



NEW GUILD HOUSE

45A GREAT CHARLES STREET QUEENSWAY
BIRMINGHAM B3 2LX



OFFICES TO LET

BIRMINGHAM CITY CENTRE
2,751 – 14,348 SQ FT



New Guild House is located on the corner of Great Charles Street Queensway and New Market Street. Convenient for the City Centre's restaurants, cafés and bars, also close to St Philips Cathedral.

New Guild House is in Birmingham's prime office core, Colmore Business District, which is home to a host of high profile National and International office occupiers.

The building benefits from excellent public transport links, with local bus services, the Midland Metro and rail links from Snow Hill, New Street & Moor Street stations.

New Guild House has undergone a full refurbishment creating a bright and contemporary environment across 5 floors and benefits from an enclosed courtyard and on site parking. Suites available from 2,751 – 14,348 sq ft. (IMPS 3)



SPECIFICATION

- Newly refurbished
- Open-plan layout
- Suspended metal tiled ceiling
- Recessed LED Lighting
- Air-conditioning
- Male, female & disabled WC's on each floor
- 8 person passenger lift
- On-site car park 2 spaces per floor (10 total)
- On-site bike storage and shower facilities





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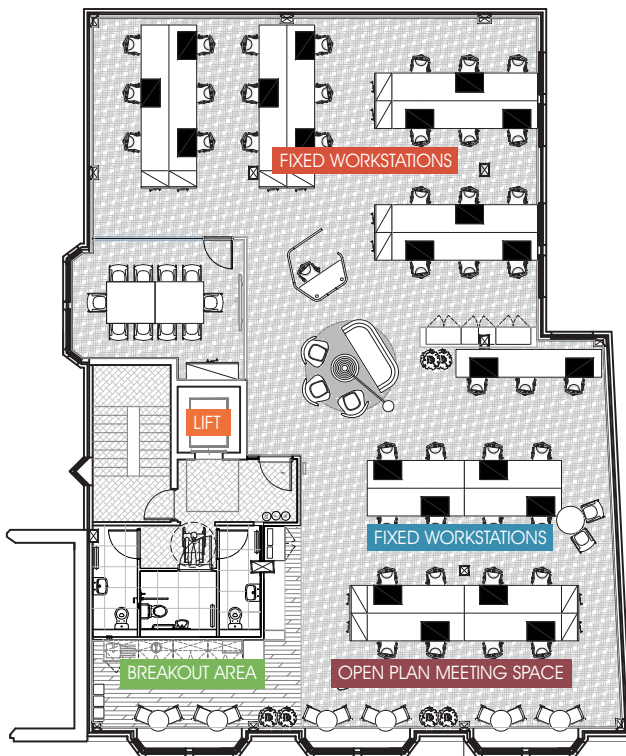
FLOOR PLANS



