

UNIQUE SELF-CONTAINED OPPORTUNITY TO LET

2 MARGARET STREET, BIRMINGHAM B3 3JN

THE OLD  
**STOCK**  
EXCHANGE

THINK ABOUT YOUR PERFECT SPACE. WE'LL MAKE IT HAPPEN.

# IT'S TIME TO TAKE STOCK.

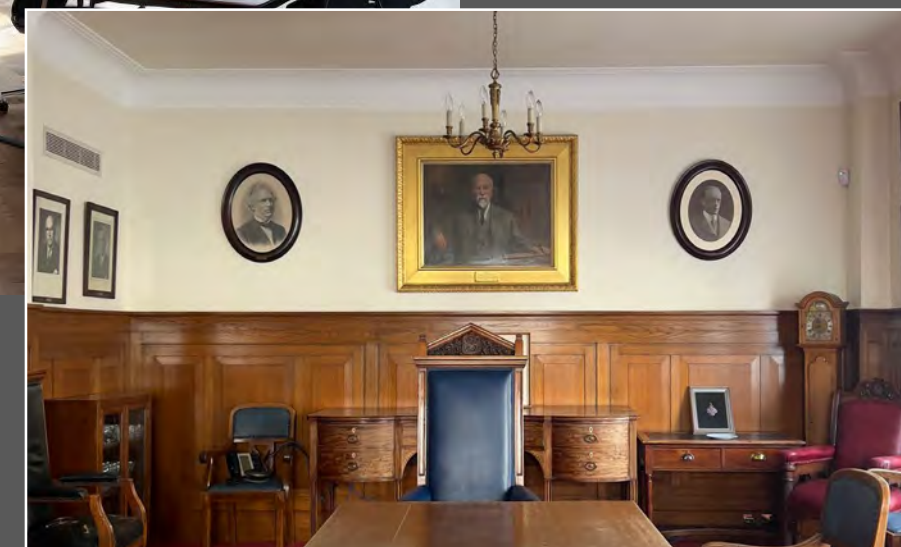
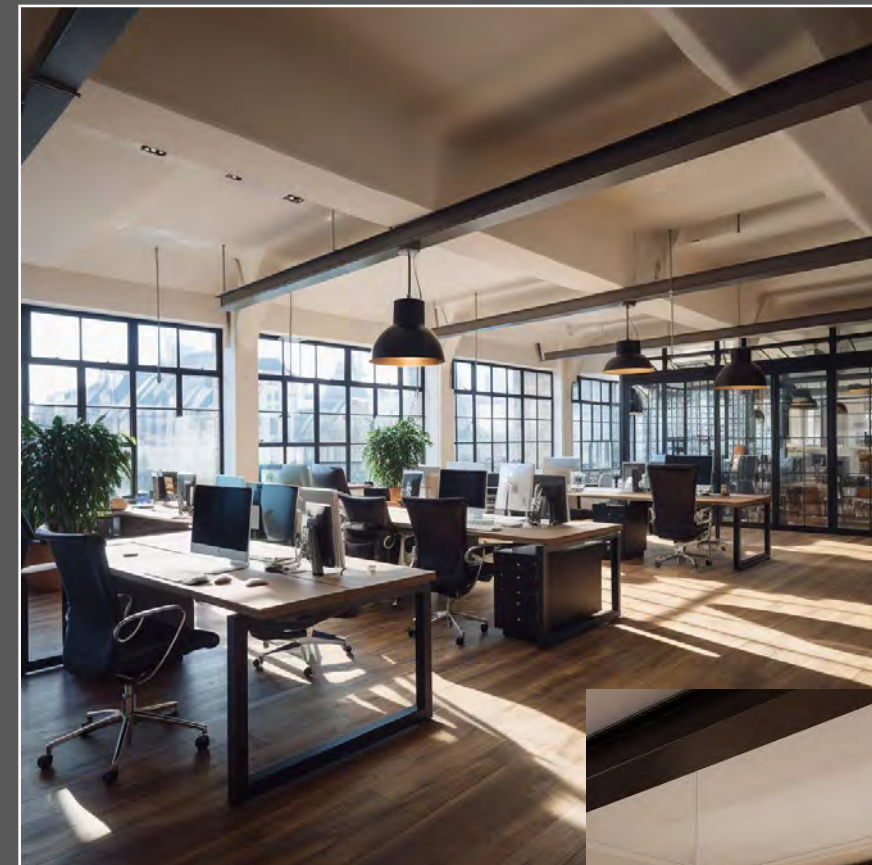


