

148

G R E A T C H A R L E S

Contemporary refurbished
office space with
new rooftop terrace

**Suites available to let
from 1,071 sq ft**

greatcharles.co.uk

BOUTIQUE OFFICE SPACE IN A VIBRANT LOCATION

148 Great Charles provides the ideal combination of style and substance for occupiers seeking smaller floor-plates, with high quality workspaces featuring exposed brickwork, services and premium finishes throughout. The 33,450 sq ft building is spread over 9 floors of fully refurbished office space, providing suites from 776 sq ft situated in a dynamic, easily accessible location.

Perfect for small business, there are stylish meeting areas that are both communal and hireable for those larger company meetings. In addition, the refurbishment works boast new amenities including a stunning roof terrace exclusively for the tenants of 148 and 154 Great Charles.





THE ROOFTOP





THE DETAIL IN THE DESIGN

Every detail has been considered from a business' point of view. 148 Great Charles brings together private and comfortable meeting areas with stylishly refurbished office suites.



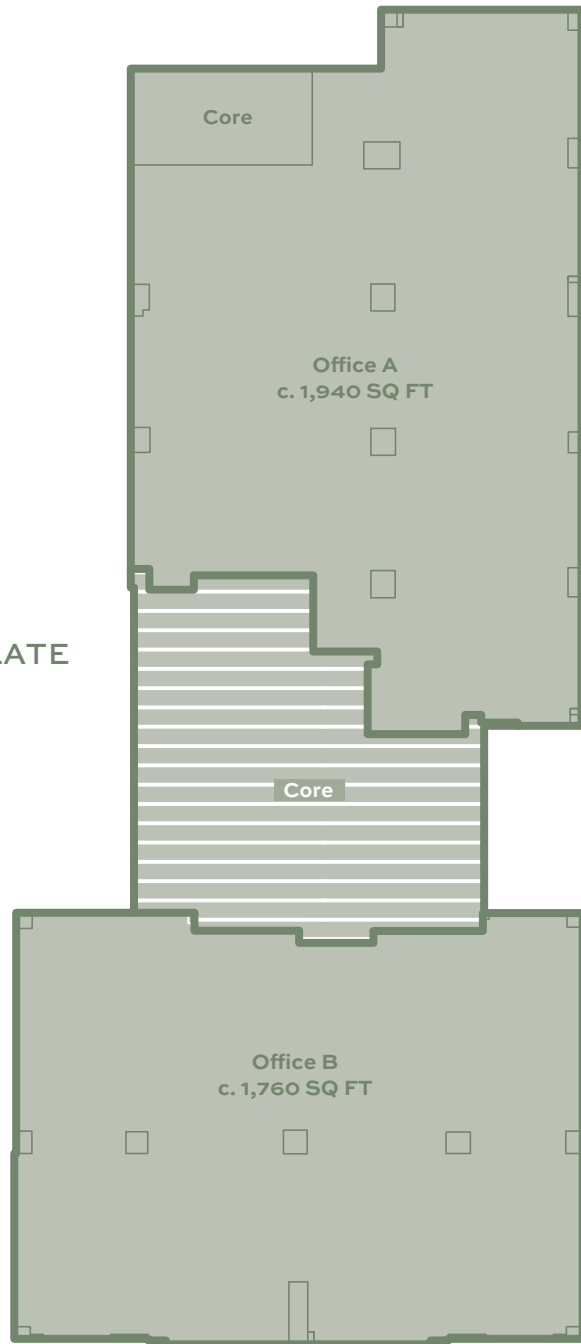


FLOOR	SQ FT	SQ M	
NINE	818	76	
EIGHT	3,555	330	
SEVEN			
FRONT	1,755	163	TO LET
REAR	1,943	181	
SIX			
FRONT	1,761	164	
REAR	1,943	181	
FIVE			
FRONT	1,758	163	
REAR	1,935	179	
FOUR			
FRONT	1,747	162	
REAR LEFT	777	72	
REAR RIGHT	1,089	100	
THREE			
FRONT	1,748	162	TO LET
REAR	1,910	177	
TWO			
FRONT	1,760	163	TO LET
REAR RIGHT	1,071	100	
REAR LEFT	776	72	
ONE			
FRONT	1,744	162	TO LET
REAR RIGHT	1,072	100	
REAR LEFT	667	62	
GROUND			
REAR	2,193	204	
BASEMENT			
REAR	1,446		TO LET

