striking 5cm deep pool with water jets which can be drained for event space, providing an attractive civic space in the heart of one of the city's commercial and cultural hotspots.

Its updated design includes a grid of columns to provide light and event infrastructure as well as a centrepiece for the square, a range of over 50 newly planted trees including maple, ginkgo, cherry and birch, a new granite paving surface and a stunning mirror pool water feature.

Following the completion of the redevelopment this Summer, Centenary Square will provide a natural open space and centre for significant activity within the heart of the city.



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LOCATION



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At the centre of
everything



Surrounded by *success*

LIBRARY OF BIRMINGHAM / ICC

The £189m Library of Birmingham is one of the city's centres for academic research and is home to an internationally important collection of rare books, archived material and photography, which attracts around 316,000 visitors every year.

The ICC, which also incorporates the Symphony Hall, is one of Europe's most high profile conference centres, with over 400 events and 350,000 delegates from around the world every year.



"The largest public cultural space in Europe"

UNIVERSITY INNOVATION HUB

Housed within the stunning Grade II-listed former Municipal Bank building, the University of Birmingham's planned Innovation Hub will provide a new incubator for student and graduate start-up businesses, and a range of collaborative working spaces.

The old banking hall and vaults will also be re-opened to the public with exhibitions, events, workshops, performances and a welcoming cafés form part of the plans for the building.



"A community research and education hub with performance space and on-site amenities"



PARADISE

Paradise is set to deliver a new £1.8m sq ft mixed-use development across 10 buildings, and construction is currently progressing. PwC will occupy One Chamberlain Square whilst the first phase also included a revised road layout and new public realm which will improve accessibility into the area. Once complete, Paradise will be a thriving mixed-use hub with 120,000 sq ft of restaurants, cafés, shops and bars, alongside a four star hotel over 22 floors.



"10 new buildings combining retail, leisure and commercial space"

ARENA CENTRAL

Directly opposite Baskerville House is Arena Central a 9.2 acre mixed use development which is home to the HQ for HSBC personal and business banking operations. The second phase of the development will provide a new HQ for HMRC, which is due for completion in 2020.

Two hotels will also form part of the development which include the four star Crowne Plaza and the 250 room Holiday Express which was completed in 2017, as well as a residential development featuring 323 apartments fronting Suffolk Street Queensway.



"A 1.2 million sq ft mixed-use development set within a new public realm"

★ **LOCATION**






Epicentre of *local talent*



75,000
companies in Birmingham



40%
of population under 25



One of the **youngest** and diverse major cities in Europe



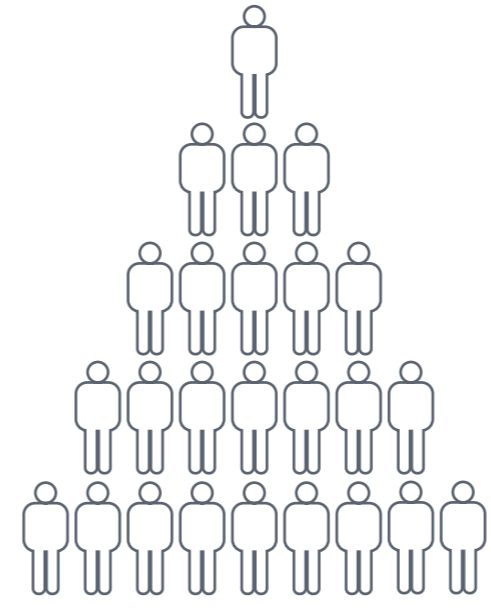
20 universities within an hour drive



Over **300** business HQ's



25,000 graduates every year



Population to grow to **1.3M** by 2040



Highest no. businesses outside London **112,000**



No. 1
for quality of life*

* According to Mercer and PwC and house prices a third of those found in the South-East of England



