

A modern glass office building with a blue geometric overlay. The building has a grid-like facade of windows and is set against a light blue background. A large, semi-transparent blue triangle is overlaid on the left side of the image, pointing towards the right. In the top right corner, there is a dark blue rectangular box containing the text 'APEX HOUSE'.

APEX HOUSE

**CALTHORPE ROAD, EDGBASTON,
BIRMINGHAM B15 1TR**

**GRADE A OFFICE
SPACE TO LET**

**UP TO 35,000 SQ FT (3,250 SQ M)
SUITES FROM 5,500 SQ FT (511 SQ M)**



THE BUILDING

Apex House is a modern office building on the edge of Birmingham city centre offering flexible space across several floors.

It occupies a prominent corner site at Five Ways island, one of the city's main arterial routes, and is at the heart of the thriving Edgbaston Village district

Located between Harborne Road and Calthorpe Road, the building offers between 5,500 and 35,000 sq ft of high-quality, flexible Grade A office accommodation within the Calthorpe Estate.

It also features a wide array of occupier benefits and will include an impressive and newly refurbished feature reception and accessible facilities.

For the active commuter, the building includes secure cycle storage and on-site shower and changing facilities which will be completed in Q2 2023..

A cycle hire and scooter hire station is also located close by, and the building also provides secure basement car parking for those who prefer to drive, and is conveniently located outside of the city's Clean Air Zone (CAZ).



SPACE

Apex House extends to 58,000 sq ft across its basement, ground and four upper floors. It offers flexible Grade A office space to let from 5,500 sq ft up to 35,000 sq ft.

Available as part floors or whole floorplates, the space can be configured to occupier requirements.

It features full carpeting, suspended ceilings, four-pipe heating and cooling, air conditioning and LED lighting as standard throughout.

The bright and airy workspaces create an excellent environment that encourages productivity and helps meet the health and wellbeing needs of staff.

Apex House can provide fully fitted, plug and play accommodation for occupiers who may not wish to undertake their own fit out.

