



BASKERVILLE
HOUSE



START EXPLORING SPACE



UP TO 56,562 Sq Ft

GRADE A OFFICE SPACE

BIRMINGHAM
CENTENARY SQUARE
B1 2ND





Baskerville House is one of Birmingham's most prominent office buildings located in the heart of the city



Baskerville House provides two and a half floors of refurbished office space totalling 56,562 Sq Ft.

This is one of the largest commercial office environments outside of London and the exemplary fit-out of this space has been completed to the highest specification.

SPACE AROUND YOU



The central location and constantly developing area of this iconic building mean that occupiers can enjoy a wealth of amenities including hotels, bars, and some of the finest Michelin starred restaurants in the country.

The newly refurbished Mailbox offers some of the best retail in the city with brands like Hugo Boss, Gieves & Hawkes, Armani Collezioni and Harvey Nichols to name but a few.

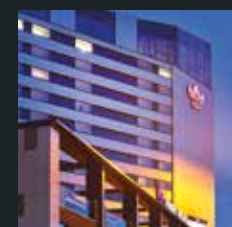
Situated by the canal, Brindleyplace offers a lively abundant choice of bars and restaurants with the nearby Bullring and Selfridges also providing a shopping extravaganza: A rich world of choice lies within a few minutes walk.

Birmingham's constantly improving transport, bus and Metro infrastructure means that Baskerville House is extremely accessible from all major cities in the country.

The building sits just minutes from the A38 Aston Expressway which provides fast and efficient access to the Midlands' motorway network.

The three main city train stations of Snow Hill, Moor Street and the recently refurbished and reopened New Street and Grand Central are situated within a few minutes walk.

