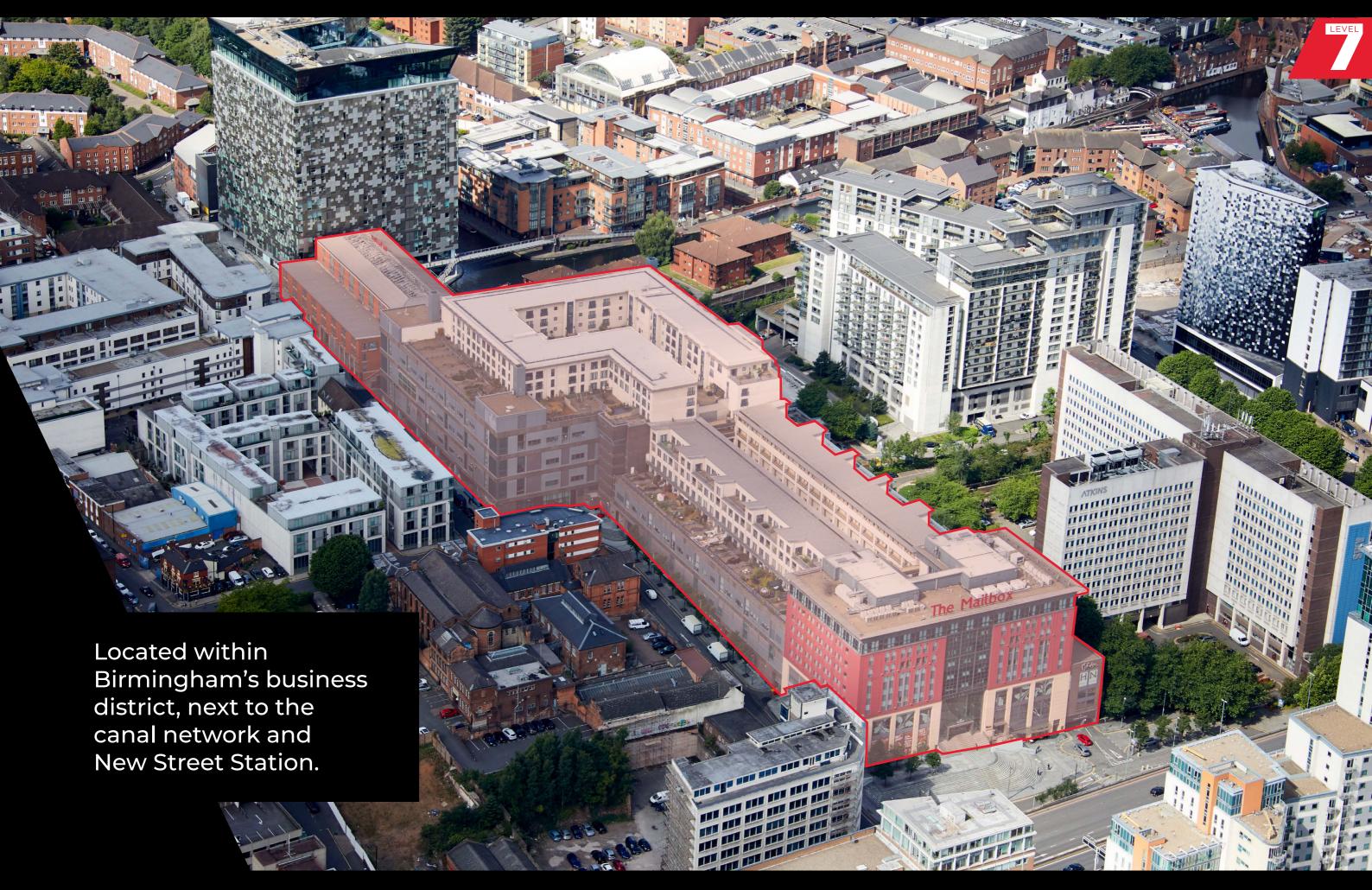








8,765 SQ FT OF CONTEMPORARY OFFICE SPACE AT ONE OF BIRMINGHAM'S ICONIC LANDMARKS



MAILBOX

The Mailbox is a prime office-led mixed-use building located in central Birmingham within a five-minute walk of Birmingham New Street Station.