220,000 employees in business, professional and finance services



Source: Business Birmingham 2018/19 | Marketing Birmingham



Pinnacle of *quality*

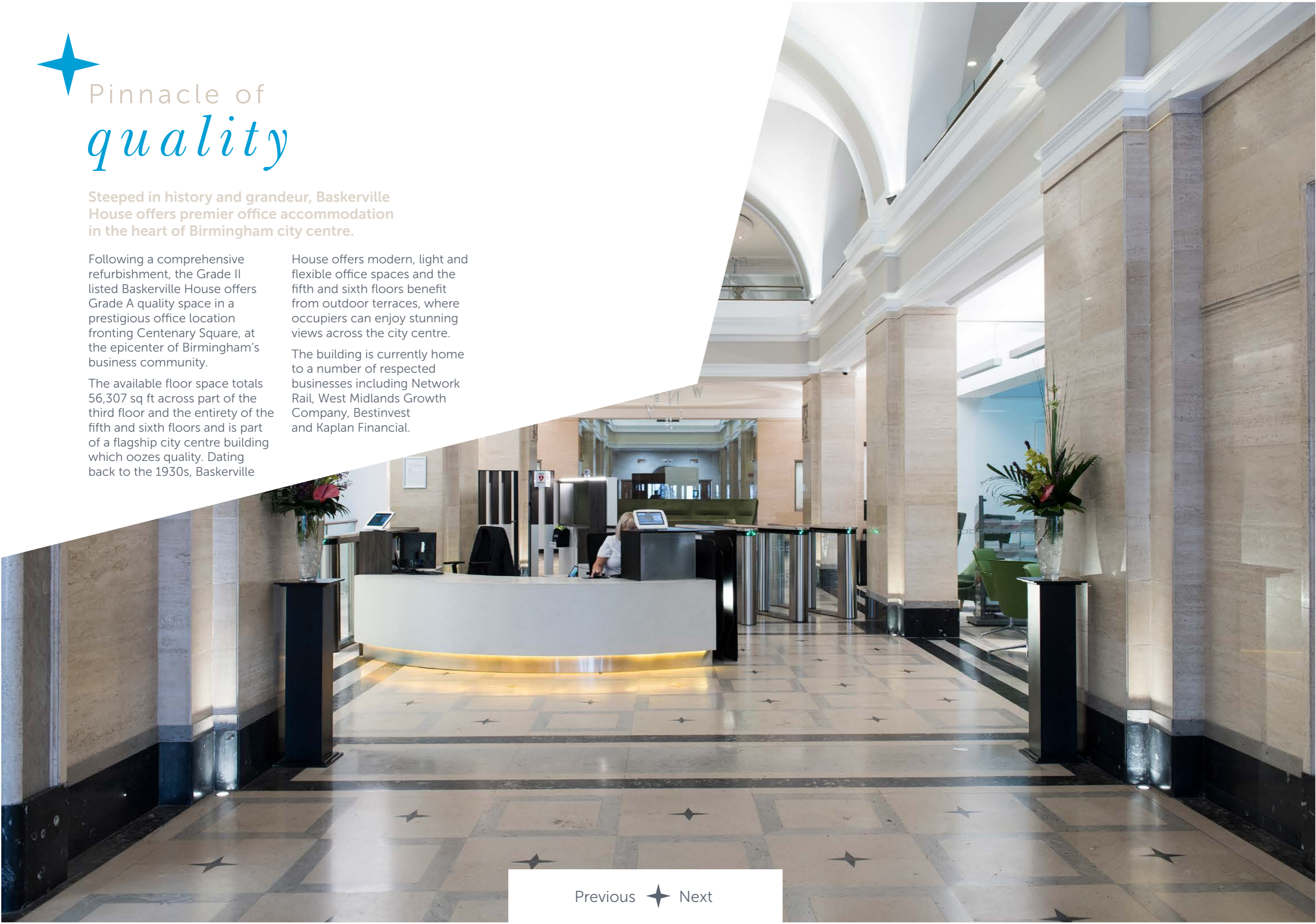
Steeped in history and grandeur, Baskerville House offers premier office accommodation in the heart of Birmingham city centre.

Following a comprehensive refurbishment, the Grade II listed Baskerville House offers Grade A quality space in a prestigious office location fronting Centenary Square, at the epicenter of Birmingham's business community.

The available floor space totals 56,307 sq ft across part of the third floor and the entirety of the fifth and sixth floors and is part of a flagship city centre building which oozes quality. Dating back to the 1930s, Baskerville

House offers modern, light and flexible office spaces and the fifth and sixth floors benefit from outdoor terraces, where occupiers can enjoy stunning views across the city centre.

The building is currently home to a number of respected businesses including Network Rail, West Midlands Growth Company, Bestinvest and Kaplan Financial.



BUILDING



At the centre of
everything

★
GRADE A
QUALITY SPACE
IN A PRESTIGIOUS
LOCATION



★
★
BUILDING

★
★

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Centre of the *building*

One of the standout features of Baskerville House is the manned reception area, which is sure to leave a lasting impression on clients and guests.

The double height reception provides an impressive welcome. Featuring a classic design and full of natural light, the area directs you to the atrium where you find a total of six lifts which service all floors.

A number of booths and breakout areas will be incorporated into the design, ideal for working outside of the office environment, holding smaller team sessions or hosting guests for informal meetings.