Sat Nav B1 2ND



Park Regis Hotel



The Mailbox



Brindleyplace



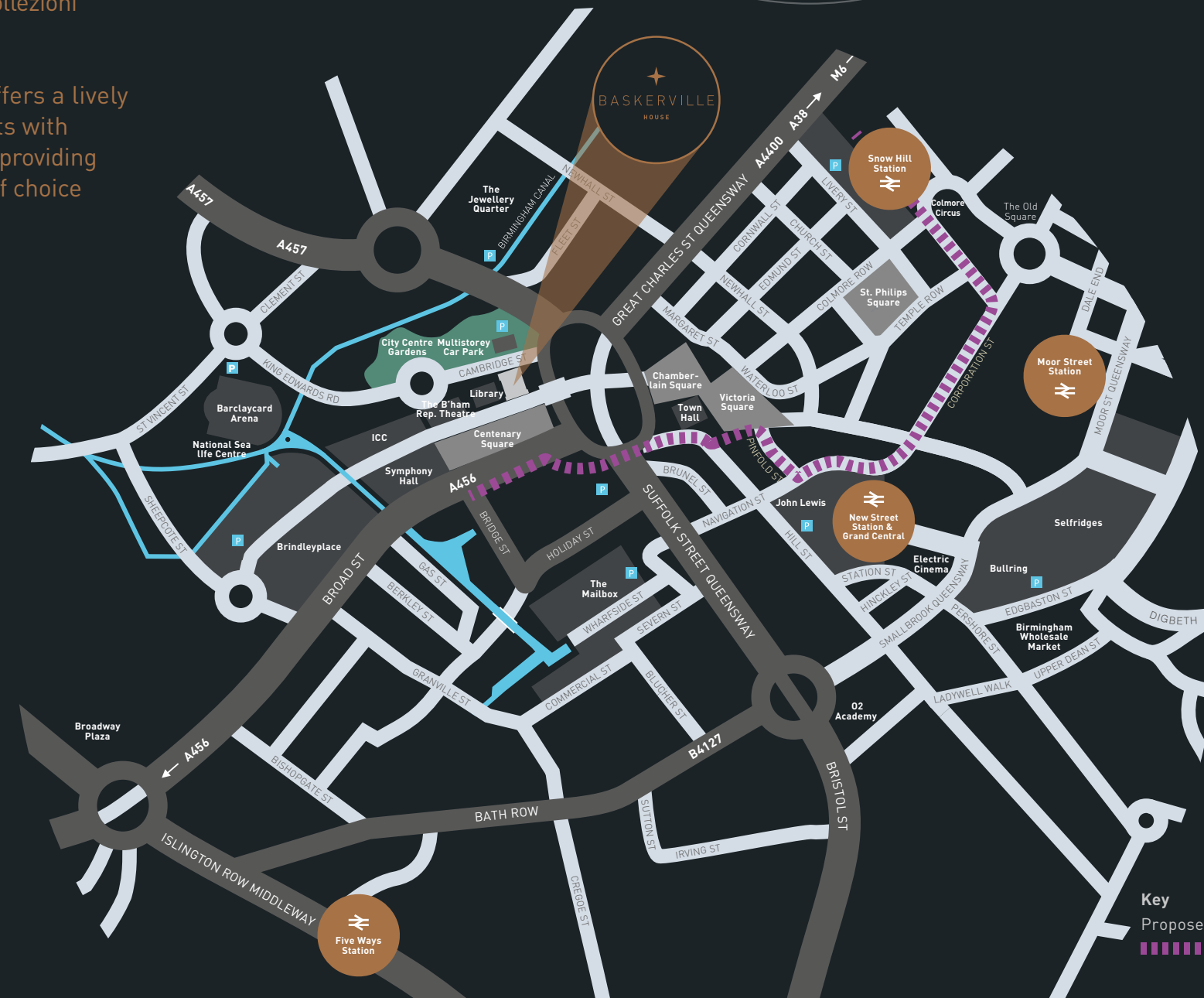
Barclaycard Arena

JOURNEY TIME FROM BIRMINGHAM

SOLIHULL 12 MINUTES
COVENTRY 20 MINUTES
WORCESTER 39 MINUTES
LONDON 1 HOUR 24 MINUTES
MANCHESTER 1 HOUR 28 MINUTES
LEEDS 1 HOUR 59 MINUTES
EDINBURGH 3 HOURS 54 MINUTES
SOURCE: THETRAINLINE.COM

DISTANCE FROM BIRMINGHAM

SOLIHULL 17 MILES
COVENTRY 22 MILES
WORCESTER 40 MILES
LONDON 119 MILES
MANCHESTER 86 MILES
LEEDS 115 MILES
EDINBURGH 292 MILES
SOURCE: GOOGLE MAPS



FIVE WAYS

FIVE WAYS
ROUNDAABOUT

BASKERVILLE
HOUSE

COLMORE ROW

NEW STREET
& GRAND CENTRAL

SNOW HILL

MOOR STREET

Situated within the heart of the second city, Baskerville House has an enormous amount of iconic surroundings.

Key:

Landmarks

- ① Barclaycard Arena
- ② The ICC
- ③ Symphony Hall
- ④ Library of Birmingham
- ⑤ Selfridges
- ⑥ The Mailbox
- ⑦ Bullring
- ⑧ The Cube
- ⑨ Brindleyplace
- ⑩ St Paul's Square
- ⑪ The Hippodrome
- ⑫ Paradise

Hotels

- ① Ibis Hotel
- ② Park Regis Hotel
- ③ The Marriott
- ④ The Hyatt Regency
- ⑤ Malmaison
- ⑥ Radisson Blu Hotel
- ⑦ Hotel Indigo
- ⑧ Hotel Du Vin
- ⑨ Nite Nite City Hotel
- ⑩ Crowne Plaza
- ⑪ The Grand Hotel
- ⑫ Hilton Garden Inn

BE PART OF THE FUTURE...

The city centre has been transformed in recent years by a number of private and public sector regeneration projects including the award-winning Brindleyplace scheme, the internationally renowned Bullring Shopping Centre and the newly refurbished Mailbox, the UK's largest mixed use building.

Within recent years Birmingham has been the centre of all things business related. With a 16.3% growth rate since 2009 Birmingham is one of the fastest growing core city economies in the UK.

With international links at its disposal it is no surprise that between 2010 and 2014 Birmingham saw an increase of more than 200,000 (28%) in the number of international visits – the highest by some margin of all the major cities.

