

# K I N N G EDWARD HOUSE

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**NEW STREET - BIRMINGHAM - B2 4NS**

**78,550 SQ FT OF NEW CONTEMPORARY WORKSPACE  
IN THE BEATING HEART OF THE CITY**



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A modern office interior with a warm, wood-slatted aesthetic. The space features a central atrium with a high ceiling and a grid of recessed lighting. The walls are covered in vertical wood slats, and the floor is a light-colored wood. There are several potted plants, a white sofa, and a small table in the background. The overall atmosphere is clean, bright, and professional.

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# COME ON IN

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Constructed in 1936, King Edward House is an impressive Portland stone seven storey building located in the heart of Birmingham's retail and leisure district. The location provides occupiers a vibrant neighbourhood amenity.

The building is undergoing a sustainable refurbishment delivering a high quality, energy efficient, contemporary workspace. It's complimented by significant occupier wellness features including over 5,000 SQ FT of outdoor workspace, large gym, plus end of trip cycle and shower facilities. There is also a statement reception to ensure an exciting arrival experience.

King Edward House will be the place to be in 2024.

MAKE A BIG ENTRANCE

# MAKE A BIG ENTRANCE



TENANT 1  
TENANT 2  
TENANT 3  
TENANT 4  
TENANT 5  
TENANT 6  
TENANT 7  
TENANT 8  
TENANT 9  
TENANT 10  
TENANT 11  
TENANT 12  
TENANT 13  
TENANT 14

# SUSTAINABILITY

In addition to a modern and stylish work environment, King Edward House will deliver the highest standards with its environmental and performance impact.

Once complete the building will provide the following:

EPC B (targeted)

BREEAM Excellent (targeted)

WiredScore accredited

Smart energy services

Low carbon footprint

PV's for renewable energy efficiency

Fully electric heating

Dedicated recycling & waste management area





# SPECIFICATION

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Delivering a sense of pride to your new business address, King Edward House is being comprehensively refurbished to create a modern, fresh and bright environment that you will look forward to arriving at.

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Exposed services

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LG7 compliant LED lighting

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Naturally light and efficient floor plates

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Raised access floors

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3 pipe VRF comfort cooling

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1:10 sq m occupational density



# A FOCUS ON WELLNESS

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There is a strong focus on wellness throughout the building and the new space has been configured to accommodate internal courtyards and terraces, with both private and communal roof terrace space and courtyards with the building's two light wells, creating truly unique break out space.

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40 cycle racks

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8 showers with drying rooms and changing areas

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2 roof terraces

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6 internal courtyards, 5 private & 1 communal

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1,800 SQ FT gymnasium







# FLOOR PLATES

King Edward House comprises 7 floors with numerous unique internal courtyards and external terraces. All floors have been refurbished to a high quality specification, giving you the perfect balance between work space and amenity.



