

THE LEWIS BUILDING

BIRMINGHAM



WITH EXCELLENT TRANSPORT LINKS AND GENEROUS ON-SITE PARKING, LOCATION REALLY IS EVERYTHING.
4,850-33,322 SQ FT OF PRIME GRADE A OFFICE SPACE TO LET 4TH AND 5TH FLOORS AVAILABLE.



THE LOCATION AND CONNECTIVITY

THE LEWIS BUILDING, 35 BULL STREET, BIRMINGHAM, B4 6AF



Birmingham central

The Lewis Building is situated in the heart of the Colmore Business District, Birmingham's most exclusive business and retail destination. Birmingham contains a vibrant mix of different flavours with a number of Michelin-starred restaurants based in and around the city centre.

The Lewis Building is superbly located to benefit from Birmingham city centre's excellent transport connections. Birmingham New Street Station (Grand Central) is the UK's busiest rail hub outside the capital. Snow Hill and Moor Street stations are within 10 minutes' walk time and the proposed HS2 Curzon Street Station, due for completion in 2026, will also be on the doorstep. The building's city centre location allows easy access to the national motorway network via the M5, M6 and M42.

- Immediate access to Midland Metro tram stop.
- Minories Shopping Arcade within associated amenity.
- Walking distance to Birmingham's Knowledge Quarter.
- Generous on-site car parking.



THE OPPORTUNITY

A RARE AND EXCEPTIONAL OPPORTUNITY TO OCCUPY SPACE IN AN ICONIC BUILDING STEEPED IN HISTORY.

THE SUSTAINABLE DESIGN AND CONTEMPORARY REFURBISHMENT PROVIDES A TOTAL OF OVER 110,000 SQ FT OF PRESTIGIOUS, GRADE A OFFICE SPACE IN THE VIBRANT HEART OF BIRMINGHAM'S BUSINESS DISTRICT.

THE FLEXIBLE 16,600 SQ FT FLOOR PLATES EXCEED THE EVER-CHANGING DEMANDS OF TODAY'S MODERN OCCUPIERS PROVIDING SOME OF THE LARGEST AND MOST SOUGHT-AFTER SPACE IN THE CITY.

The Specification



B-47



- BREEAM 'Very Good'
- EPC B-47
- High speed WiFi
- Double-height entrance hall
- Raised access floors
- Four pipe fan coil air conditioning
- 4 x 21 person passenger lifts
- DDA compliant
- Secure parking for 60 cycles and 74 vehicles with ground floor level entry
- Shower, changing and drying facilities
- Perforated metal plank suspended ceilings with LED lighting
- Male/Female and disabled WCs on all floors
- On-site concierge and 24/7 access and security
- On-site Flexible Workplace provider



THE LEWIS BUILDING

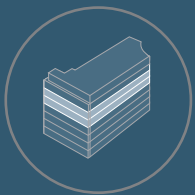
BRIGHT OPEN FLEXIBLE FLOORS



IMPECCABLE NEIGHBOURS



THE 4TH AND 5TH FLOORS



THE 4TH FLOOR

- 16,664 SQ FT / 1,548.1 SQ M

THE 5TH FLOOR

- 16,658 SQ FT / 1,547.6 SQ M

1:8 SQ M OCCUPATIONAL FLOOR SPACE DENSITY

2.75M FLOOR TO CEILING HEIGHTS

FLEXIBLE FLOOR PLATES WHICH CAN BE SUBDIVIDED INTO 4,850 / 7,800 / 8,400 / 11,400 SQ FT *

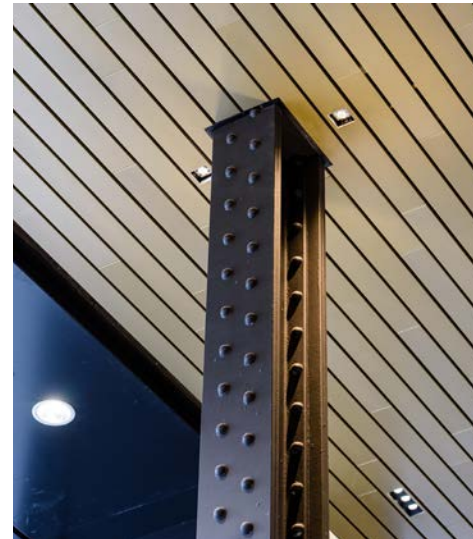
* Indicative space plans available on request.

DESIGNED FOR PEOPLE



Wellbeing

Occupiers and employees demand and expect high quality facilities in well designed, modern buildings. The Lewis Building provides inspired and exciting work spaces in the centre of the city, with a range of additional facilities that truly benefit people. Secure parking for 60 cycles is provided with ground floor level entry, with associated shower, changing and drying facilities. Car parking for 74 vehicles is also available in the building's redesigned basement areas accessed from the north. Free WiFi allows online access in the entrance seating and break-out areas for occupiers and visitors alike.



Sustainability

The Lewis Building has been designed to achieve a high level of sustainability both during construction and in operation. The building features low-energy LED lighting and high efficiency heating, air-conditioning, water supply and ventilation systems. During construction all waste materials from the building were graded for recycling and a target of 95% was set for the redirection of iron and steel, wood, plaster and mixed materials, all avoiding disposal to landfill.

FOR MORE GET IN TOUCH

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VIDEO TOUR:

<https://vimeo.com/832641619>

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