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BUILDING

At the centre of *everything*



Centered around *flexibility*

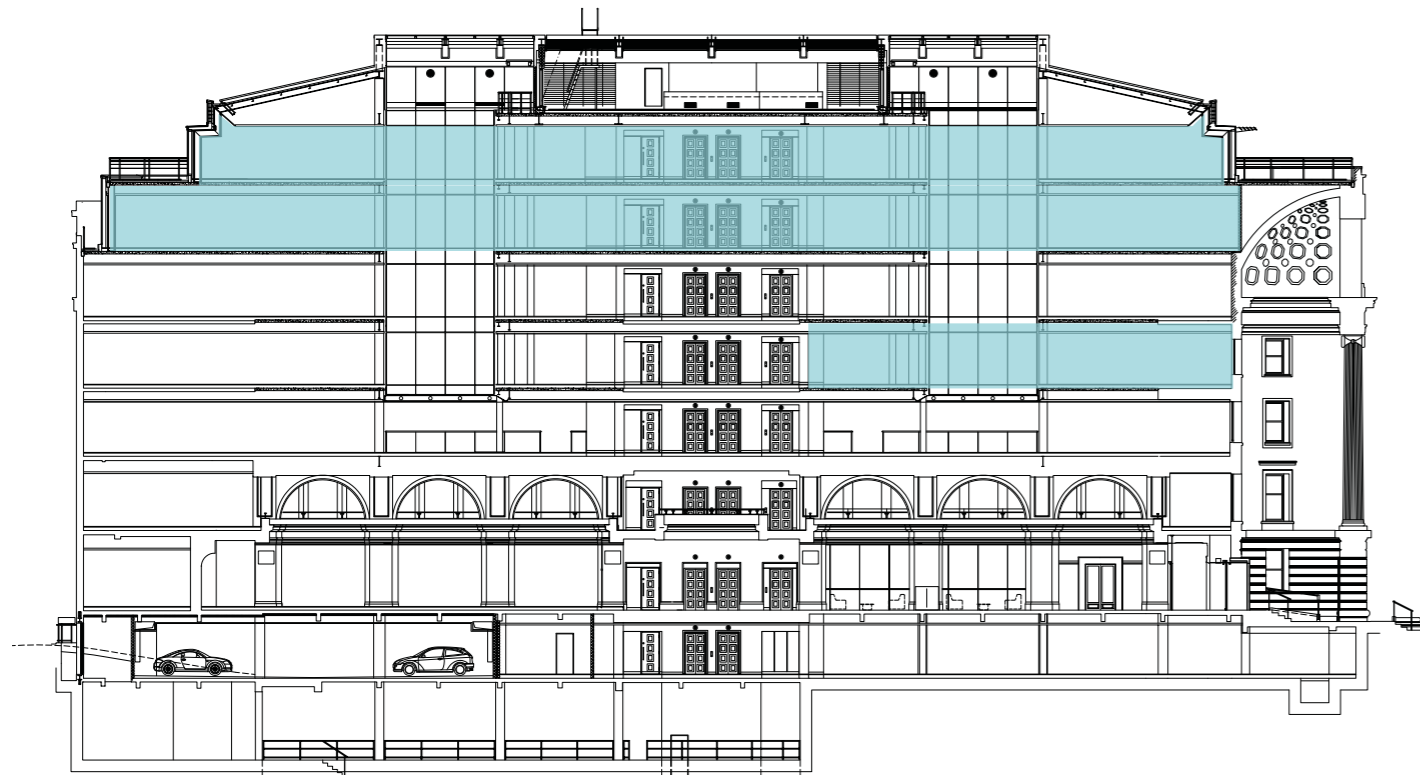
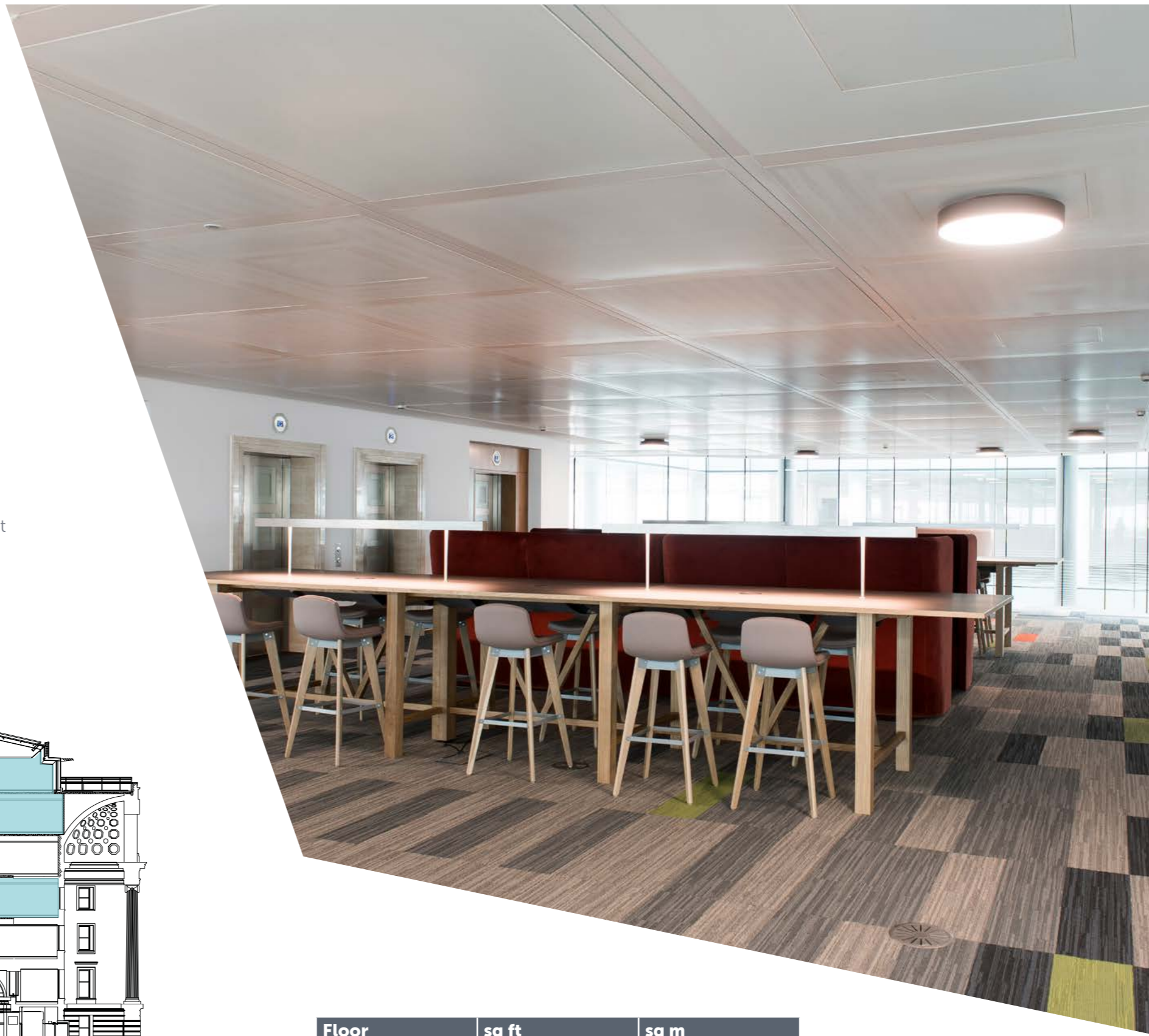
Created with flexibility in mind, space at Baskerville House has been designed to suit modern business needs.