**SEVENTH FLOOR**  
2,368 SQ FT; 4,198 SQ FT

**TERRACE**  
1,582 SQ FT; 1,787 SQ FT

**SIXTH FLOOR**  
10,306 SQ FT

**FIFTH FLOOR**  
11,087 SQ FT

**FOURTH FLOOR**  
11,087 SQ FT

**COURTYARD**  
496 SQ FT

**THIRD FLOOR**  
11,679 SQ FT

**COURTYARD**  
807 SQ FT

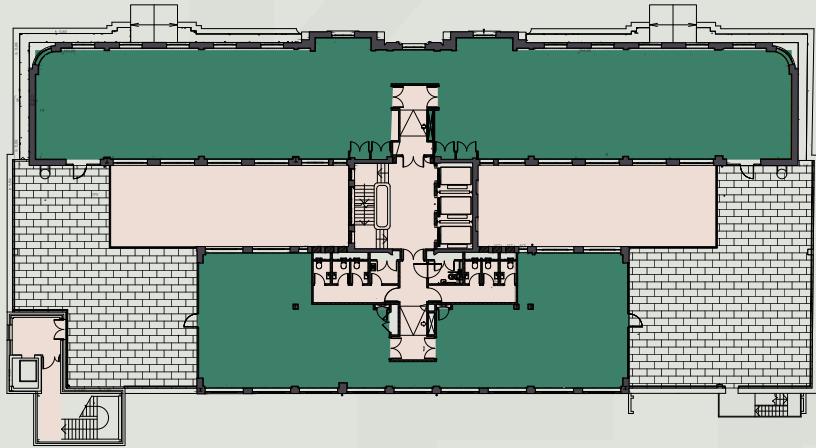
**SECOND FLOOR**  
12,684 SQ FT

**COURTYARD**  
764 SQ FT

**FIRST FLOOR**  
9,741 SQ FT

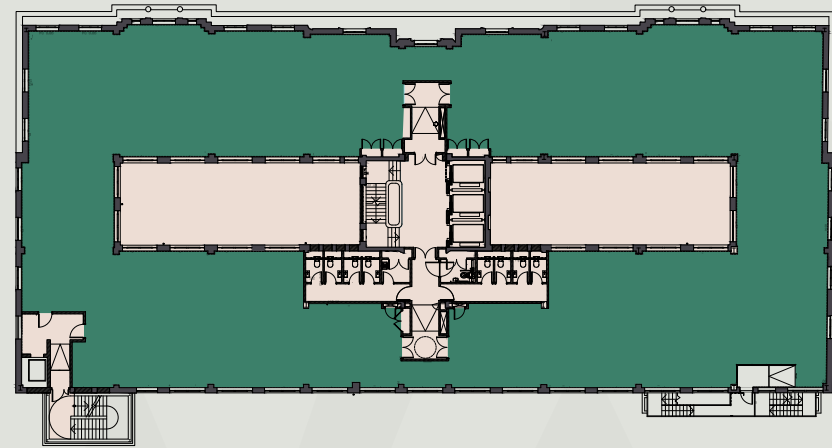
**GROUND FLOOR**

**BUILDING TOTAL**  
78,550 SQ FT



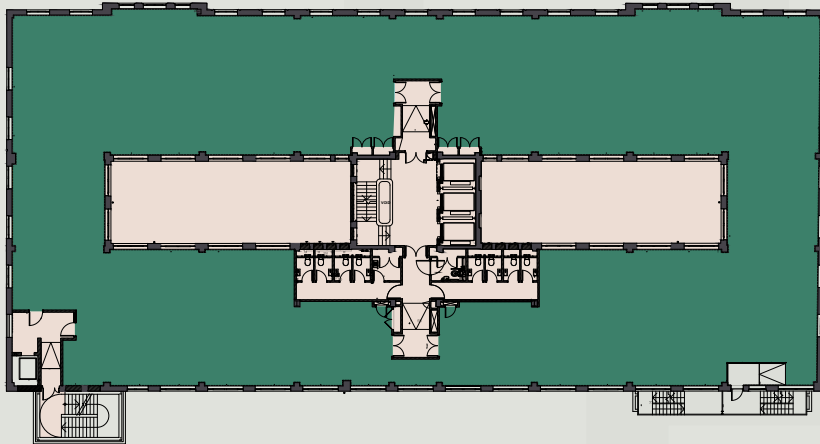
**SEVENTH FLOOR**

Office 2,368 SQ FT; 4,198 SQ FT  
Terrace 1,582 SQ FT; 1,787 SQ FT



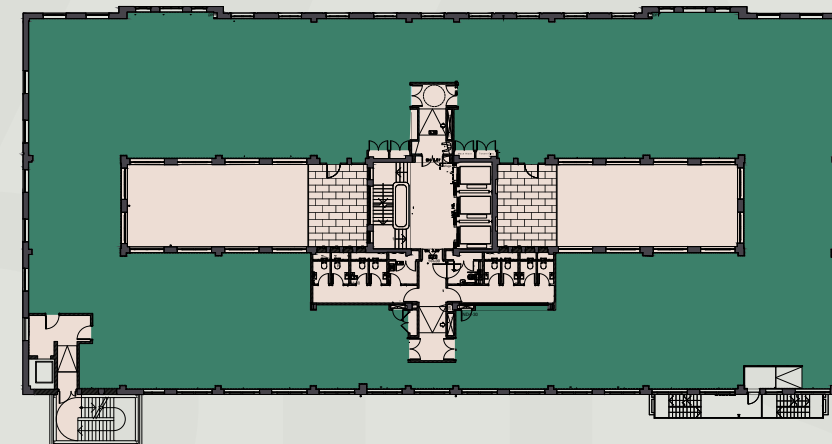
**SIXTH FLOOR**

Office 10,306 SQ FT



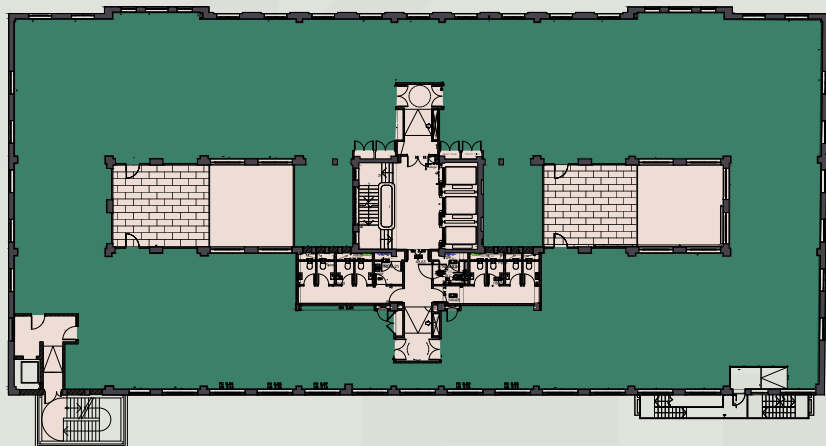
**FIFTH FLOOR**

Office 11,087 SQ FT