The property comprises 698,000 sq ft of Grade A space on a 4.8 acre site and provides high quality offices, leisure, retail, public space and Birmingham's largest secure basement car park with 698 spaces.

The Mailbox is one of Birmingham's most sought-after office locations and is home to some 2,500 office workers.

Occupiers include blue chip office tenants such as The BBC, WSP, Advanced Software, Q-Park and Associated Architects, along with Harvey Nichols, Everyman Cinema and a wide selection of retail and restaurants.

Office occupiers at The Mailbox



 $\frac{\text{ASSOCIATED}}{\text{ARCHITECTS}}$





Retail and leisure at The Mailbox

CALVIN KLEIN

EVERYMAN

NICKY CLARKE Malmaison

MILLER & CARTER - STEAKHOUSE -

Nando's

Paul Smith

TOMMY THILFIGER

TONI&GUY

Zizzi





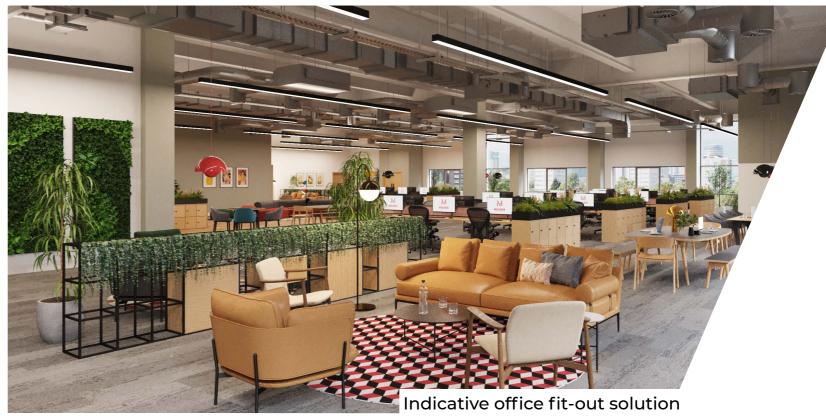






Its modern design provides a light, airy working environment which can be fitted out in several configurations.