The open plan layouts of all floorplates are conducive to collaborative working methods and techniques which encourages improved working relationships.

All vacant spaces throughout the building are flooded with natural light thanks to full height windows offering fantastic views across Birmingham, which can also be enjoyed from stunning outdoor terraces which can be found on the top floors, providing extra space which is sure to impress visitors.

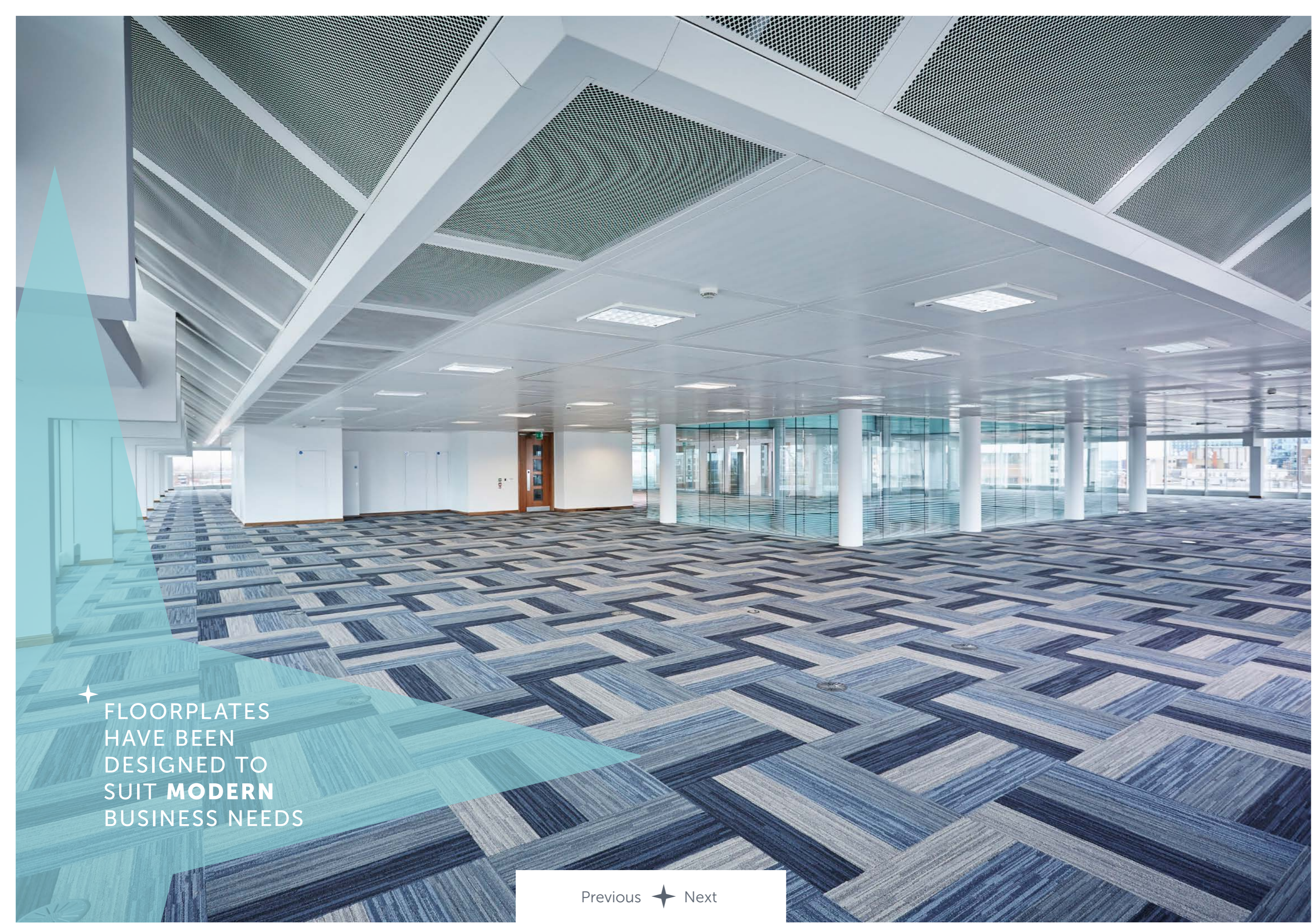
The fifth and sixth floors, measuring 24,768 sq ft and 17,659 sq ft respectively, can provide an attractive, vibrant and airy space for businesses in varying sectors and of different sizes.

Both the floorplates can be combined to create a larger space, and can be easily configured to suit different floor plans and provide flexibility as businesses adapt.



Floor	sq ft	sq m
Sixth	17,659	1,640.6
Fifth	24,768	2,301.0
Part Third	13,880	1,289.5
Total	56,307	5,231.1