As well as being the core of business within the UK, Birmingham was also ranked as having the highest quality of life of any UK city outside of London in 2014, and ranked 52nd place in the world as the best city to live in.

Birmingham is now one of the fastest growing cities. During 2004 and 2014 Birmingham's population increased by nearly 100,000 – well ahead of its nearest rival.

Birmingham is also the youngest major city in Europe and has seen the fastest growth in numbers of under 25's of any UK city outside of London.

Birmingham currently benefits from the highest infrastructure investment of any city in Europe, with major projects including:



NEW STREET STATION

£600m redevelopment project including Grand Central, a new shopping centre anchored by a flagship 250,000 Sq Ft John Lewis store, one of the largest outside of London.



BIRMINGHAM CITY UNIVERSITY

£150m project to create a new campus in Eastside with the first phase having been completed in 2013.



THE LIBRARY OF BIRMINGHAM

£190m project which was completed in September 2013 providing the UK's largest library.



BIRMINGHAM AIRPORT

£125m runway extension, widening the airport's reach to China, India and the west coast of the United States.



METRO EXTENSION

£130m project to extend the city's Metro network from Snow Hill to New Street Station and then on to Centenary Square, adjacent to Paradise Circus.



HS2

High Speed 2 rail link will improve connectivity between London and Birmingham, anticipated to reduce journey times to around 49 minutes.



PARADISE CHAMBERLAIN ONE
172,000 SQ FT - TO BE COMPLETED Q2 2018



PARADISE CHAMBERLAIN TWO
184,000 SQ FT - TO BE COMPLETED Q1 2019



ALPHA
100,000 SQ FT - AVAILABLE NOW



HSBC HQ ARENA 2
212,000 SQ FT - TO BE COMPLETED Q2 2017



ARENA CENTRAL
UP TO 1 MILLION SQ FT OF DEVELOPMENT OPPORTUNITY



CENTENARY SQUARE
TO BE COMPLETED SUMMER 2017



SPECIFICATION

Offering two and a half floors of refurbished Grade A office space, Baskerville House is situated on Centenary Square, one of the city's main public squares.

The building offers some of the largest floor plates in Birmingham:

Part 3rd: 15,056 Sq Ft
5th Floor: 24,351 Sq Ft
6th Floor: 17,155 Sq Ft

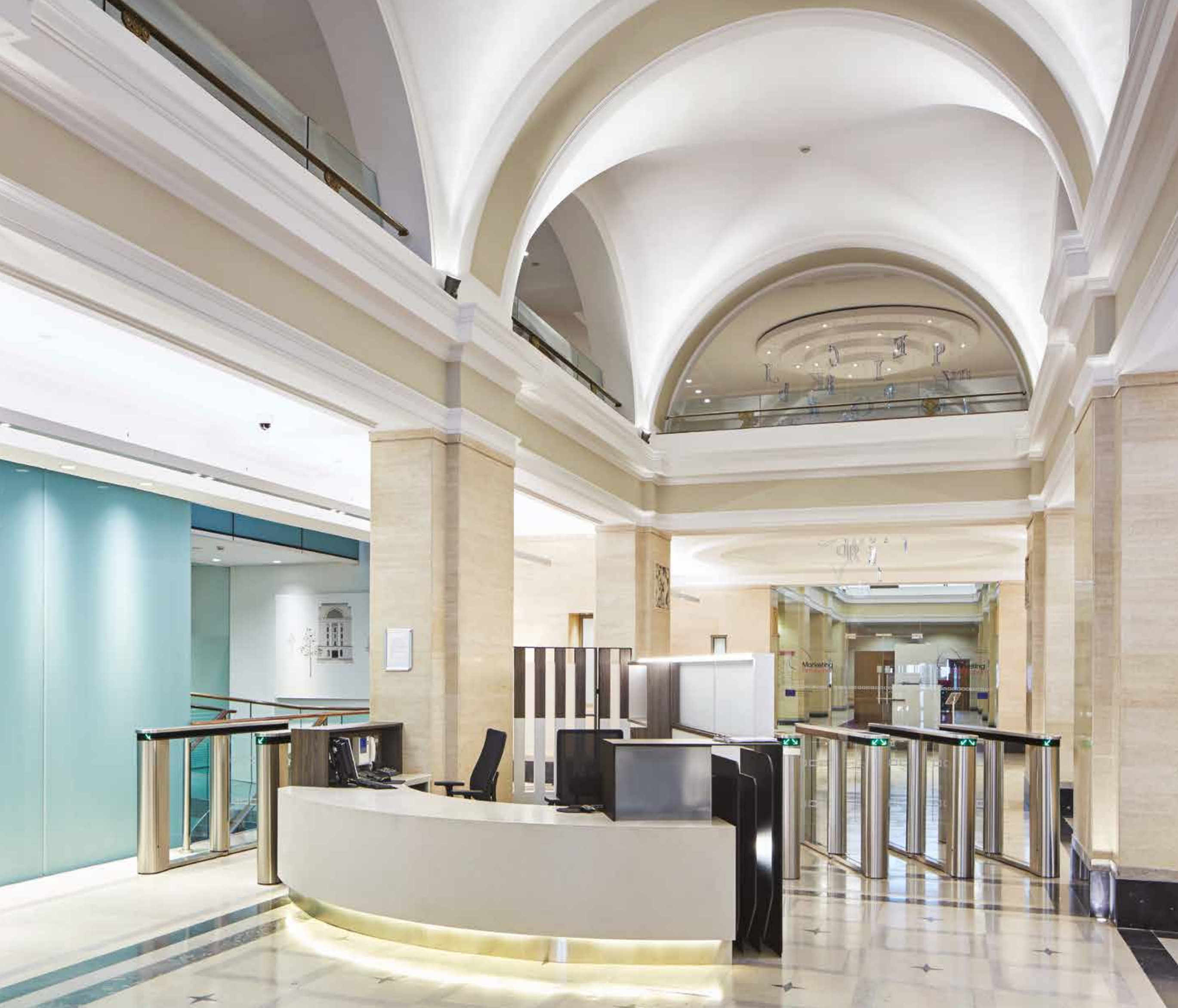
Open plan, with excellent natural light and fully air-conditioned, this striking building delivers a vibrant, flexible and efficient working environment to meet 21st Century needs.

The building also benefits from a parking ratio of 1:1,400 Sq Ft.

Baskerville House has been finished to the highest Grade A standard, including:

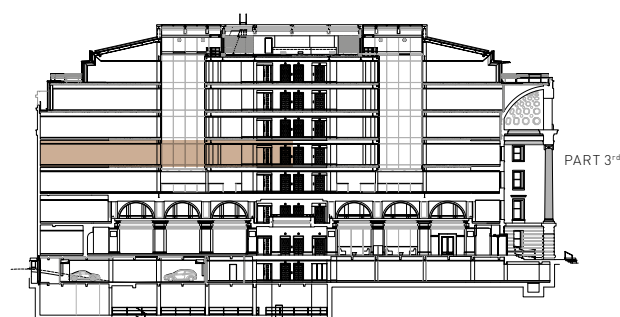
- + Two new, fully glazed atria from second to sixth floors
- + Full air-conditioning via Displacement Ventilation and Static Cooling and Heating system. Cooling provided by chilled ceilings with perimeter chilled beams, fresh air introduced at floor level and heating by way of low level perimeter trench system
- + Fully DDA compliant to Part M of Building Regulations with disabled toilets at every level
- + Perforated metal suspended ceiling
- + Office space incorporating lighting fittings in the spirit of LG7 with column and perimeter up-lighters
- + Four 13-person passenger lifts serving all floors plus two 17-person passenger lifts from ground to sixth and separate goods lift
- + Floor to ceiling height of 2.7m to fifth and sixth floors, 2.9m to ground and otherwise an average of 2.6m
- + Separate male, female and disabled toilets with high quality facilities including tiled walls and full height cubicles in hardwood veneer to each floor
- + Four showers provided on the lower ground floor, including one disabled shower
- + Planning grid of approximately 1.5m per module
- + 24 hour on-site security with CCTV routed to building management system and office on the lower ground floor
- + A 'Very Good' BREEAM rating has been achieved
- + EPC 'B' rating
- + A number of original feature elements have been retained, including double height vaulted concourse to reception with stone cladding at low level and stone floors