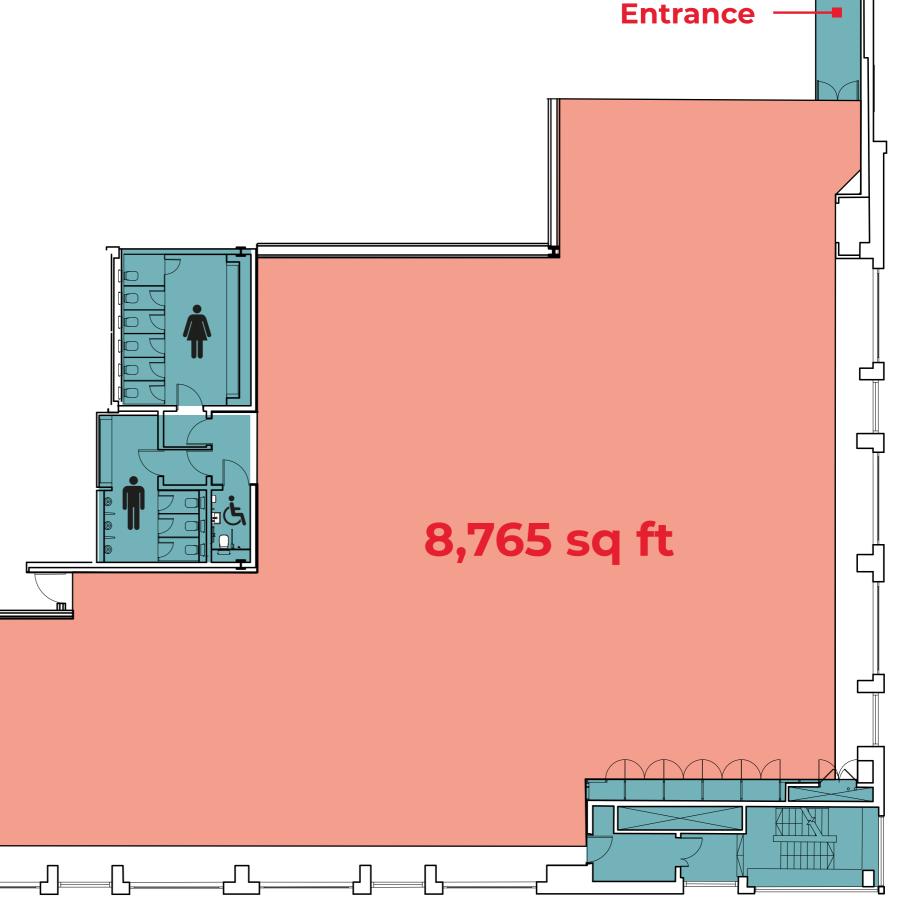
CONTEMPORARY OFFICE SPACE

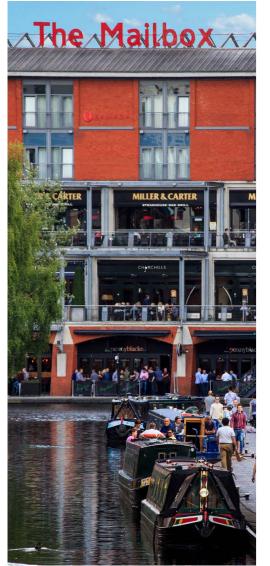


Level 7 features a Grade A specification complete with an impressive reception area, and offers flexible and modern space which can be tailored specifically to a range of layouts to suit occupiers of all sizes.

- Feature double height reception area
- 3 x 16 person passenger lifts
- Dedicated male, female and disabled toilets
- Three communal showers
- 4.4 meter floor to ceiling height featuring exposed sofit
- 150mm raised access floor

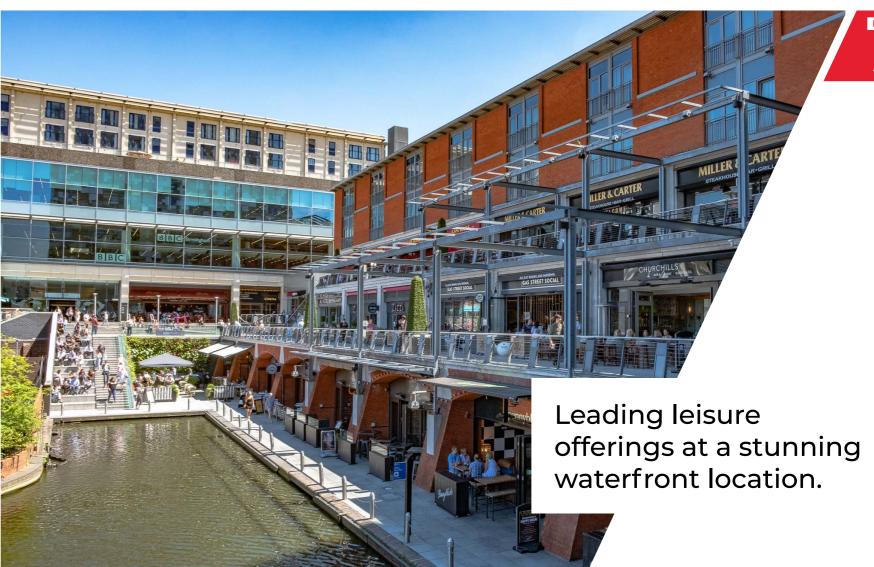
- Exposed services including comfort cooling designed to accommodate an occupational density of 1:8 sq m
- LG7 compliant LED lighting
- DDA compliant
- Secure basement car park spaces

















BIRMINGHAM



Inward investment

Birmingham is attracting more inward investment than ever before thanks to key infrastructure and development projects including the recently approved HS2 (High-Speed 2), Paradise, Arena Central and Birmingham Smithfield.

Nationally and internationally recognised businesses such as Beazley Insurance, HS2, RICS, HMRC, PwC, Allegis and BT have committed to locating to Birmingham.



Well connected

London in 1 hour 20 minutes by train.

Birmingham International Airport in 15 minutes.



