



LOMBARD —HOUSE—

High quality office suites from 1,870 - 6,055 sq ft

145 Great Charles Street, Birmingham B3 3LP

lombard-house.com

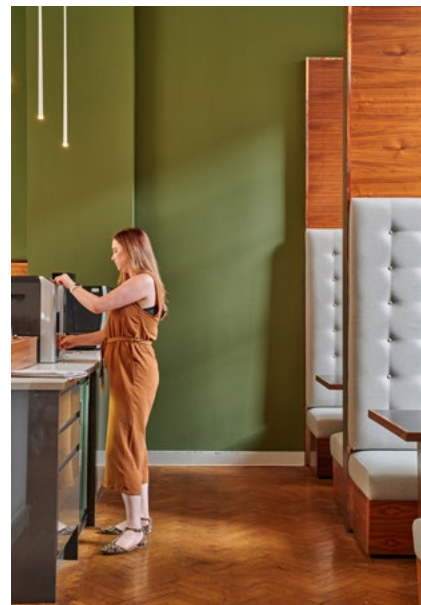
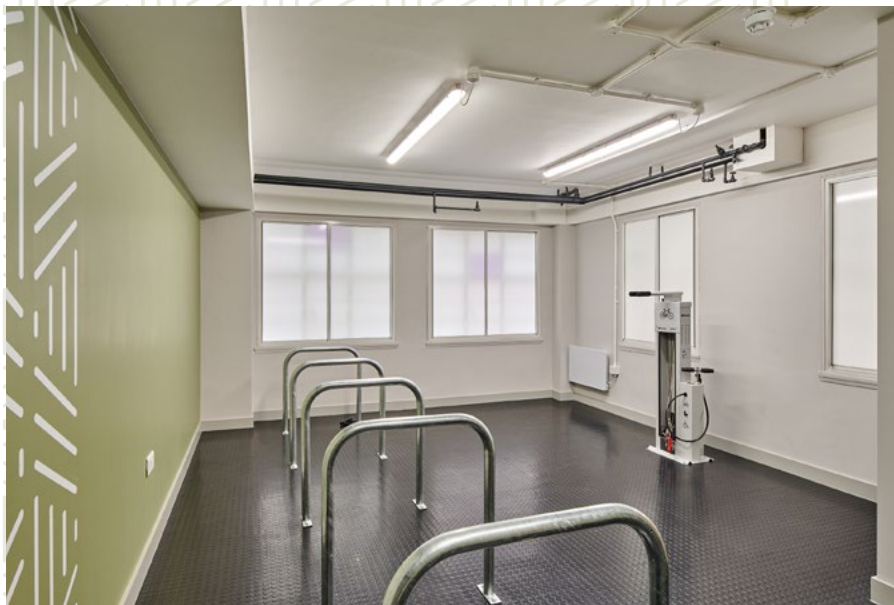
LANDMARK BUILDING IN A CENTRAL LOCATION



Lombard House is a landmark city centre office building offering 36,716 sq ft over seven bright and spacious floors, with suites ranging from 1,870 - 6,055 sq ft.

The space is available to suit your needs and can be provided to a Category A standard, or with your own bespoke fit-out. There are also a number of plug and play suites available.

The building welcomes tenants and visitors with a stunning reception that includes meeting and breakout space, with coffee and drinks making facilities.



OUTSTANDING ATTENTION TO DETAIL

The building has been recently refurbished to offer highly specified office accommodation with contemporary finishes and an exceptional attention to detail.



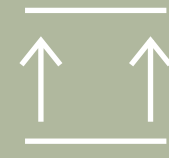
Fully refurbished
CAT A Fit-out



Range of floor
fit-out options



Business lounge with
concierge and WiFi



Choice of fully accessible floors
and original parquet flooring



LED lighting
with PIR sensors



EPC rating C



Choice of VRF air conditioning
or naturally ventilated space



On-site parking



On floor male
and female WC



Dedicated
changing hub



Secure cycle
storage



Secure lockers
in basement

FIT OUT OPTIONS

Plug and Play

Fully-fitted, plug and play suites available from 1,870 sq ft to whole floors of 6,055 sq ft. The suites have been fitted out to the highest specification to suit your business needs and are ready for you to move in.