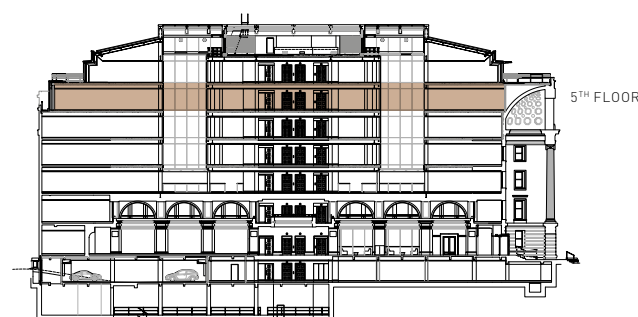


✂ FLOOR PLANS



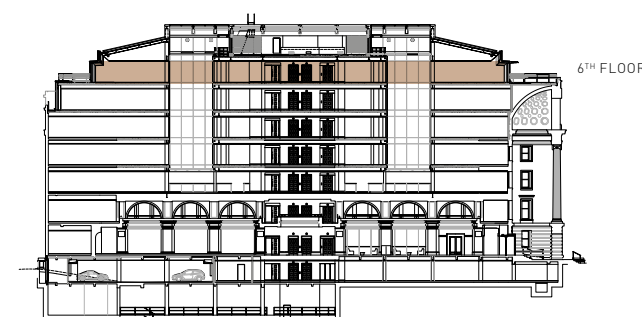
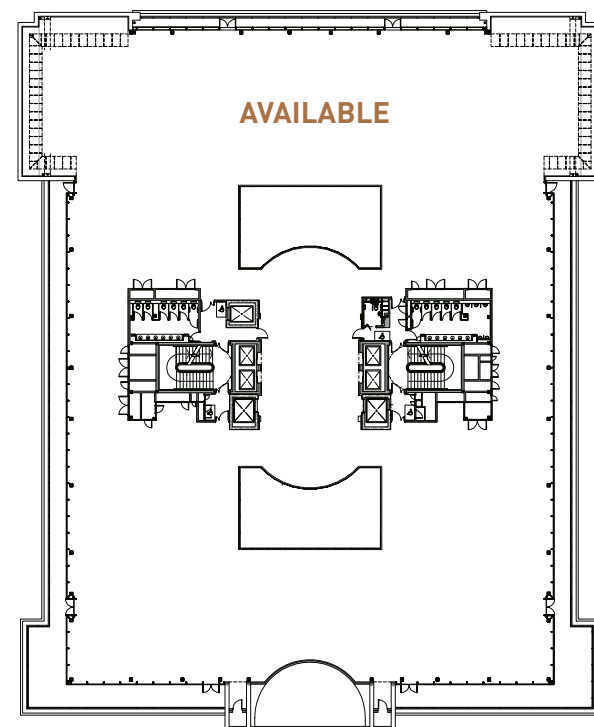
PART THIRD
15,056 Sq Ft