GRAND CENTRAL "!

set to open in 2026

Five universities in the region producing over

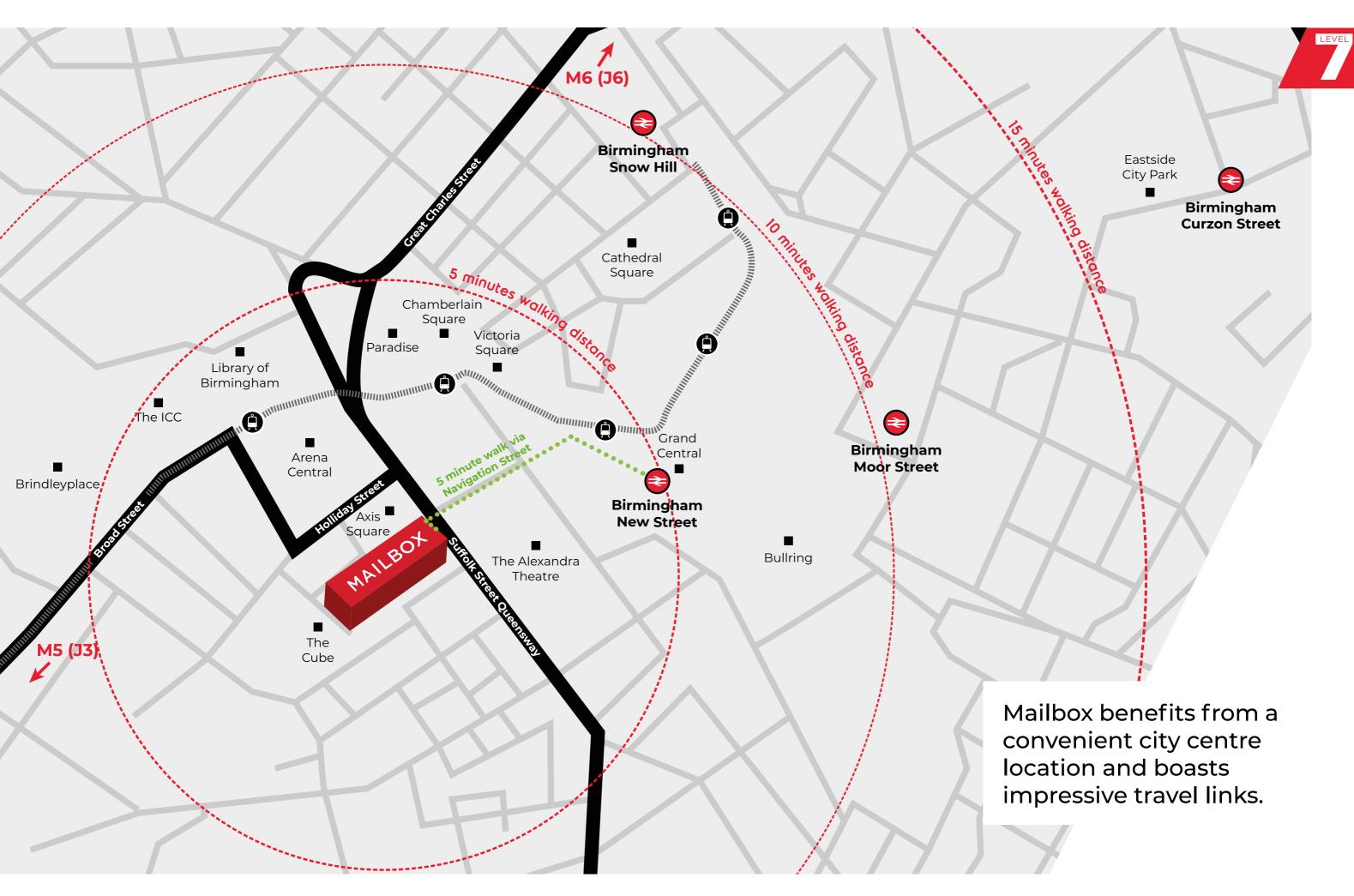
25,000

graduates a year

One of the most investable cities in the UK with a

£28.2bn

economy





For all enquiries please contact:

Charles Toogood

T 0121 609 8448

E charles.toogood@avisonyoung.com

George Jennings

T 0121 609 8458

E george.jennings@avisonyoung.com

Richard Williams

T 07468 727 158

E rjwilliams@lsh.co.uk

Andy Riach

T 07743 978 109

E ariach@lsh.co.uk

avisonyoung.co.uk/15596

lsh.co.uk/find/properties/west-mids-birmingham/birmingham/2051931

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

(I) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Designed by Core. core-marketing.co.uk 0121 232 5000. November 2020.