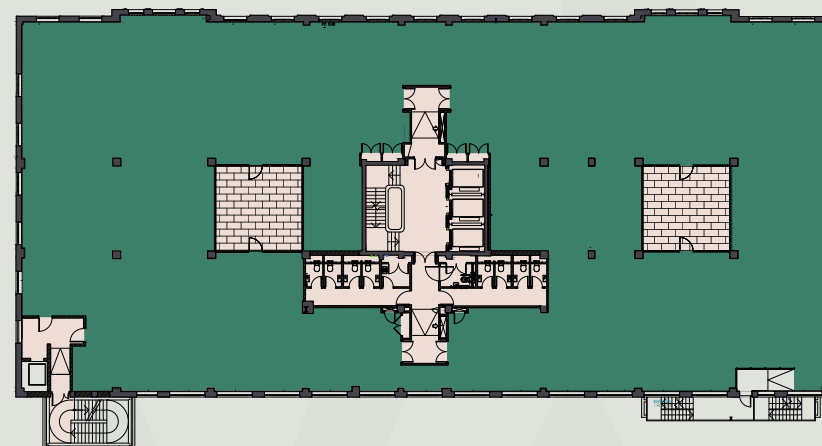
**FOURTH FLOOR**

Office 11,087 SQ FT  
Terrace 496 SQ FT



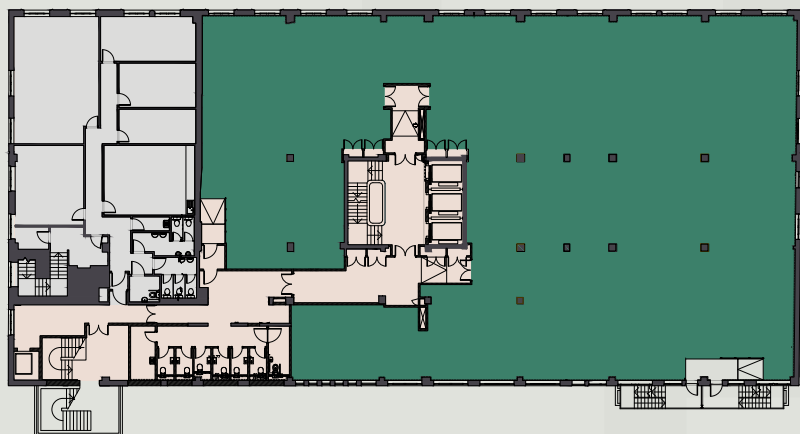
**THIRD FLOOR**

Office 11,679 SQ FT  
Terrace 807 SQ FT



**SECOND FLOOR**

Office 12,684 SQ FT  
Courtyard 764 SQ FT



**FIRST FLOOR**

Office 9,741 SQ FT



**BASEMENT**

- 1. Meeting spaces
- 2. Cycle storage & showers
- 3. Gym
- 4. Kitchen and restaurant
- 5. Storage







# IN THE HEART OF IT



KING EDWARD HOUSE

THE BULLRING

GRAND CENTRAL

NEW ST STATION

MOOR ST STATION

CORPORATION ST

VICTORIA SQ

CATHEDRAL SQ

COLMORE ROW

SNOW HILL STATION

# LOCATION

King Edward House is located at the centre of Birmingham's beating commercial heart, close to everything an occupier could need; amenities, public transport and the regional road network.