Steeped in financial heritage, The Old Stock Exchange in Birmingham's central business district is looking to the future, providing a rare chance for businesses to really think about what they need from 24,825 SQ FT of office space.

As we seek to pre-let this five storey building with original double height banking hall, the final design will be made to occupier requirements; keeping the central core and traditional period features that honour its distinctive past.

It all starts with a blank canvas. Think about your perfect space, we'll make it happen.

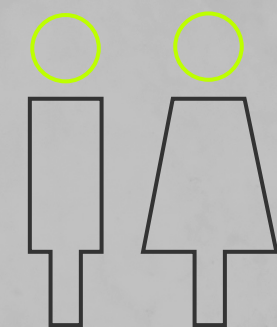




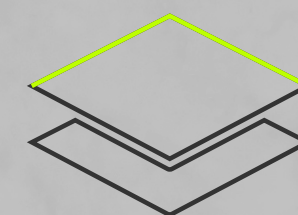
An inspiration board to highlight how the Victorian spaces could be transformed, whilst retaining key features.

BRING  
YOUR  
VISION  
TO LIFE

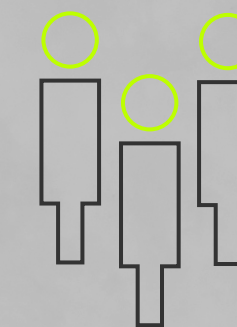
# TAKE . NOTE



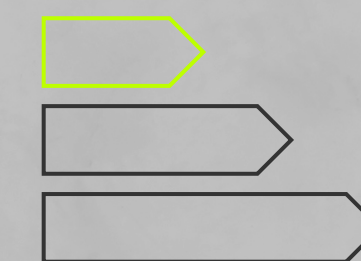
WC FACILITIES ON EACH FLOOR



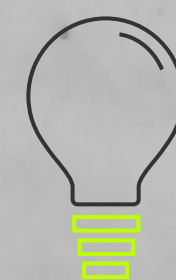
DOUBLE HEIGHT FEATURE BANKING HALL



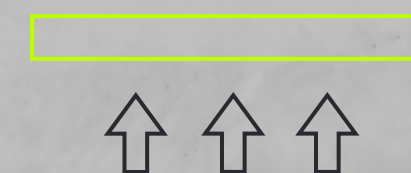
PERIOD MEETING ROOMS



TARGETING EPC B



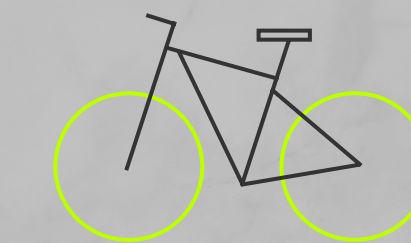
LED LIGHTING



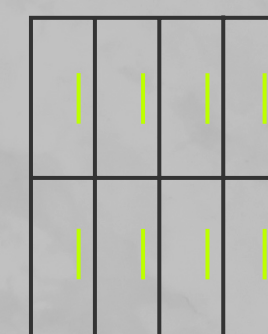
RAISED ACCESS FLOOR



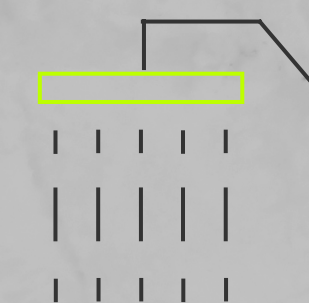
A/C AND FRESH AIR REQUIREMENTS DESIGNED TO SUIT



AMPLE BICYCLE STORAGE OPPORTUNITIES



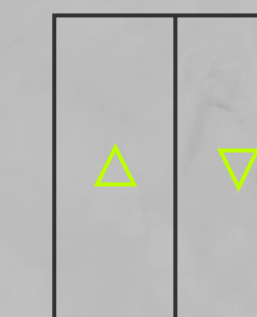
LOCKERS



SHOWERS

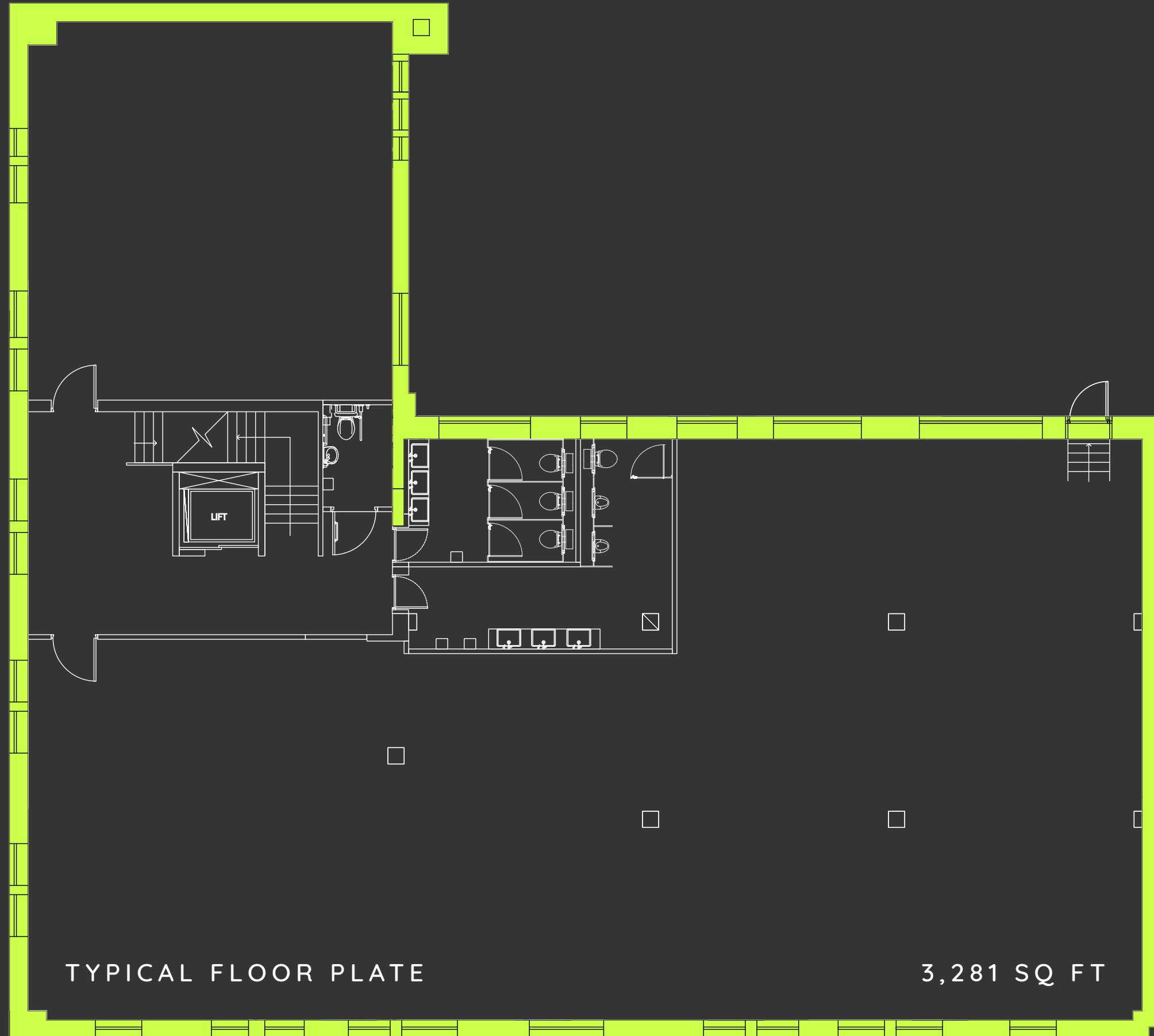


DRYING ROOM



8 PERSON LIFT

