



22

G A S S T R E E T



AT THE HEART OF BIRMINGHAM'S VIBRANT CITY CENTRE

22 Gas Street offers a sleek and contemporary workspace with an outstanding specification in a fantastic location.

Boasting an extensive array of restaurants, bars, cafés, shops and hotels on its doorstep, it features fully redecorated, modern open plan office areas as well as a refurbished manned reception area with business lounge, meeting rooms and breakout areas. Outside you can find a fantastic private courtyard with seating and wifi. Providing impressive views of the city's historic canal system and the iconic Cube, this building occupies one of the most prime positions in Birmingham.

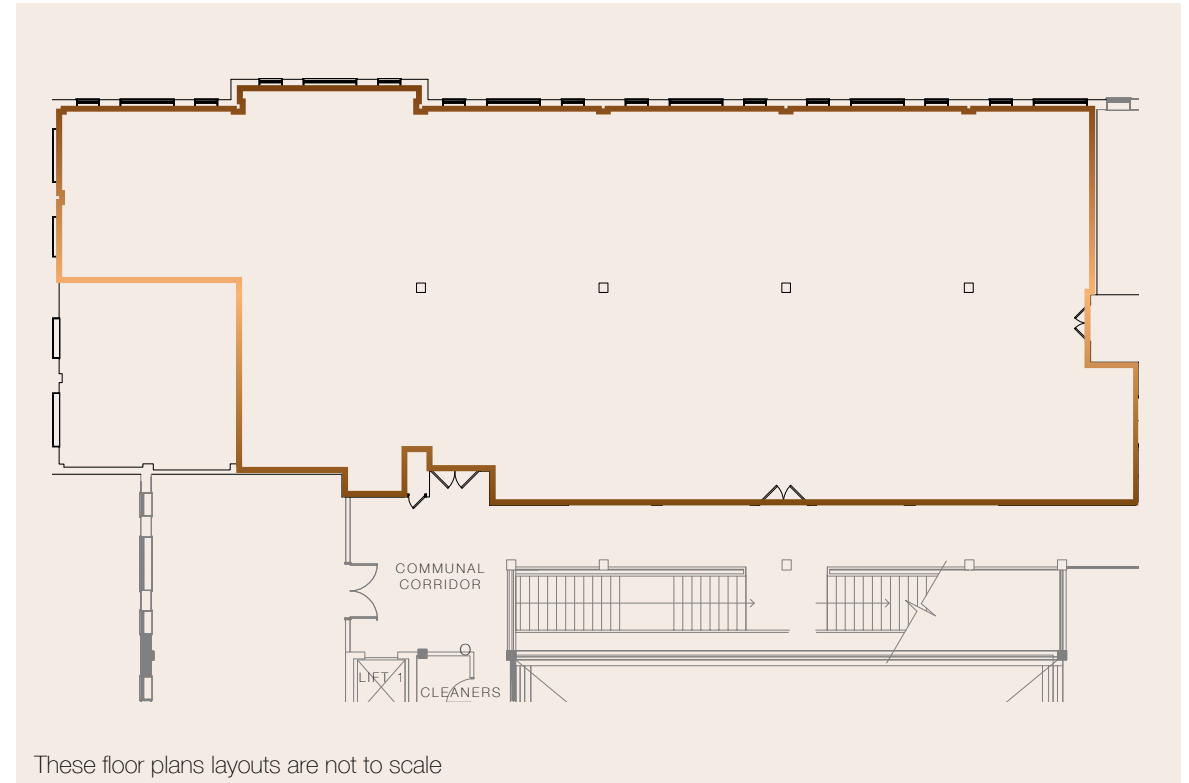


MODERN OFFICES OUTSTANDING SPECIFICATION

- Refurbished manned reception
 - business lounge
 - meeting rooms
 - breakout areas
- Fully accessible raised floors with 400mm void
- 3 pipe fan coil comfort cooling/heating
- Fully redecorated throughout
- Male, female and disabled WC facilities
- Passenger lift
- EPC rating C (72)
- DDA compliant
- Secure parking
- Ground floor suite is a turnkey solution available fully fitted
- Shower