✦ FLOORPLATES
HAVE BEEN
DESIGNED TO
SUIT **MODERN**
BUSINESS NEEDS

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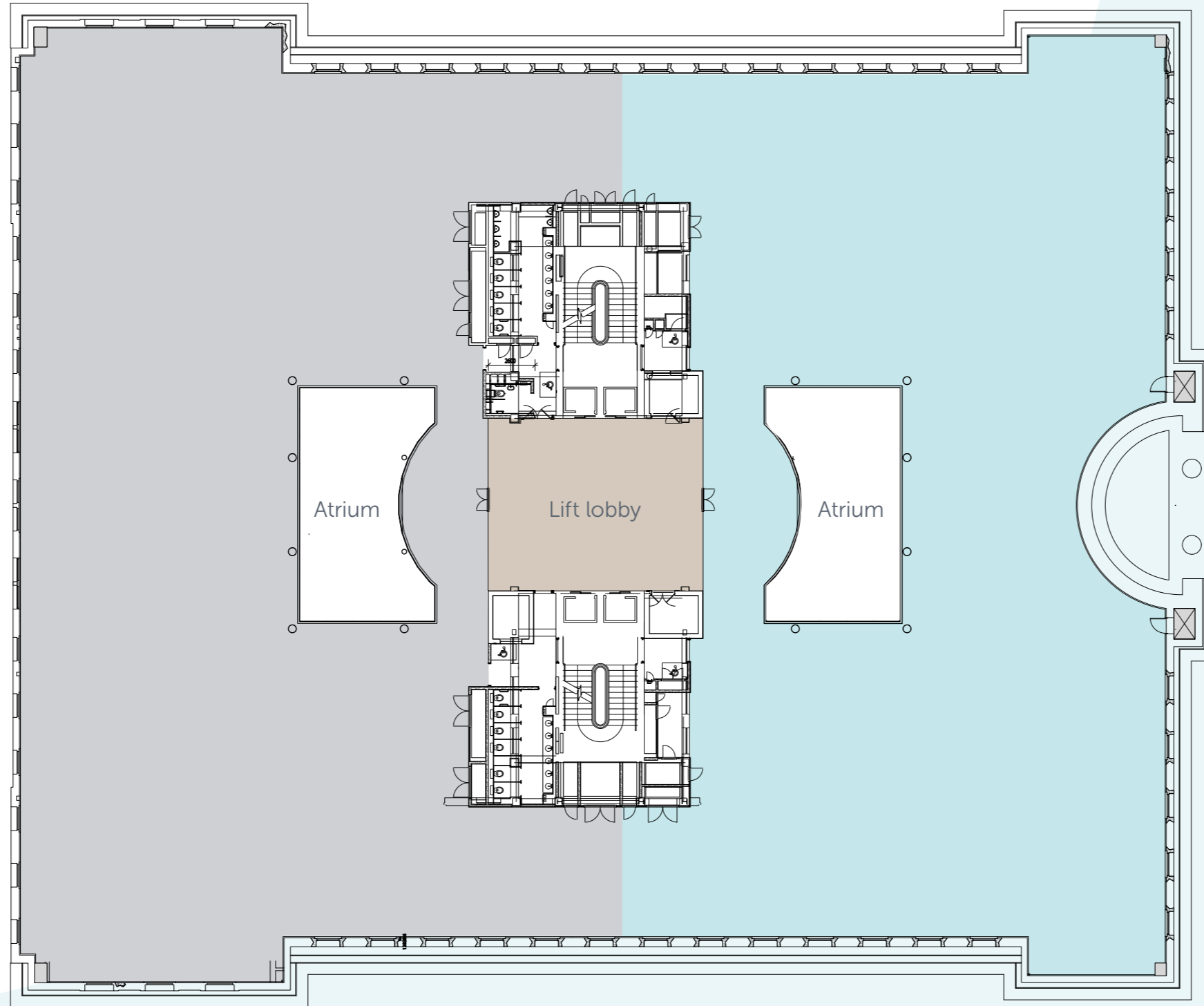




13,880 SQ FT (1,289.5 SQ M)