FIT OUT OPTIONS

CAT A

Suites of 6,055 sq ft available in a shell specification, allowing for a combined CAT A and CAT B fit out to a bespoke specification.



FLOOR SPACE TO SUIT YOUR NEEDS

The floors provide stunning light filled space available in with a variety of fit-out options to suit a range of occupiers.

Size

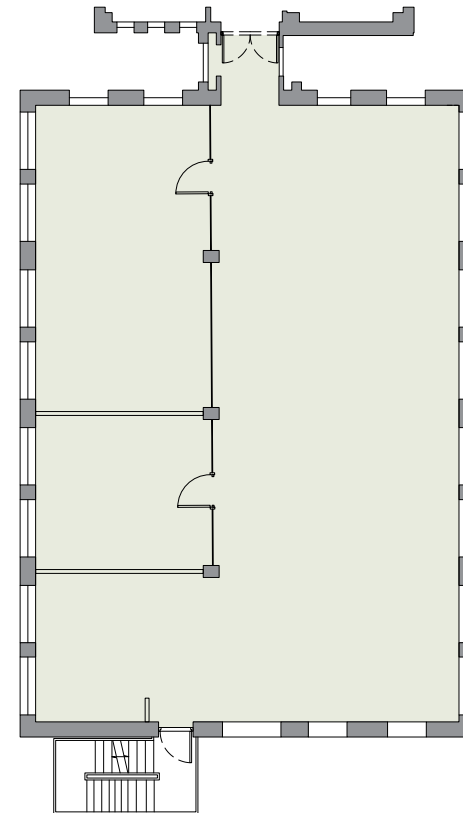
Up to 2,000 sq ft

Fit out

Vacant

Typical Rear Suite

1,870 sq ft / 174 sq m



For indicative purposes only. Not to scale.

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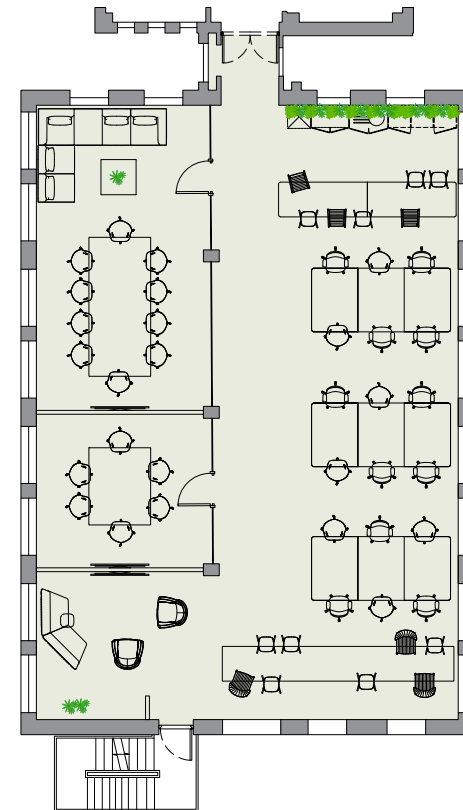
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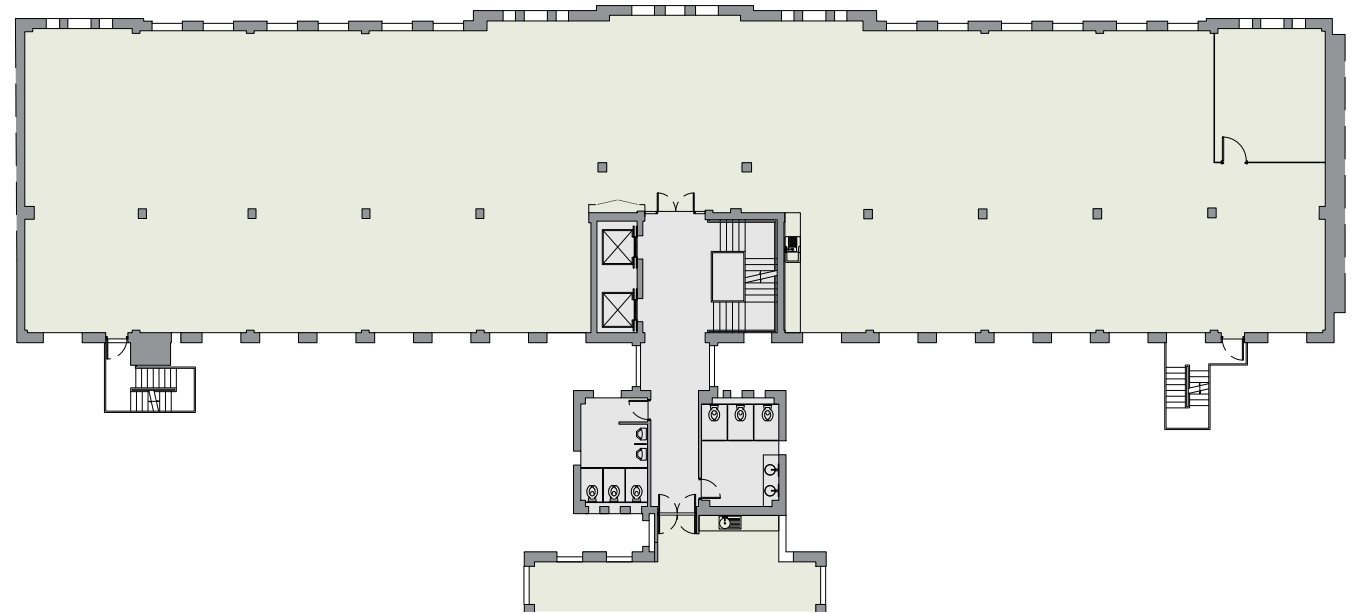
Fit out