PART THIRD
1,399 Sq M /
15,056 Sq Ft



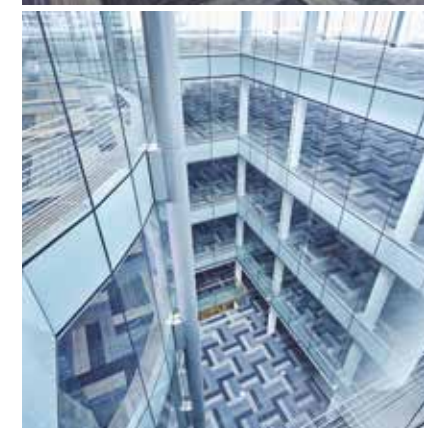
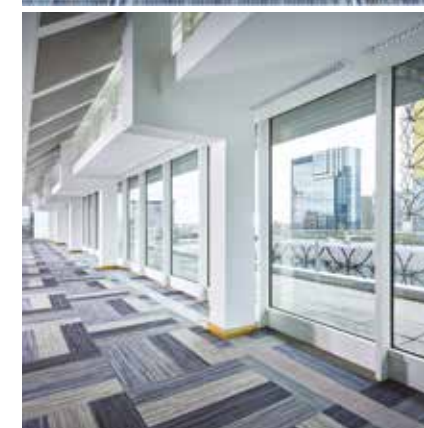
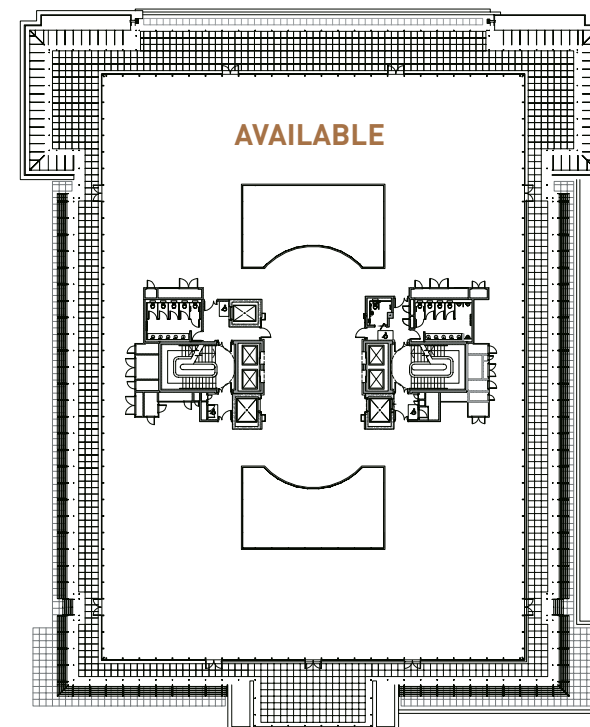
FIFTH FLOOR
24,351 Sq Ft

FIFTH
2,262 Sq M /
24,351 Sq Ft



SIXTH FLOOR
17,155 Sq Ft

SIXTH
1,594 Sq M /
17,155 Sq Ft



WELL CONNECTED



Located at the very heart of the UK, Birmingham is the commercial centre of the Midlands region, boasting the largest financial and professional services sector outside of London.

Easily accessed from the M6 and Spaghetti Junction, Baskerville House is perfectly situated for business clients flying in from outside the UK.

Great transport links are on the doorstep of Baskerville House including, New Street, Five Ways, Moor Street and Snow Hill stations.

With a population of over 1 million, Birmingham is the largest regional centre in the UK, in terms of both population and economic performance.

The national motorway network is right on the doorstep with the M5, M6, M40 and M42 linking to London and the South East, the South, South West, North, North East and North West.

Birmingham Airport's extended runway has enabled direct flights to China and the Far East, the west coast of the USA and across Europe.



£110bn

REGIONAL ECONOMY - A MAJOR ENGINE OF UK GROWTH



3RD

MOST POPULAR PLACE TO SHOP IN THE WHOLE OF THE UK WITH £3.5 BILLION RETAIL POTENTIAL



1ST

HIGHEST QUALITY OF LIFE OF ANY UK CITY OUTSIDE OF THE CAPITAL (MERCER 2012)