part 3rd floor

To Let
Let to National Rail



Centenary Square

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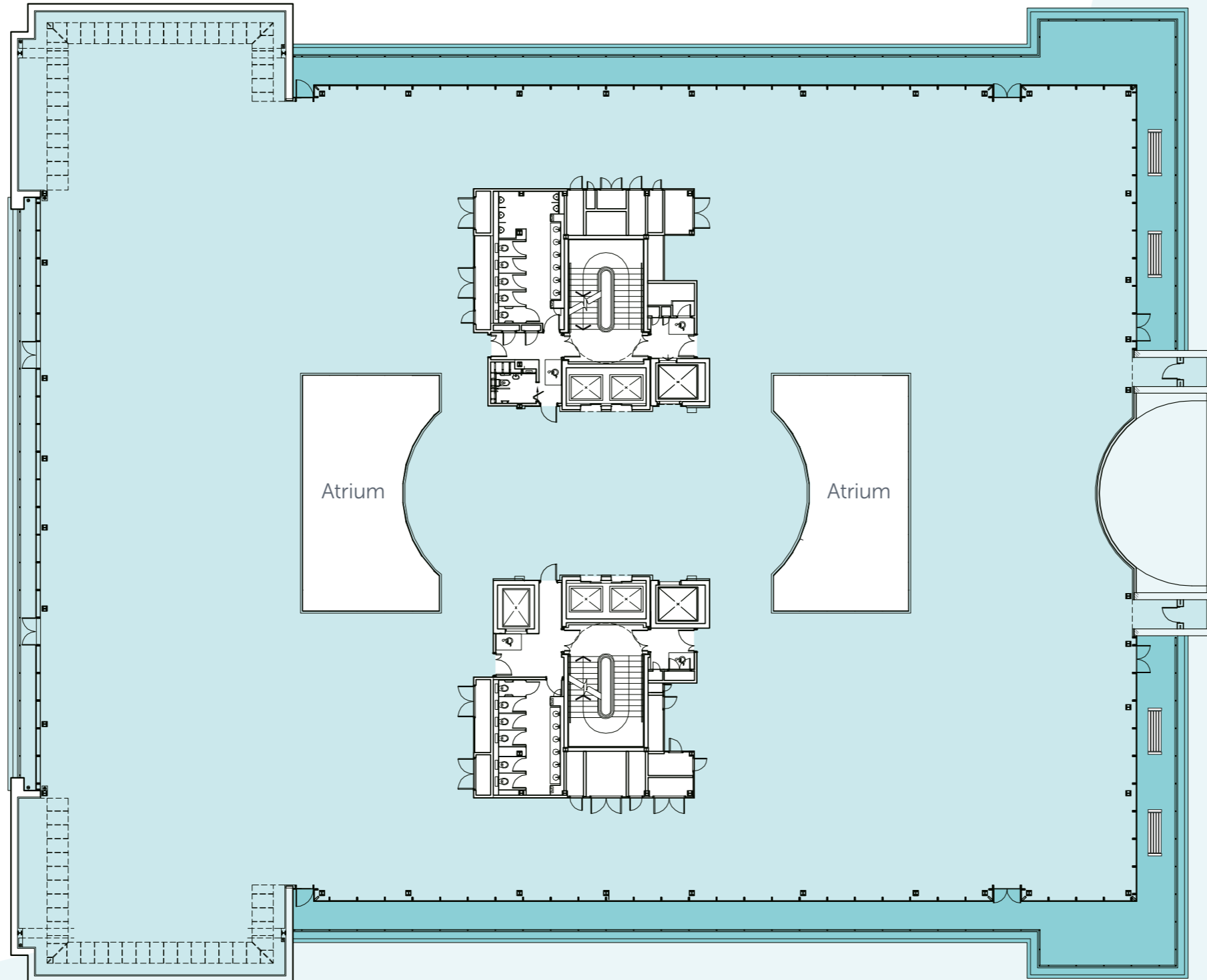
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24,768 