Vacant

Over 2,000 sq ft

Typical Large Suite

6,055 sq ft / 563 sq m



■ Floor ■ Core

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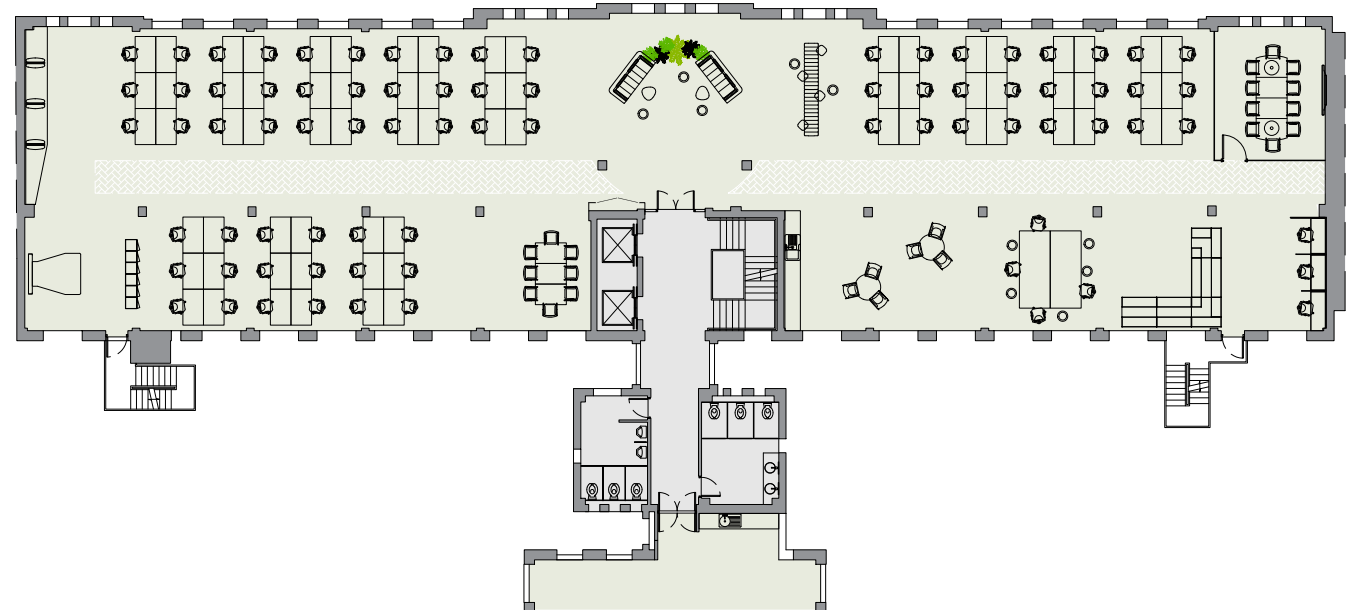
Fit out