GROUND FLOOR – 2,863 SQ FT



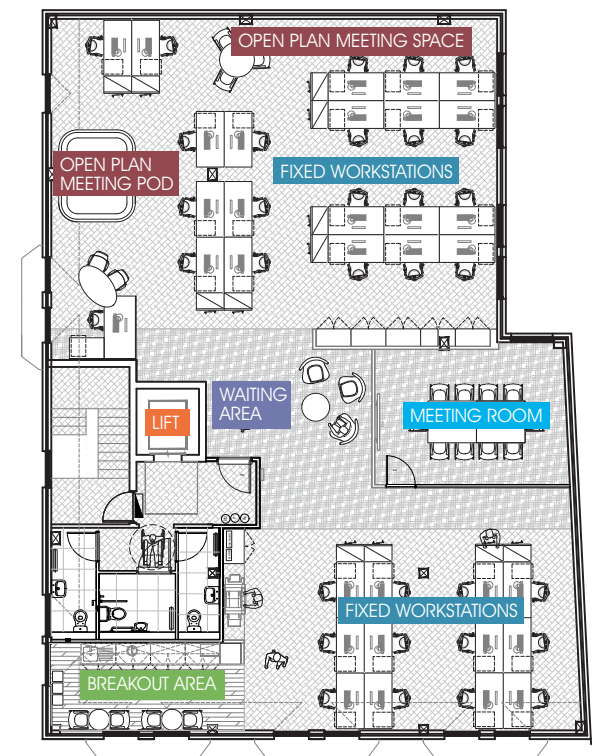
FIRST FLOOR – 3,047 SQ FT



SECOND FLOOR – 2,832 SQ FT



THIRD FLOOR – 2,855 SQ FT



FOURTH FLOOR – 2,751 SQ FT

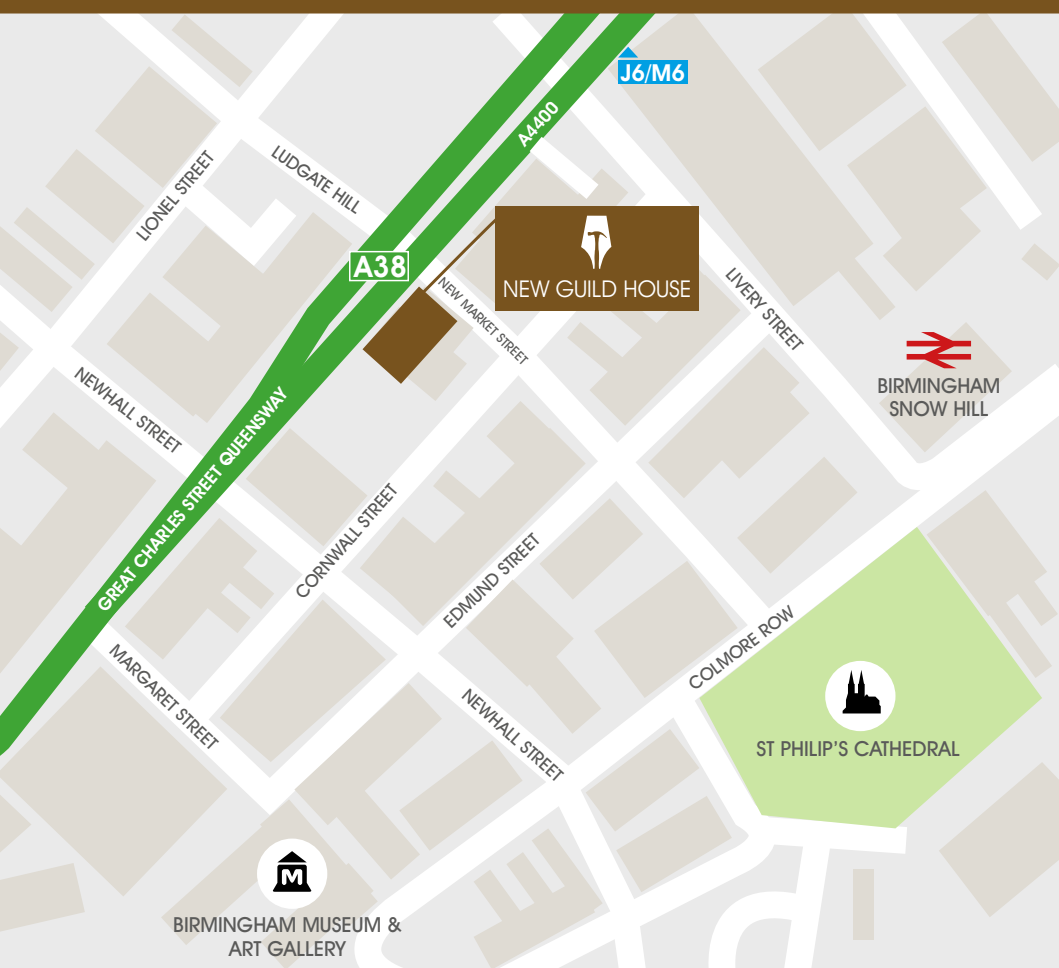
Indicative layout



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