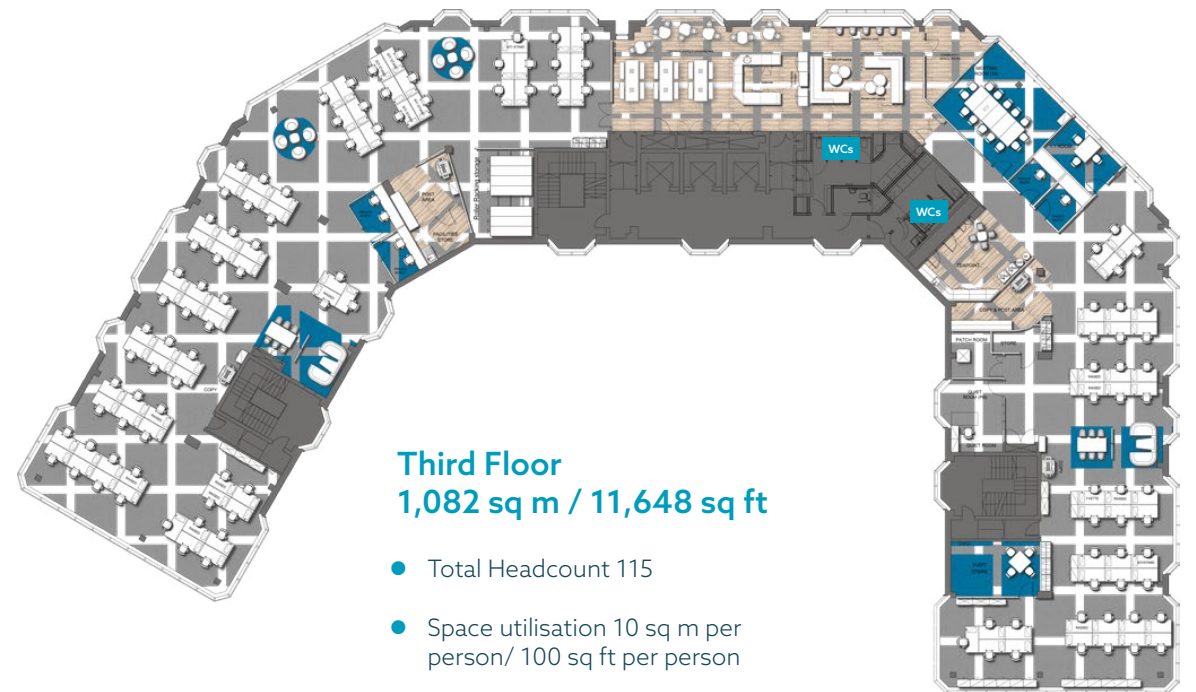
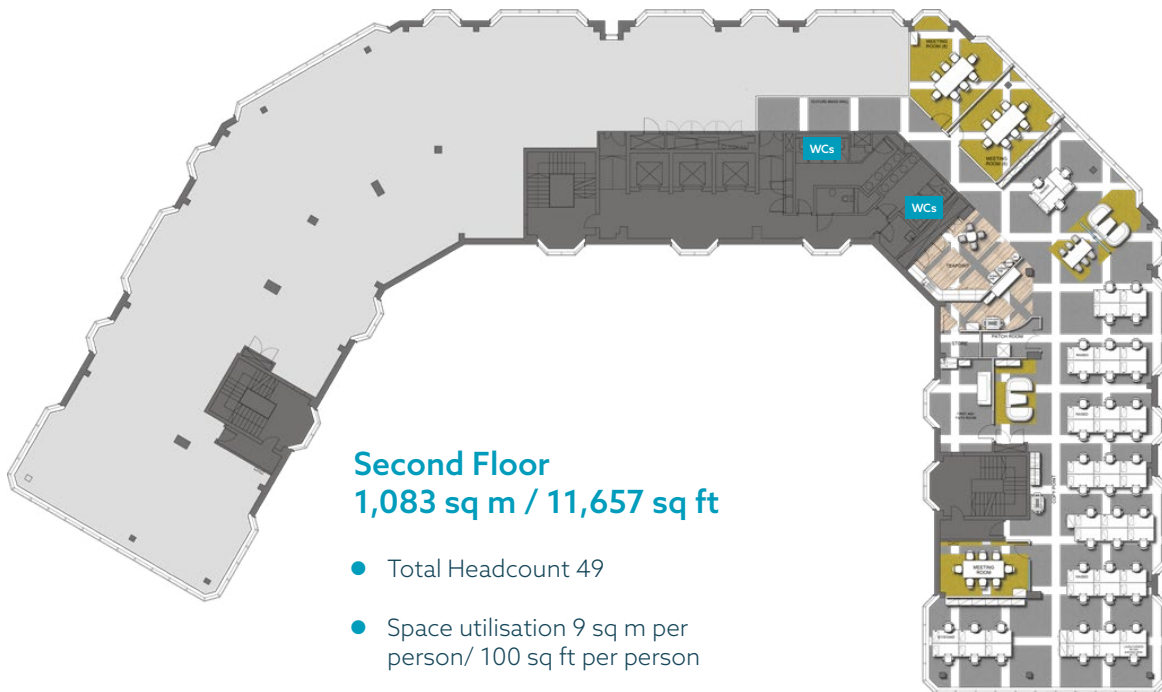