Over 2,000 sq ft

Fitted

Typical Large Suite

6,055 sq ft / 563 sq m



■ Floor ■ Core

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COMMUNAL AREAS

Our ground floor breakout area offers your team the space they need to collaborate, relax and unwind.

The ground floor breakout area offers space comfortable seating areas with coffee and drinks making facilities so you can socialise, work or have an informal meeting.



Key features



Experienced Front
of House



Fibre connectivity



Breakout areas with
comfortable seating



Coffee machine and
drinks making facilities

A VIBRANT CENTRAL LOCATION

The building is ideally situated for you to enjoy the delights of Paradise, Colmore Row and the Jewellery Quarter.

With an imposing and attractive frontage directly onto Great Charles Street, the building is easily accessible and very close to all of the abundant and thriving commercial, leisure, retail and transportation amenities that the city has to offer.



01. Asha's restaurant, Newhall Street
02. Colmore Row
03. Adams Restaurant, Waterloo Street
04. Purnells Restaurant, Cornwall Street
05. Centenary Square
06. The Ivy, Temple Row

THE PERFECT WORK LIFE BALANCE

Bars & restaurants

1. Opheem
2. The Shakespeare Inn
3. Itihaas
4. Milan
5. Jojo Lounge
6. All Bar One
7. Purnells
8. Alberts Schloss
9. Zen Metro
10. Asha's
11. Purecraft Bar & Kitchen
12. Dishoom
13. Orelle
14. Rosa's Thai
15. Wing Trapp
16. Adams
17. Jamaya

Coffee shops

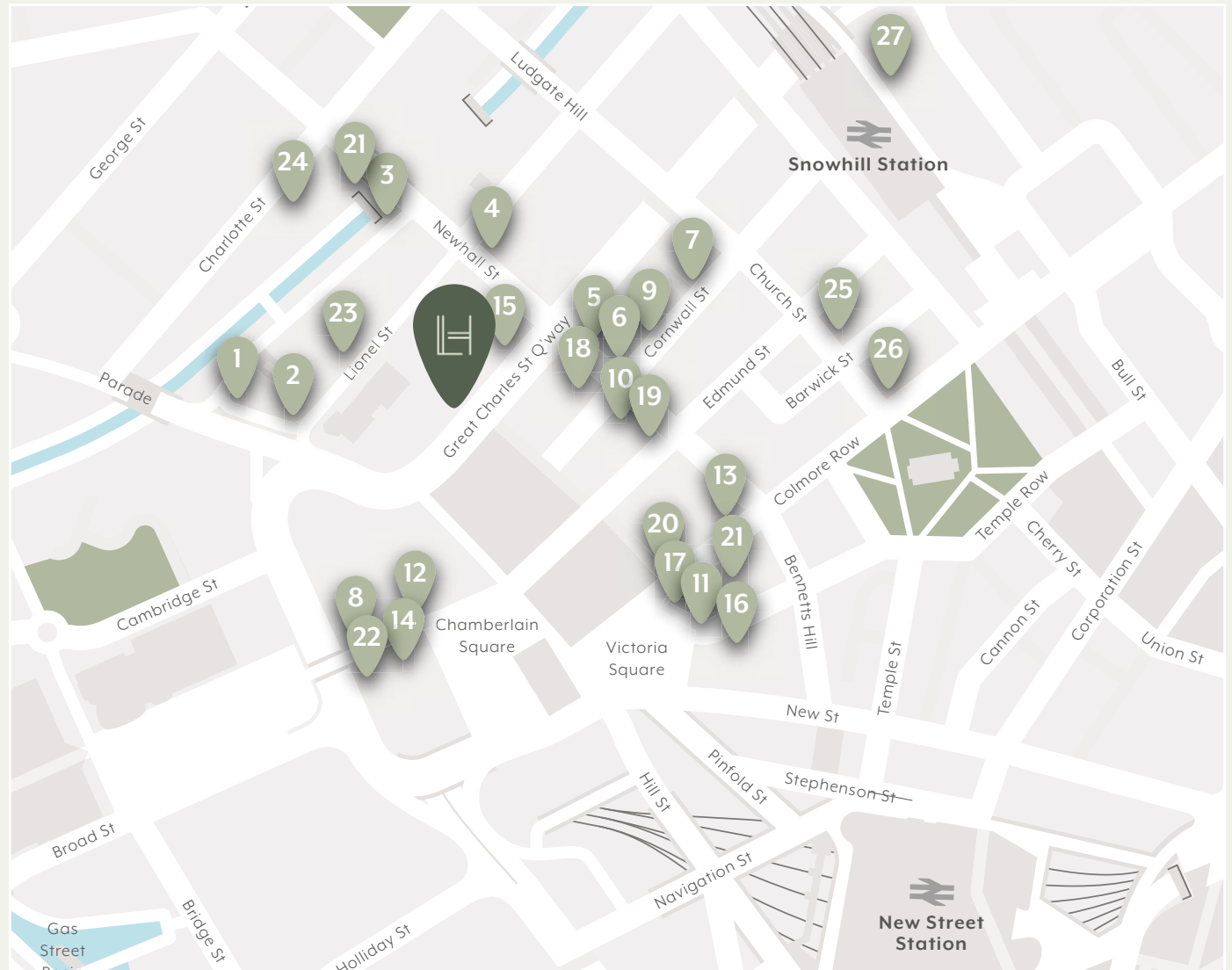
18. Knights
19. Coffee #1
20. Starbucks
21. Java Roastery
22. Yorks

