

45 CHURCH ST

CENTRE

OF

2,000 SQ FT – 26,000 SQ FT
AVAILABLE IN THE HEART OF
BIRMINGHAM'S BUSINESS DISTRICT

ATTENTION

45 CHURCH ST

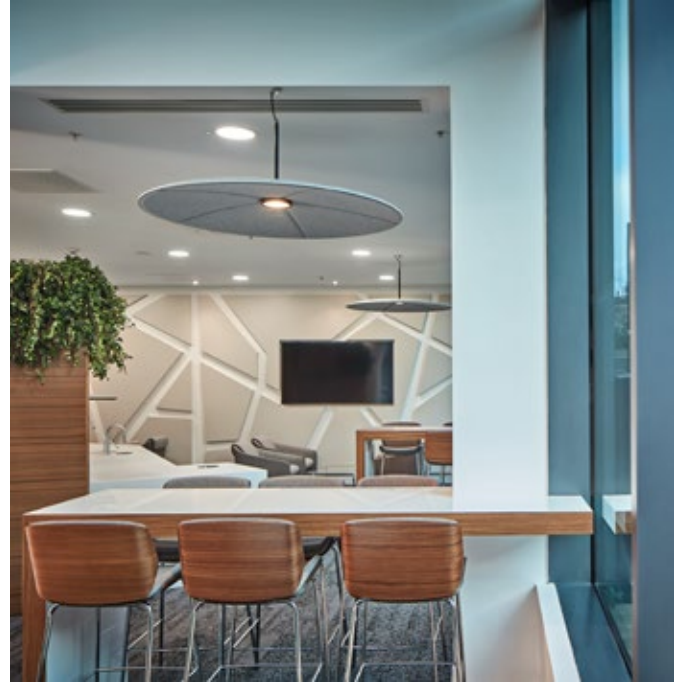






45 CHURCH STREET NOW COMPLETE WITH STUNNING NEW REFURBISHED RECEPTION, BUSINESS LOUNGE, & CYCLE FACILITIES

Having undertaken extensive refurbishment, 45 Church Street now offers best-in-class office space, in Birmingham's most desirable location.





SPECIFICATION



ICONIC LANDMARK OFFICE BUILDING IN THE HEART OF THE CBD FRONTING A LANDSCAPED SQUARE ON CHURCH STREET



NEW RECONFIGURED RECEPTION OFFERING COMMUNAL MEETING AND BREAK OUT SPACES FOR OCCUPIERS AND THEIR GUESTS



DDA COMPLIANT WITH 24 HOUR ACCESS AND ON-SITE SECURITY WITH ACCESS CONTROL ENTRY BARRIERS



INTENSIVELY MANAGED COVID 19 SAFE WORKING ENVIRONMENT



SECURE ON SITE BASEMENT CAR AND CYCLE PARKING FACILITIES, INCLUDING EV CHARGING POINTS



FIVE HIGH SPEED LIFTS SERVING BASEMENT AND UPPER FLOORS INCLUDING FOUR GLAZED SCENIC LIFTS



COMMUNAL WIFI AND BLUEPOINT CONTACTLESS VISITOR ACCESS



NEW SHOWER AND CHANGING ROOMS WITH LOCKERS AND DRYING FACILITIES



EPC C61



RATED WIRESCORE PLATINUM



AVAILABILITY

TWELFTH

ELEVENTH

PART AVAILABLE
3,695 SQ FT

TENTH

AVAILABLE
9,091 SQ FT

NINTH

EIGHTH

SEVENTH

PART AVAILABLE
2,203 SQ FT

SIXTH

FIFTH

FOURTH

THIRD

SECOND

PART AVAILABLE
3,102 SQ FT

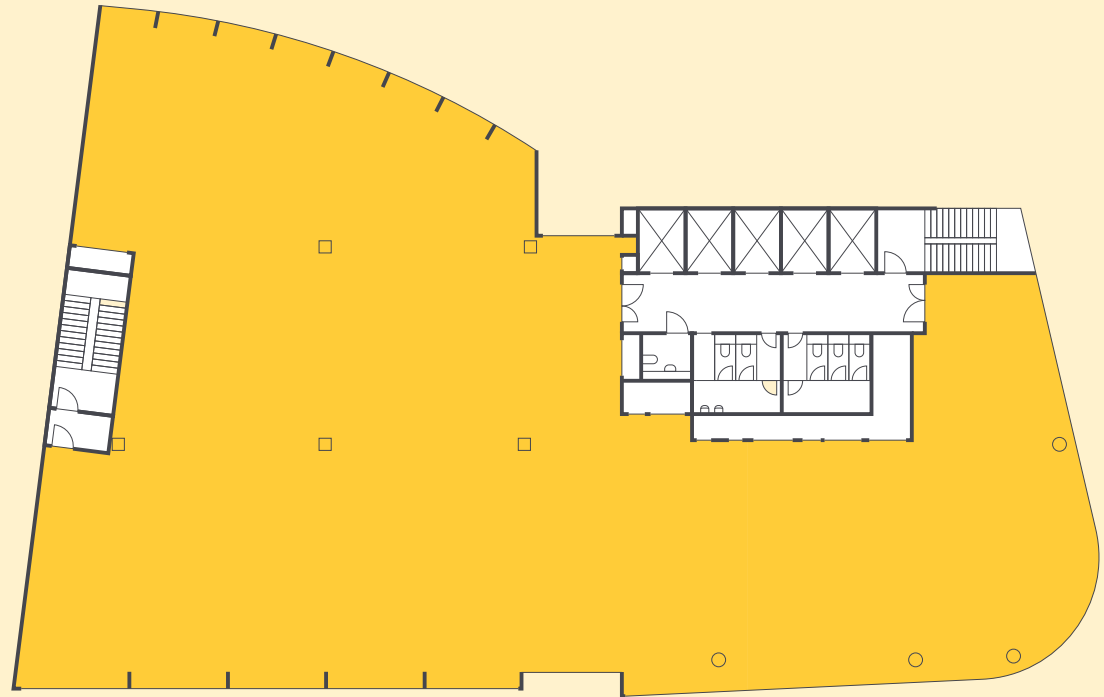
FIRST

GROUND

AVAILABLE
7,780 SQ FT

I WANT FROM
2,000 SQ FT
TO 26,000 SQ FT
OF FLEXIBLE
SPACE BASED
IN THE HEART
OF THE CBD

TYPICAL FLOOR



SPECIFICATION



**OPEN PLAN CONFIGURATION
PROVIDING MAXIMUM FLEXIBILITY
FOR TENANT FIT OUT**



**FULL HEIGHT GLAZING ON ALL
SIDES PROVIDING EXCELLENT
NATURAL LIGHT**



**DEDICATED EXTERNAL ROOF
TERRACE WITH VIEWS OF THE CITY***
* ON TENTH FLOOR ONLY



**FULLY REFURBISHED TO
GRADE A QUALITY**



**UPGRADED CENTRAL BMS
CONTROLLED 4 PIPE AC SYSTEM
DESIGNED FOR OCCUPANCY
AT UP TO 1:8 SQM**



**RAISED ACCESS FLOOR WITH
AVERAGE 150MM VOID
INCORPORATING
UNDERFLOOR BUSBARS**



**MALE, FEMALE AND
DISABLED WC PROVISION**



**FULLY FITTED 'PLUG AND PLAY'
SPACE WITH MEETING ROOMS,
FURNITURE KITCHEN AND IT
CONNECTIONS IN PLACE***
* SEVENTH FLOOR ONLY

45 CHURCH ST



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