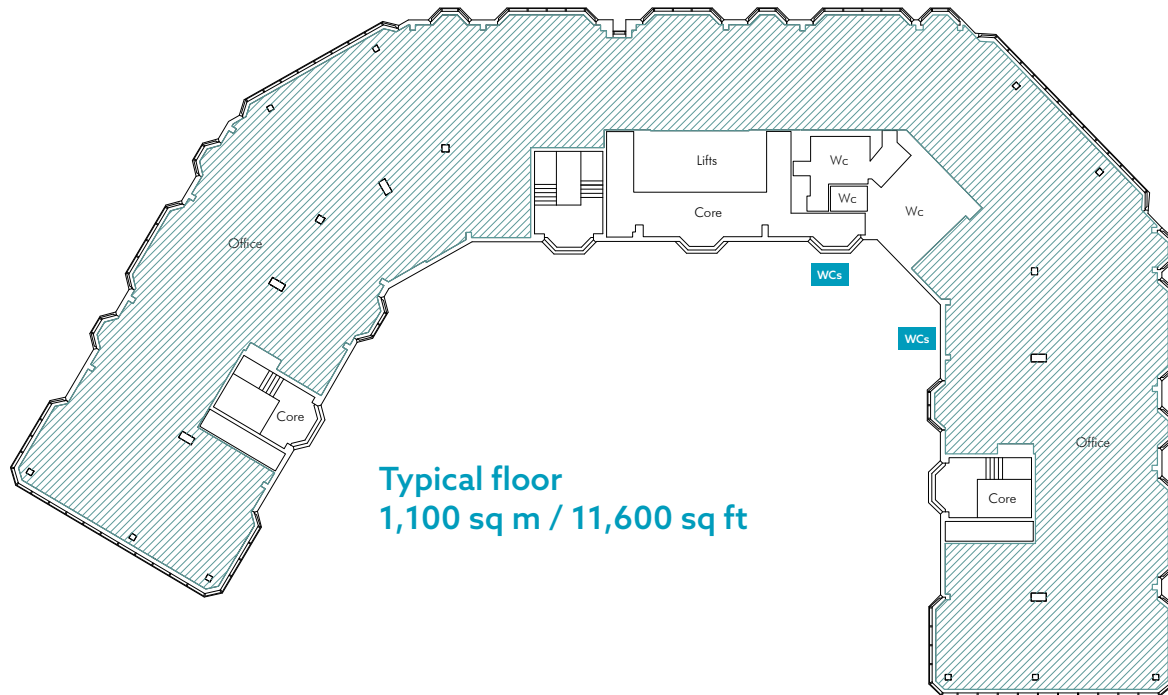
**FULLY FITTED
PLUG AND
PLAY OPTIONS
AVAILABLE**

SPACE

The space available at Apex House offers flexible and attractive solutions for your business or organisation across contiguous upper floors, allowing bespoke suites or continuous space across multiple floorplates for up to 400 people.

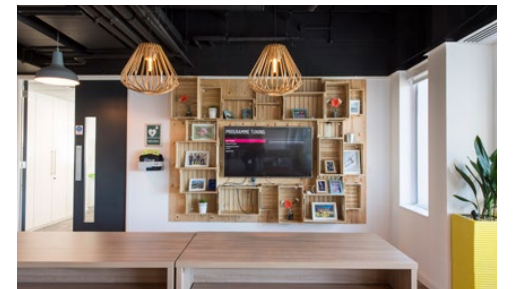


SPACE



SPECIFICATION

- LED lighting
- Internal and external common area refurbishment programme to complete in Q2 2023
- Suspended ceilings
- Four pipe fan coil air conditioning
- EPC B (40)
- Fully accessed raised floor
- Dedicated male and female WCs on each floor
- Three fully accessible lifts servicing all floors
- Occupational density of 1:9 sq m
- Secure basement parking at 1:650 sq ft
- Basement cycle hub including cycle parking and shower/changing facilities



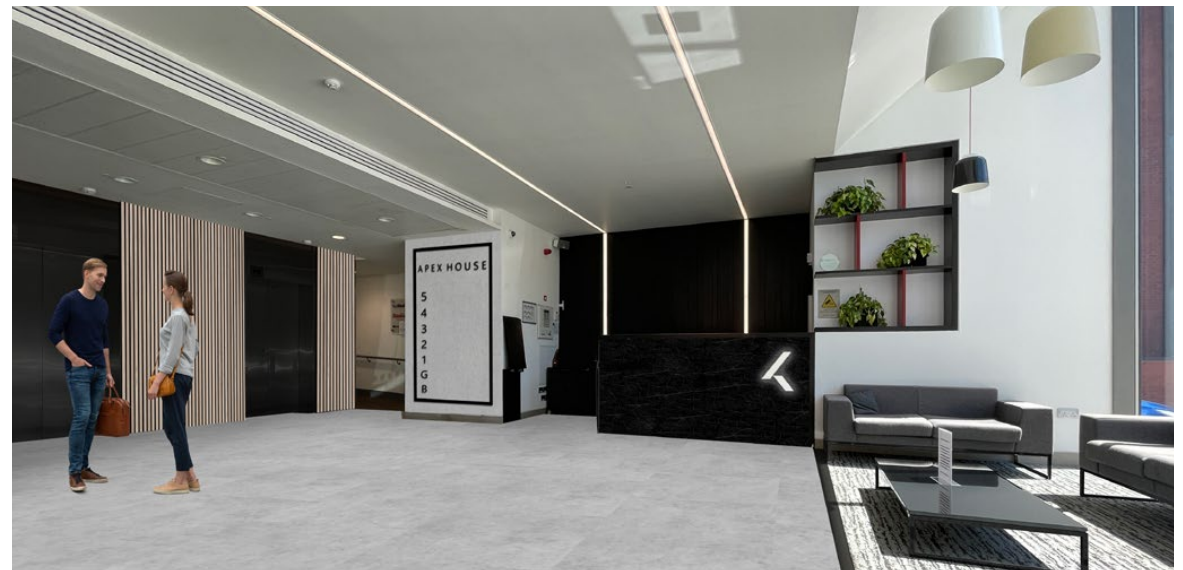
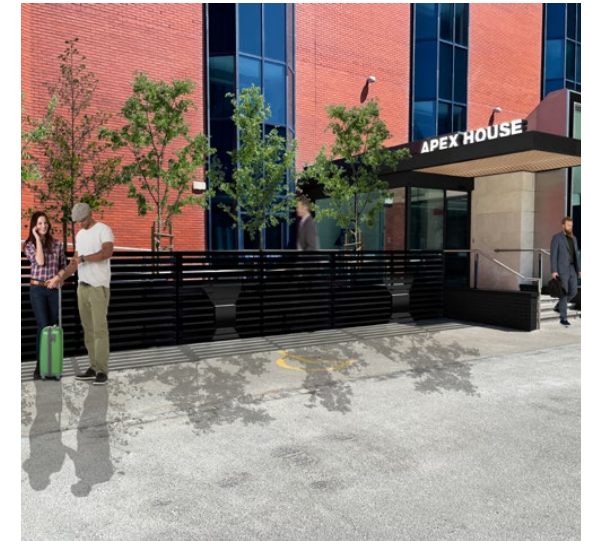