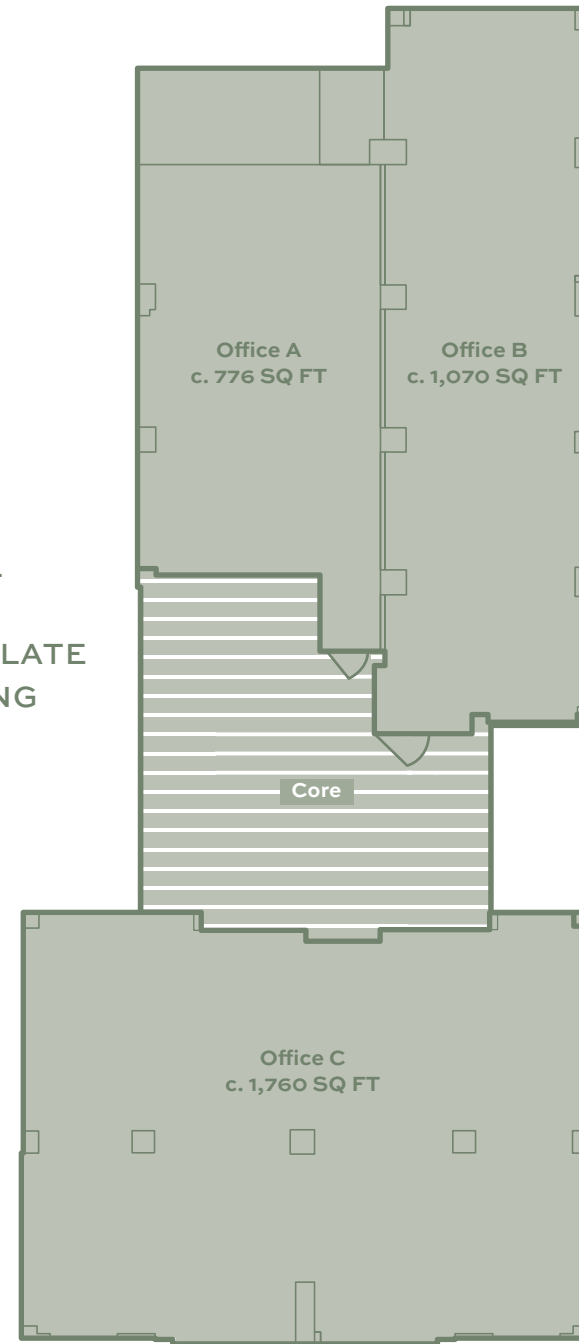


FLOOR PLANS

TYPICAL
UPPER
FLOORPLATE



TYPICAL
UPPER
FLOORPLATE
(SHOWING
SPLITS)





SPECIFICATION

- VRF cooling and heating system
- Natural ventilation
- Exposed services
- 2 x nine passenger lifts
- EPC rating - C
- FUZONE500
- LED lighting
- Communal meeting rooms
- Male and Female WCs
- Disabled WCs
- Shower facilities
- Secure basement cycle storage
- Roof terrace
- Ground floor lounge and coffee bar

GROUNDBREAKING TECHNOLOGY

FUZONE500 uses the natural properties of Ozone (O₃) to eliminate up to 99.99% bacteria and airborne viruses without direct contact with the treated areas. FUZONE500 can be operated whilst premises are fully occupied, to guarantee that a space is being cleaned 24 hours a day and 7 days a week, continuously killing and destroying bacteria and viruses, without any harmful effects on people of interiors.



CITY CENTRE LOCATION

On the doorstep of all major transport hubs and the most prestigious bars and restaurants, Great Charles unites the best that Birmingham can offer. With the re-imagining of some of the city's most famous public squares within a few minutes walk, it's also perfect for a lunchtime stroll to absorb the contrasting Central Business District changing architectural landscape.





148
GREAT
CHARLES

PRIME LOCATION

The Great Charles estate is perfectly positioned to benefit from many of Birmingham's key transport hubs, amenities and attractions.

- Paradise, 2 minutes walk
- Colmore Row, 3 minutes walk
- St Philip's Cathedral Square, 3 minutes walk
- New Street Station, 5 minutes walk
- Jewellery Quarter, 3 minutes walk
- Snow Hill Station, 4 minutes walk



For further information or
to arrange a viewing, contact:



RICHARD WILLIAMS
+44 (0)7468 727158
RJWilliams@lsh.co.uk

ANDY RIACH
+44 (0)7743 978109
ARiach@lsh.co.uk



EVIE DAVIES
+44 (0)7561 878180
Evie.Davies@jll.com

ergo.

Lambert Smith Hampton and Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Lambert Smith Hampton and Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2023.