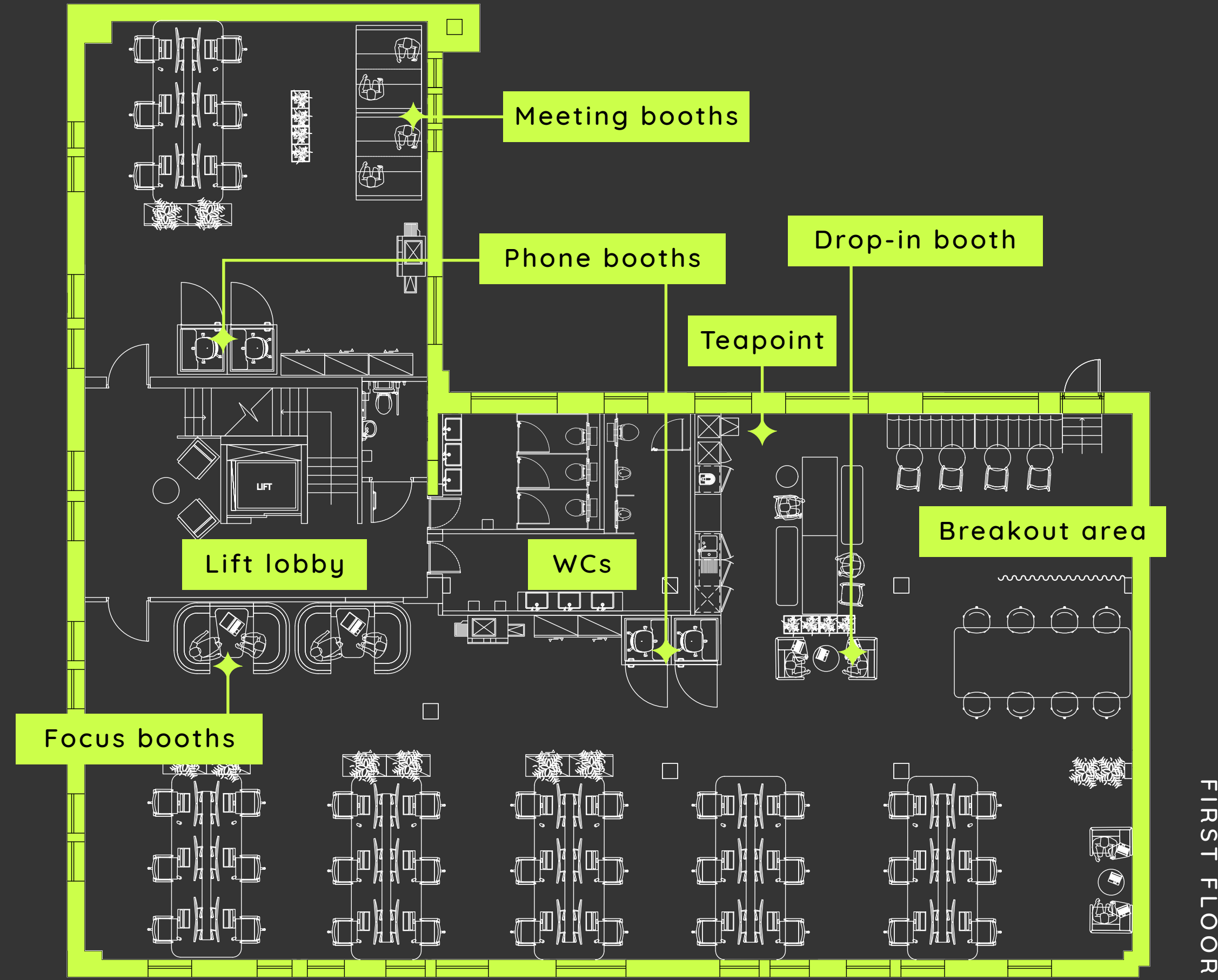




# FLOOR.PLAN.S

Measurements in accordance with IMPS 3 (Offices).

FLOOR	SQ FT	SQM
Fifth Floor	3,325	308.9
Fourth Floor	3,313	307.8
Third Floor	3,270	303.8
Second Floor	3,311	307.6
First Floor	3,281	304.8
Upper Ground	1,754	162.9
Ground Floor	4,012	372.7
Basement	2,559	237.7
<b>TOTAL</b>	<b>24,825</b>	<b>2,306.2</b>



# EXAMPLE FIT OUT

Endless opportunities to incorporate break out spaces, co-working, focus booths, meeting booths, WCs, and kitchen area.

FIT OUT SCHEDULE	
1	Teapoint
1	Breakout area
4	Phone booths
2	Meeting booths
2	Drop-in booths
2	Print areas
6	Workstations
2	Focus booths
5	Storage units
44	Open plan workstations







# PLACES TO EXPLORE



The Old Stock Exchange sits amongst a diverse architectural landscape, with bars, restaurants, and excellent transport links from Birmingham New Street, Snow Hill and Metro stations; all within 5 minutes' walk.



### CAFÉS

1. Pret A Manger
2. Damascena
3. Costa
4. Second Cup
5. Starbucks
6. Java Roastery
7. 200 Degrees
8. Urban Café

### HOTELS

1. The Grand Hotel
2. Hotel Du Vin
3. Premier Inn (Waterloo St)
4. N°8 Waterloo St Apartments
5. Staybridge Suites
6. Ibis Styles

### BARS

1. The Botanist
2. The Alchemist
3. The Colmore
4. Purecraft Bar
5. Primitivo
6. Cosy Club
7. The Roebuck
8. Vagabonds
9. Madeleine at The Grand
10. Dirty Martini
11. Henman & Cooper
12. The Old Joint Stock Pub & Theatre
13. The Florence
14. Alberts Schloss