Birmingham benefits from unrivalled connectivity, ensuring ease of staff recruitment, retention and the ability to access clients and service providers.

The new HS2 terminal, when complete, will further enhance the city's connectivity. The terminal will be located less than a 5 minute walk from the building which in turn will connect the city into central London in 44 minutes.

For your staff to commute, the location of King Edward House couldn't be easier. New Street Station is located less than a 3 minute walk away whilst Snow Hill and Moor Street stations are located 8 and 5 minutes away respectively. By road, Birmingham lies at the heart of the UK's motorway network with direct access to the M5, M6, M40 and M42 motorways.

## BY METRO

Five Ways	10 mins
Jewellery Quarter	15 mins
West Bromwich	20 mins
Wolverhampton St George's	45 mins

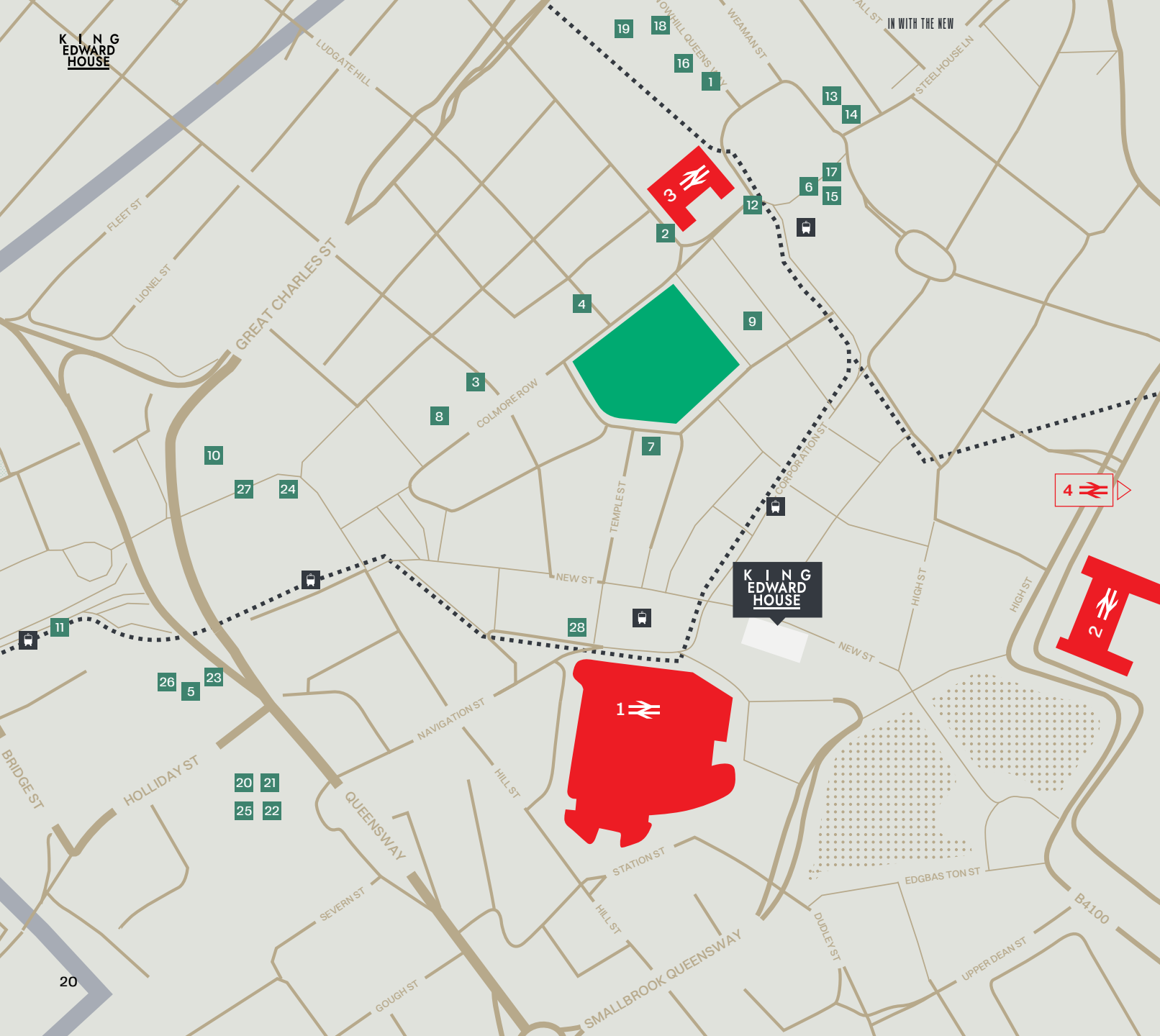
## BY RAIL

B'ham International	10 mins
Coventry	30 mins
Nottingham	35 mins
Bristol	1hr 20 mins
Manchester	1 hr 25 mins
London	1 hr 30 mins
Leeds	2hrs
Newcastle	3 hrs 25 mins
Edinburgh	4 hrs

## BY ROAD

M6	15 mins
Birmingham Airport	25 mins
Coventry	35 mins
Nottingham	1 hr
Bristol	1hr 45 mins
Manchester	1hr 50 mins
Leeds	2 hrs
London	2 hrs 30 mins