SQ FT (2,301 SQ M)

5th floor

To Let
Terrace



Centenary Square

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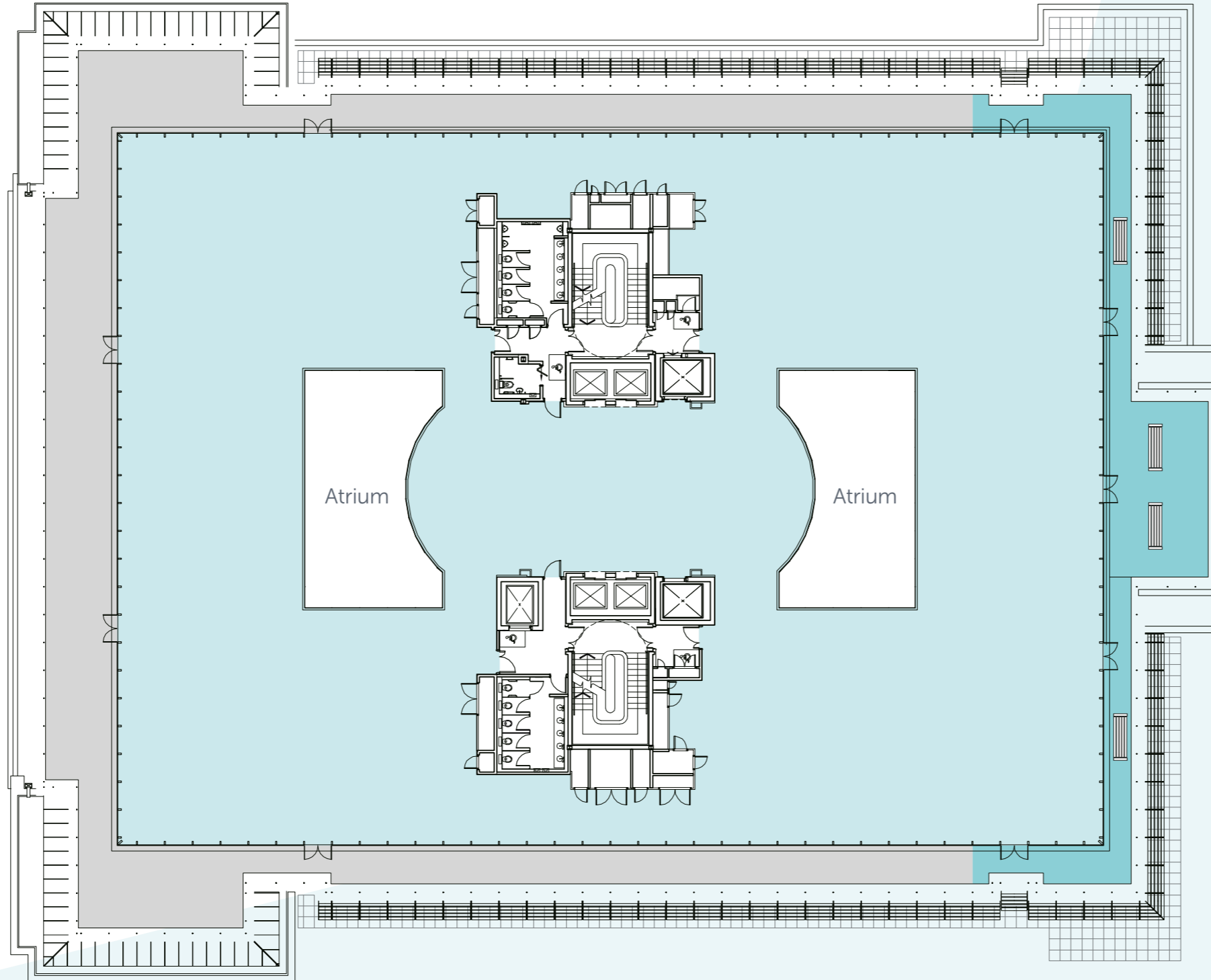