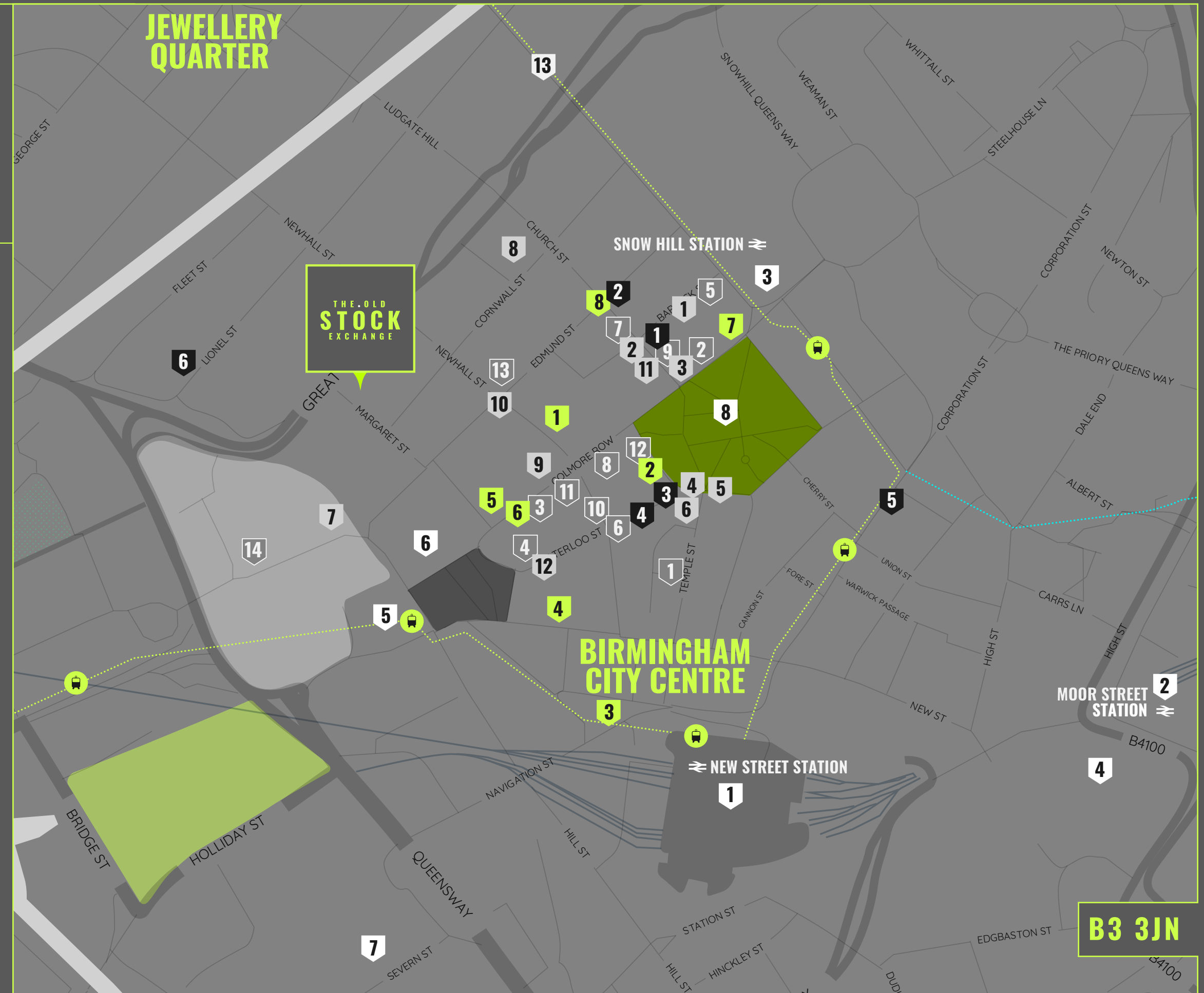
### RESTAURANTS

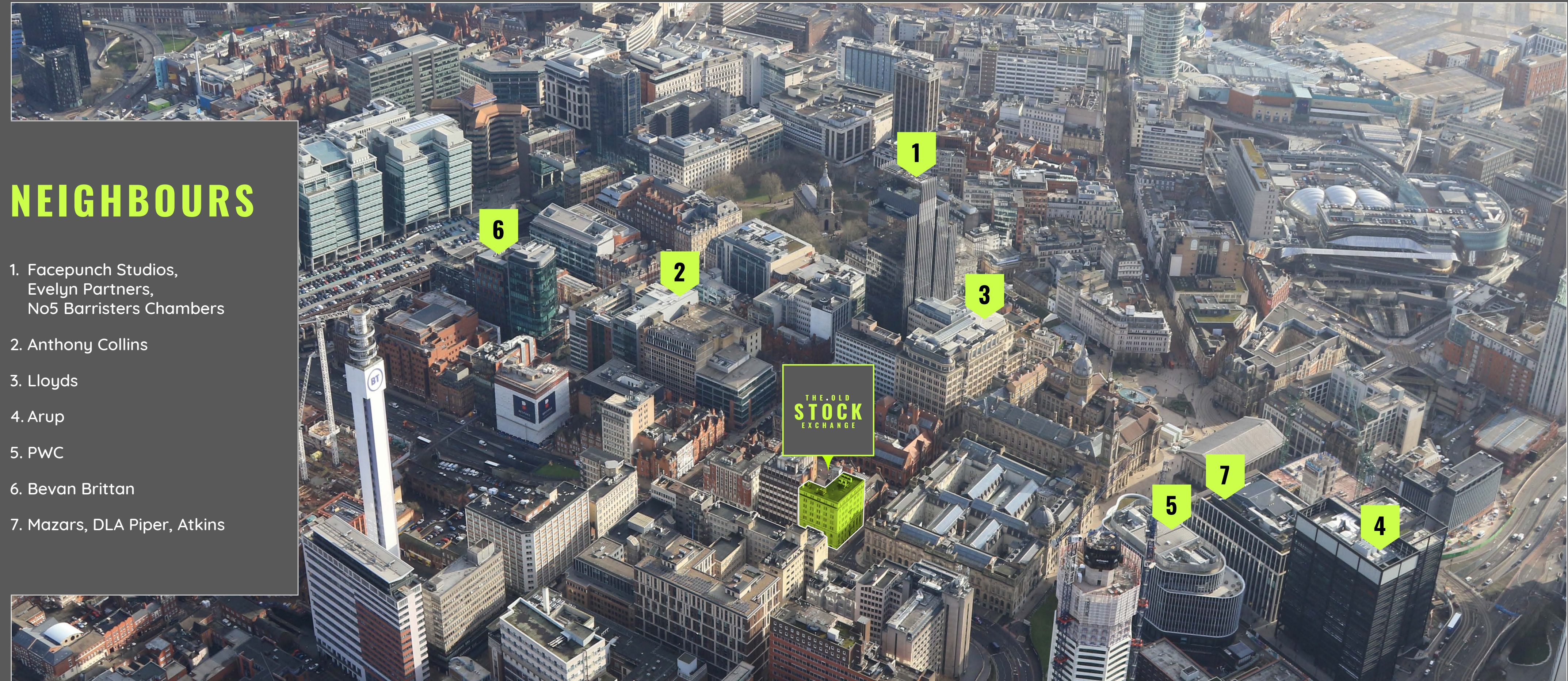
1. Tattu
2. Fazenda
3. Gusto
4. Fumo
5. The Ivy
6. San Carlo
7. Dishoom
8. Purnells
9. Orelle
10. Ashas
11. Gaucho
12. Adam's

### WALKING DISTANCE

1. New Street Station  
8 Mins
2. Moor Street Station  
14 Mins
3. Snow Hill Station  
6 Mins
4. Bullring  
13 Mins
5. Town Hall  
4 Mins
6. Museum & Art Gallery  
2 Mins
7. Mailbox  
9 Mins
8. St Philip's Cathedral  
5 Mins

- Victoria Square
- Paradise
- Arena Central
- St Phillip's Square
- Metro Stops
- Metro
- Future Metro Extensions





## NEIGHBOURS

1. Facepunch Studios, Evelyn Partners, No5 Barristers Chambers
2. Anthony Collins
3. Lloyds
4. Arup
5. PWC
6. Bevan Brittan
7. Mazars, DLA Piper, Atkins

**1.3M**

UNDER 25s  
LIVING IN THE REGION

**150+**

GLOBAL FLIGHTS  
FROM BIRMINGHAM  
AIRPORT

**25.5%**

WEST MIDLANDS  
GROWTH RATE OVER  
THE LAST FIVE YEARS

**90%**

UK POPULATION  
LESS THAN FOUR  
HOURS AWAY

# THE . BEST . OF . BIRMINGHAM

**8**

UNIVERSITIES  
WITH 55,000  
GRADUATES

**13,500**

LIFE SCIENCES  
COMPANIES

**13,900**

TECH COMPANIES  
IN BIRMINGHAM

**#1**

THE LARGEST TECH  
CENTRE OUTSIDE  
OF LONDON

IT'S . TIME . TO . TAKE . STOCK

THE . OLD  
**STOCK**  
EXCHANGE

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