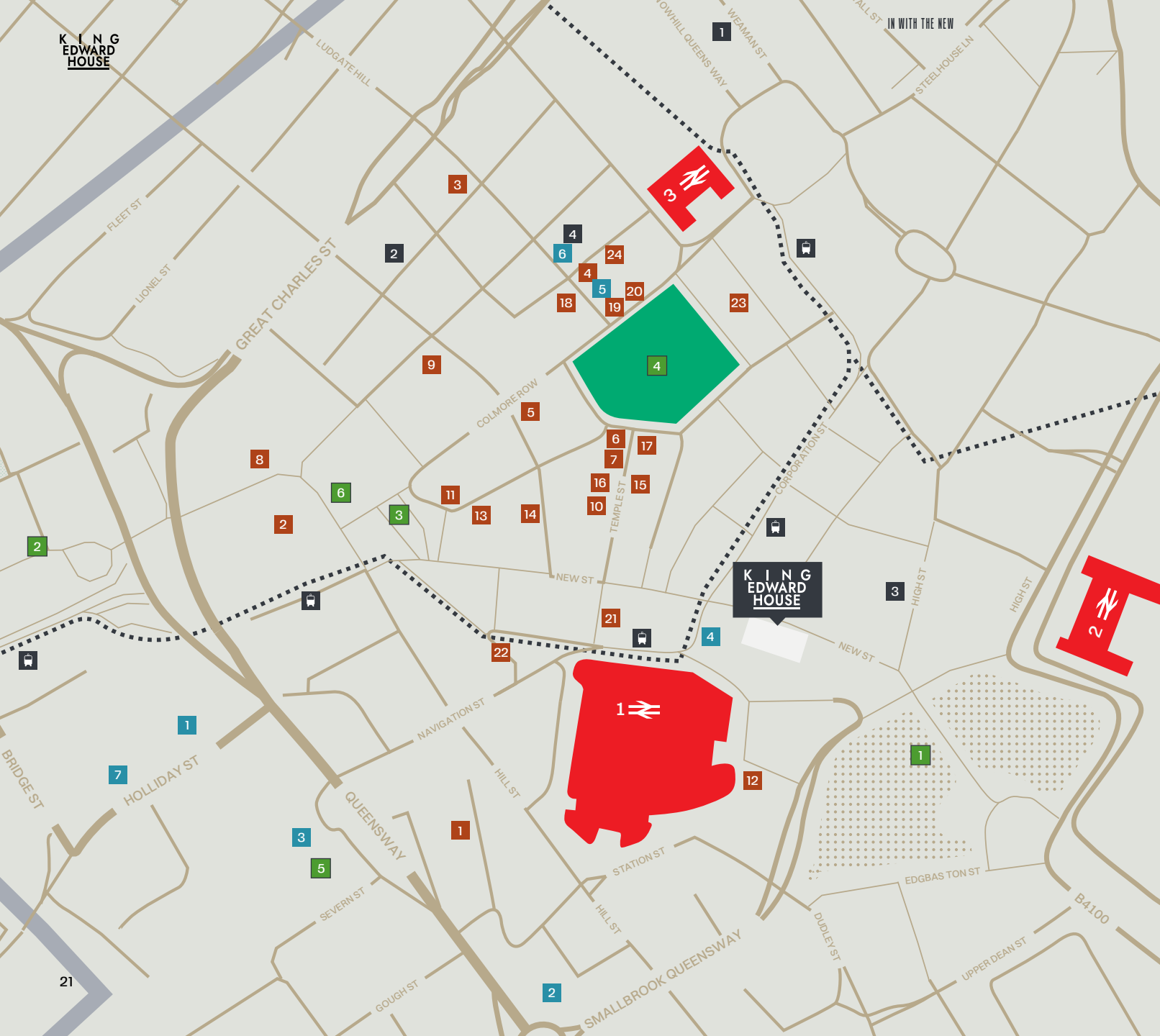


# YOU'RE IN GREAT COMPANY

- |        |        |        |        |
|--------|--------|--------|--------|
| 1<br>  | 2<br>  | 3<br>  | 4<br>  |
| 5<br>  | 6<br>  | 7<br>  | 8<br>  |
| 9<br>  | 10<br> | 11<br> | 12<br> |
| 13<br> | 14<br> | 15<br> | 16<br> |
| 17<br> | 18<br> | 19<br> | 20<br> |
| 21<br> | 22<br> | 23<br> | 24<br> |
| 25<br> | 26<br> | 27<br> | 28<br> |

## TRANSPORT

- |   |  |                   |   |           |  |       |            |
|---|--|-------------------|---|-----------|--|-------|------------|
| 1 |  | New St Station    | - | 3 mins    |  | ..... | Metro      |
| 2 |  | Moor St Station   | - | 5 mins    |  |       | Metro Stop |
| 3 |  | Snow Hill Station | - | 6 mins    |  |       |            |
| 4 |  | HS2 Curzon Street | - | Open 2030 |  |       |            |



# BEST OF BOTH

## ■ BARS & RESTAURANTS

- |                   |                             |                              |
|-------------------|-----------------------------|------------------------------|
| 1. Brew Dog       | 10. The Botanist            | 17. The Ivy                  |
| 2. Albert Schloss | 11. Purecraft Bar & Kitchen | 18. Gaucho Grill             |
| 3. Purnell's      | 12. All Bar One             | 19. Gusto                    |
| 4. Isaac's        | 13. Adam's                  | 20. Alchemist                |