3RD

LARGEST AIRPORT OUTSIDE LONDON AND THE UK'S SEVENTH LARGEST OVERALL



34,285

COMPANIES INCLUDING OVER 700 INTERNATIONAL FIRMS



120,000

GRADUATES EVERY YEAR



8000

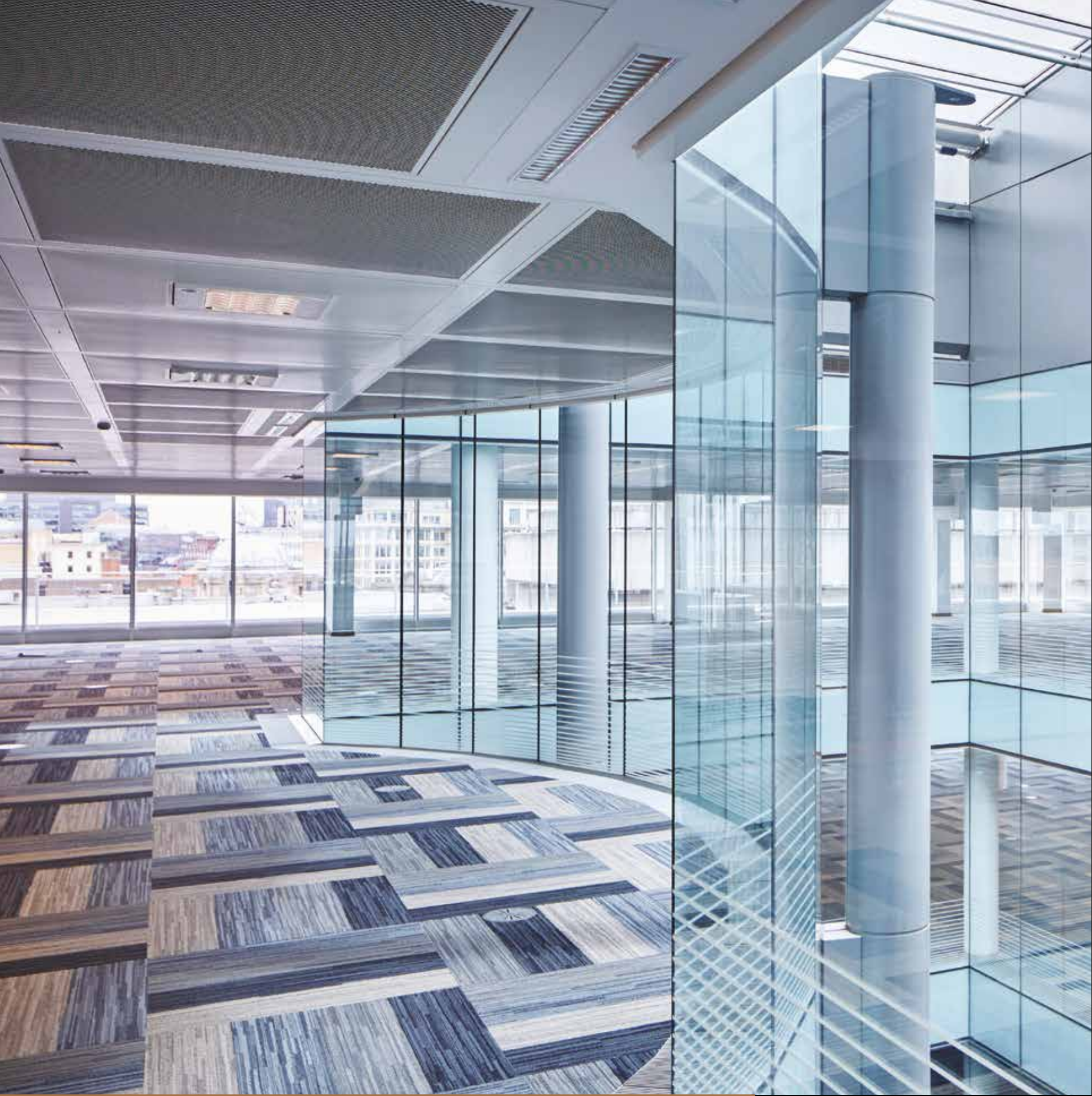
ACRES OF PARKS AND OPEN SPACES



37.5M

VISITORS THE CITY ATTRACTS FOR BUSINESS AND PLEASURE





CBRE
0121 616 5555
www.cbre.co.uk

THEO HOLMES
T: 0121 616 5510
E: theo.holmes@cbre.com

ASHLEY HANCOX
T: 0121 616 5503
E: ashley.hancox@cbre.com

Knight Frank
Birmingham
0121 200 2220
KnightFrank.co.uk

JAMIE PHILLIPS
T: 0121 233 6403
E: jamie.phillips@knightfrank.com

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