Hotels

23. Ibis
24. Travelodge
25. Hotel du Vin
26. The Grand

Gyms

27. MK Health Hub



BIRMINGHAM AND BEYOND

Lombard House is located on great Charles Queensway, a key arterial road that runs through the centre of Birmingham.

Birmingham's central UK location means 90% of the UK population is within a four-hour drive. Furthermore, the city also boasts first class connections by rail and air.

More than £5.1bn is being invested in the West Midlands' transport infrastructure, including the expansion of rail, tram and bus rapid transport systems across the region.

The new HS2 railway will cut travel times to London to less than 50 minutes and is expected to add £20bn GVA to the local economy.



Walk

The building is ideally situated within a short walk of all the amenities central Birmingham has to offer. You can reach Paradise, Colmore Row and the Jewellery Quarter within a matter of minutes.



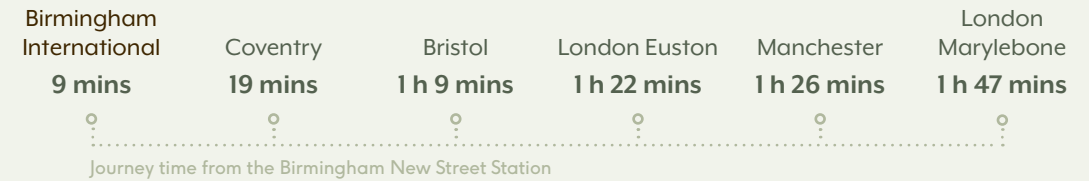
Road

Lombard house is on the Great Charles Street Queensway which merges into the A38 and follows on to join the M6 – providing access to the UK's motorway network – just three minutes away.



National Rail

New Street and Snow Hill Stations are less than 10 minutes away on foot and offer comprehensive local and national train services.



Bus

A number of major bus services are available outside the buildings entrance. This service will be further improved with the launch of the new Sprint network due to be delivered this year.



Air

Birmingham Airport boasts 150 direct destinations and is a ten minute train ride from the city centre.

FURTHER INFORMATION



Viewings

Strictly through our joint
letting agents.

Terms

Upon application.

Contact



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