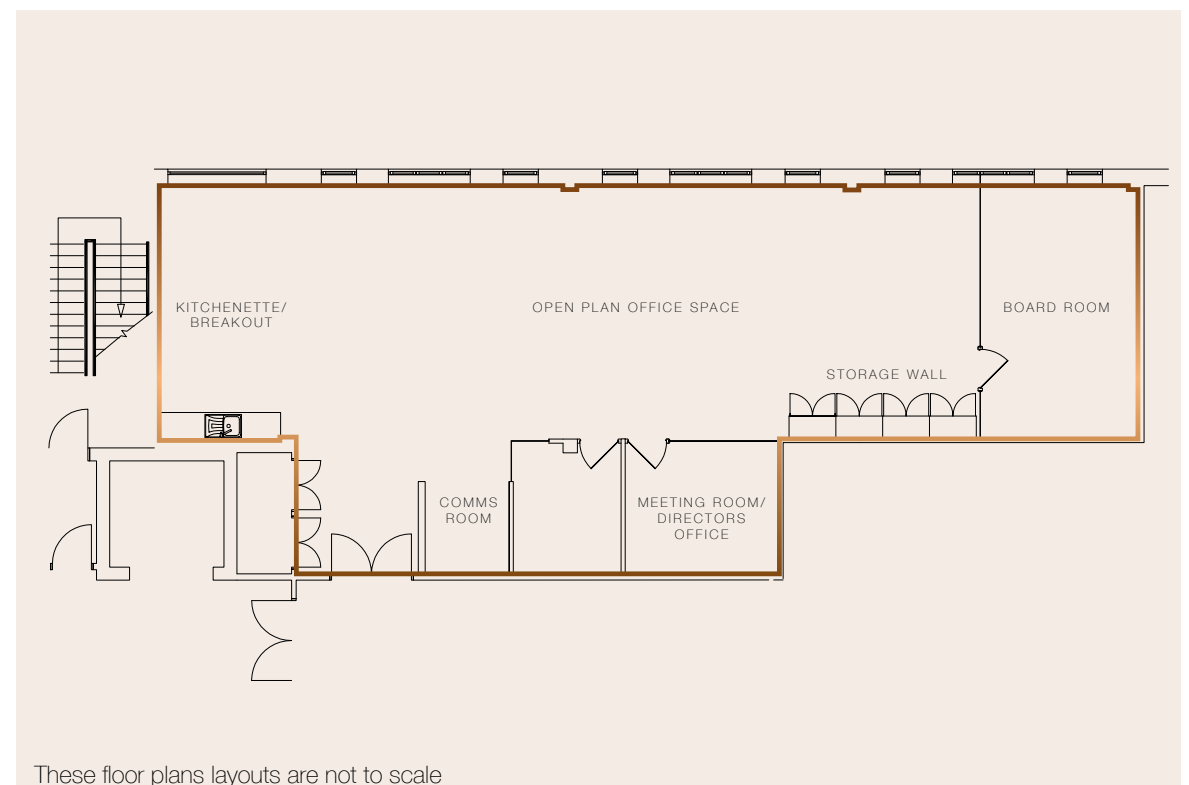
FIRST FLOOR LAYOUT

2,649 sqft (246 sqm)



GROUND FLOOR LAYOUT

1,561 sqft (145 sqm)



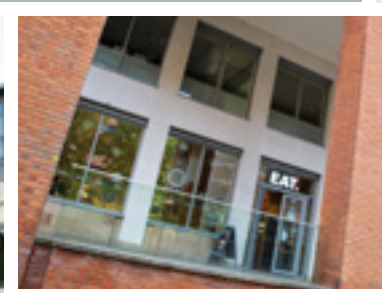
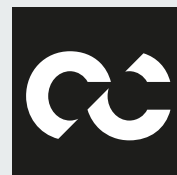


PERFECTLY LOCATED

Businesses based here can take advantage of a wide choice of amenities just a few minutes' walk away.

There are countless restaurants and cafés nearby, as well as a large selection of bars and pubs for those after-work socials! Plus, with the city's many hotels and public transport networks within close proximity, 22 Gas Street is perfectly-placed for clients or associates to come to you.

EXISTING TENANTS



22

GAS STREET

SAT NAV POSTCODE B1 2JT



1 22 Gas Street

KEY AREAS

- 2 Brindleyplace
- 3 The Mailbox
- 4 Grand Central/ New Street Station
- 5 The Cube
- 6 ICC
- 7 Arena Birmingham
- 8 Snow Hill Train Station
- 9 Moor Street Train Station

COFFEE SHOPS

- 10 Costa Coffee
- 11 EAT
- 12 Starbucks
- 13 Café Nero
- 14 Waterfront Deli

HOTELS

- 15 Hyatt
- 16 Jury's Inn
- 17 Malmaison
- 18 Travelodge
- 19 Novotel
- 20 Park Regis

RESTAURANTS & BARS

- 21 Carluccios
- 22 Cielo
- 23 Zizzi
- 24 Café Rouge
- 25 The Pickled Piglet
- 26 Tap & Spile
- 27 Bistrot Pierre
- 28 Wagamama
- 29 All Bar One

- 30 Rub Smokehouse & Bar
- 31 The Canal House
- 32 Marco Pierre White
- 33 Bank
- 34 Rodizio Rico
- 35 Tom's Kitchen
- 36 Gourmet Burger Kitchen
- 37 Chez Mal at Malmaison

SUPERMARKETS

- 38 Sainsbury's Local
- 39 Tesco Express (Mailbox)
- 40 Marks & Spencer
- 41 Morrisons

MISREPRESENTATION ACT

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