REFURBISHMENT PROPOSALS

Ongoing improvements to Apex House are built around meeting the holistic needs of businesses and their employees.

By making more of existing strengths and highlighting the generous space available, including an ideal location, the building can help with the recruitment, retention, training and development of staff.

With welcoming and practical shared space and bespoke, modern workspace across a number of floors, Apex House offers a high standard of business accommodation coupled with plentiful amenities.



Computer generated images of proposed improvements



AMENITIES

Apex House is located just a short walk from Birmingham's city core in Edgbaston, a flourishing commercial centre and one of the most recognisable locations in the West Midlands.

The building is part of Edgbaston Village, a vibrant mixed-use leisure and lifestyle location with a leafy, village feel full of cafes, gastro pubs and restaurants centred on Greenfield Crescent.

The area is well-renowned for its gastronomic delights, including the acclaimed Michelin-starred Simpsons restaurant, as well as a growing selection of boutique retailers.

Apex House is also superbly located to take advantage of the city's wider leisure offering including Botanical Gardens, Broad Street, the Utilita Arena, ICC and Symphony Hall, as well as Crescent Theatre and Ikon Gallery at

Brindleyplace and the Repertory Theatre and Library of Birmingham on Centenary Square.

Nearby Edgbaston Priory Club offers world-class tennis, swimming and fitness facilities, while walking along either the canal network or through Edgbaston will bring people to one of the greenest parts of the city.

Apex House truly offers the best of both worlds: the convenience and connectivity of being close to the city centre, with the exclusivity and appeal of being in one of Birmingham's most sought after neighbourhoods.





AMENITY & CONNECTIVITY



LOCATION

Apex House is connected from across the city and beyond, with easy access whether you commute by road, rail, bus, cycle or on foot.

Five Ways and the city's ring road provides easy access to central Birmingham and the national motorway network, with excellent links to the M6, M42, M5 and M40 all minutes away.

Locally, Apex House stands in the middle of a public transport hub with bus, rail and tram links all on the doorstep. For drivers, the building sits outside Birmingham's Clean Air Zone, and includes its own secure car parking.

For rail commuters, Five Ways railway station is less than five minutes' walk away, and offers a regular three-minute journey to Birmingham New Street station and the wider UK rail network.

The arrival of HS2 will bring journey time to London down to just 49 minutes, with Curzon Street station connected to Edgbaston by a direct

West Midlands Metro (tram) route.

As part of Edgbaston Village, Apex House shares a dedicated tram stop. The tram provides speedy links to the city centre and on to the Black Country and beyond, as well as Curzon Street, Digbeth and the city's Eastside.

Cycle routes using the local canal network can be accessed via the Worcester and Birmingham canal, just a few hundred metres away, along with canalside routes through Edgbaston to Selly Oak and south Birmingham as well as to the west of the city and Black Country in the other direction.

For those travelling further afield, Birmingham Airport is just ten miles away, and offers direct flights to over 150 destinations worldwide.

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