| 5. Vagabond       | 14. Rudy's Neopolitan Pizza | 21. 200 Degrees Coffee       |
| 6. Fumo           | 15. Las Iguanas             | 22. Yorks Café               |
| 7. San Carlo      | 16. Revolución de Cuba      | 23. Anderson & Hill          |
| 8. Dishoom        |                             | 24. Tattu Restaurant and Bar |
| 9. Asha's         |                             |                              |

## ■ HOTELS

1. Crown Plaza
2. Radisson Blu
3. Malmaison
4. Premier Inn
5. The Grand
6. Hotel du Vin
7. Holiday Inn Express

## ■ LANDMARKS

1. Bullring Shopping Centre
2. Library of Birmingham
3. Victoria Square
4. Cathedral Square
5. The Mailbox
6. Museum & Art Gallery

## ■ GYMS & LEISURE

1. MK Health Club
2. Blaze Studio
3. The Gym

## TRANSPORT

1	🚶	New St Station	-	3 mins	🚶	.....	Metro
2	🚶	Moor St Station	-	5 mins	🚶	🚏	Metro Stop
3	🚶	Snow Hill Station	-	6 mins	🚶		
4	🚶	HS2 Curzon Street	-	Open 2030			

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NEW STREET - BIRMINGHAM - B2 4NS  
what3words - Shed.Debit.First

## READY TO STAND OUT FROM THE CROWD?

If you'd like to enquire about taking space at  
King Edward House please contact:

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**AVISON  
YOUNG**

**CHARLES TOOGOOD**

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**BNP PARIBAS  
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