17,659 SQ FT (1,640.6 SQ M)

6th floor

To Let
Terrace



Centenary Square



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everything



Built around quality and *wellbeing*

Quality runs throughout Baskerville House, which has been designed to an exceptional Grade A standard and specification to match its stunning exterior.

The refurbishment at Baskerville House has seen various enhancements to the interior of the building to create a high quality environment which can compete with any office building in the city centre.

Featuring a glazed atria from the second to the sixth floor, full air conditioning via chilled ceilings and beams and suspended ceilings with enhanced LED lighting, Baskerville House provides an enjoyable and well equipped workplace, which is key to retaining staff and having a happy workforce.

Cycle storage and shower facilities have also been enhanced to offer occupiers the chance to cycle to work, and the building is surrounded by a number of pedestrian walkways offering easy access around the city centre.

A number of enhanced breakout areas have been incorporated into the design of the building, designed to give staff a place to unwind and think away from the busy office environment, while staff also have access to a self-service coffee point.



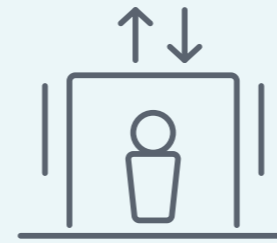
New male & female **locker** facilities



Grade **A office** accommodation



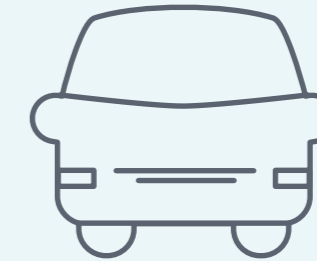
High quality male, female and disabled toilets



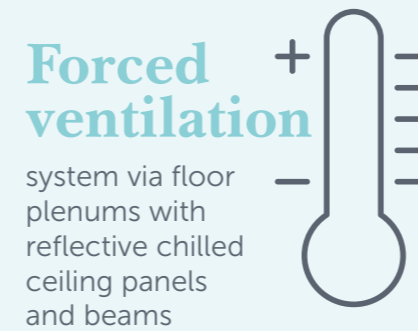
6 passenger lifts serving all floors



New installed **dedicated** shower facilities



Secure on and offsite **car parking**



Forced ventilation system via floor plenums with reflective chilled ceiling panels and beams



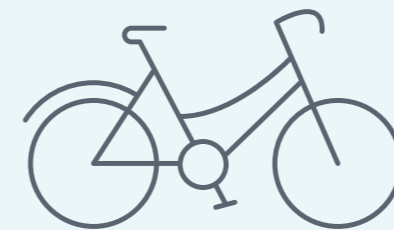
Dedicated **goods** lift



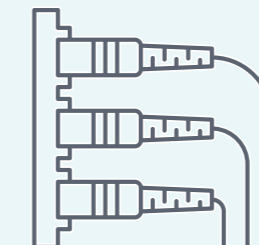
New refurbished **manned** reception and concierge



Fully **DDA** compliant



New **secure** basement cycle hub



Fibre **broadband**



Further information
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