

BILIARDS BUILDING  
EDMUND STREET







# We believe that wellbeing and sustainability are more than just buzz words...

That's why we're taking them, owning them, and committing to them in everything we do.

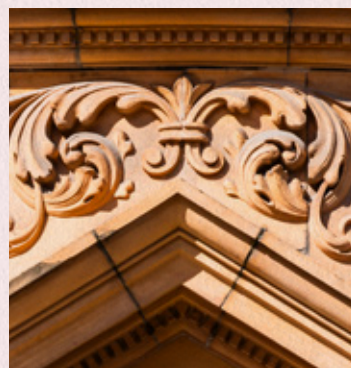
We provide thoughtful, forward thinking, best-in-class refurbished workspace behind beautiful listed façades with built in amenity, including café, gym, wellness hub, business lounge and communal terrace.

**From 4,000 – 34,531 sq ft (374 – 3,208 sq m)**  
Available from Q1 2024

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Steeped in history  
and prepared for  
the future.

By respecting the past and embracing the future, the Billiards Building creates a truly unique workspace offering.

Historic façades tastefully mask the high-quality, modern interior which aims to exceed the needs of the current occupier.





The newest iteration of the building has been developed around three guiding pillars:

**Purposeful.**  
Best in class refurbishment.

**Human.**  
Wellness experience at its centre.

**Considered.**  
Honest sustainability commitment.

These form the basis of a workspace that exceeds the demands of today's occupier.

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Impression.

Welcome,  
meet &  
focus.

Set within an impressive triple height atrium, the newly refurbished reception leads on to a generous business lounge and meeting rooms.

Designed as the focus point of the building, the entrance experience creates moments of serendipity that help to build community.



Nourish.

Eat, drink  
& relax.

The ground floor also provides a bright café connecting directly to the business lounge allowing workers and visitors casual space to break bread or enjoy moments of quiet.







Rejuvenate.

For the  
heart & soul.

The Wellness Hub, Gym and  
Yoga studio are perfectly  
complemented by generous  
changing rooms and showers  
on the lower ground floor.





# Refurbishment features.

Designed with the most future-focused occupier in mind, the Billiards Building goes beyond the 'box ticking quotas' and fulfils the needs of everyone who interacts with the space, from the interns to the MD.

## Purposeful.



Targeting EPC 'A'



EUI Target of 70 kWh/m<sup>2</sup>



100% electric powered



Net-Zero Development\*



Low-energy LED lighting



New, energy efficient VRF air-conditioning



Carbon efficient in operation



165 tonnes of carbon saved annually\*\*

## Human.



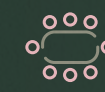
Wellbeing block with lockers and drying facilities



Communal terrace / garden



Nine showers including one accessible



3 communal meeting rooms with AVIT



Targeting WiredScore 'Platinum'



Gym and Yoga Studio



Step free access throughout



Secure cycle parking

## Considered.



Occupancy 1:10 sq m



3 x 17 person lifts  
1 x goods lift



Floor-to-ceiling 2.9 m



Presence detection LED lights



21 secure car parking spaces



Manned reception



Full access raised floors



Triple-height atrium



Prime fibre connection



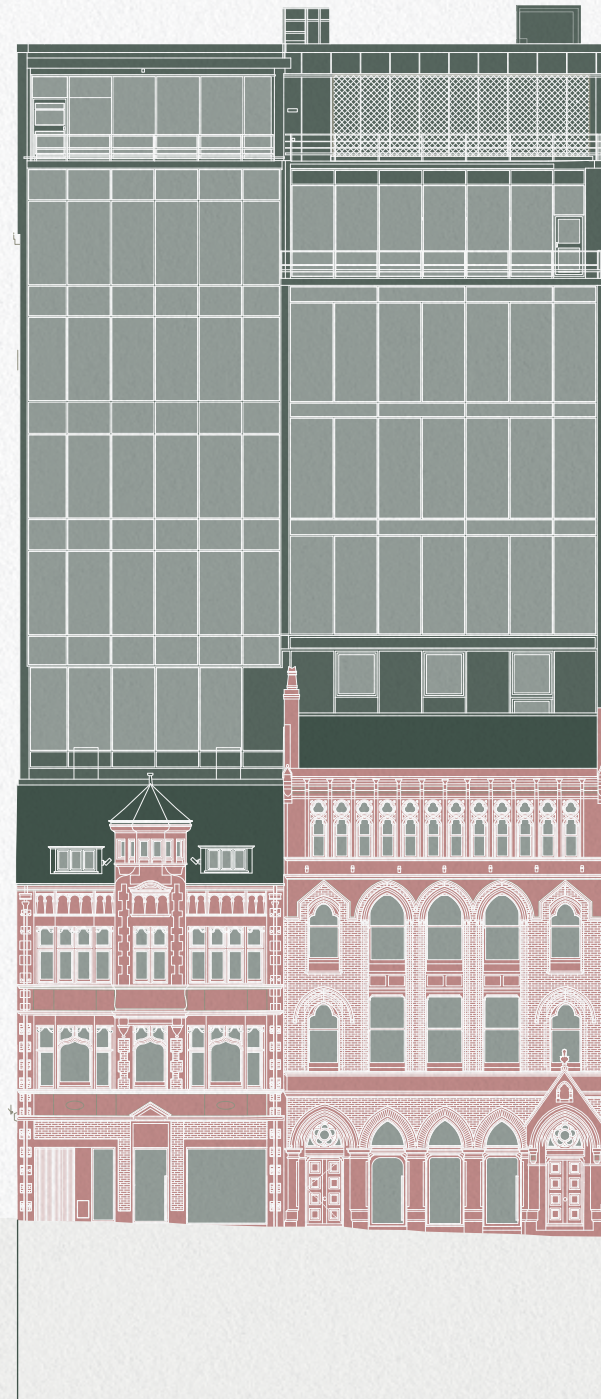
Accessible maintenance

\* Carbon offset at completion  
\*\* Equal to 280 flights from London to New York



# Accommodation

|                           |                             |                   |
|---------------------------|-----------------------------|-------------------|
| <b>Ninth floor</b>        | 840 sq ft                   | 78 sq m           |
| <b>Eighth floor</b>       | 8,288 sq ft                 | 770 sq m          |
| <b>Seventh floor</b>      | 8,622 sq ft                 | 801 sq m          |
| <b>Sixth floor</b>        | Let to Anthony Collins      |                   |
| <b>Fifth floor</b>        | Let to Anthony Collins      |                   |
| <b>Fourth floor</b>       | Let to Anthony Collins      |                   |
| <b>Third floor</b>        | Let to West Midlands Trains |                   |
| <b>Second floor</b>       | Let to West Midlands Trains |                   |
| <b>First floor</b>        | 8,417 sq ft                 | 782 sq m          |
| <b>Ground floor</b>       | 4,026 sq ft                 | 374 sq m          |
| <b>Lower ground floor</b> | 4,338 sq ft                 | 403 sq m          |
| <b>TOTAL</b>              | <b>34,531 sq ft</b>         | <b>3,208 sq m</b> |



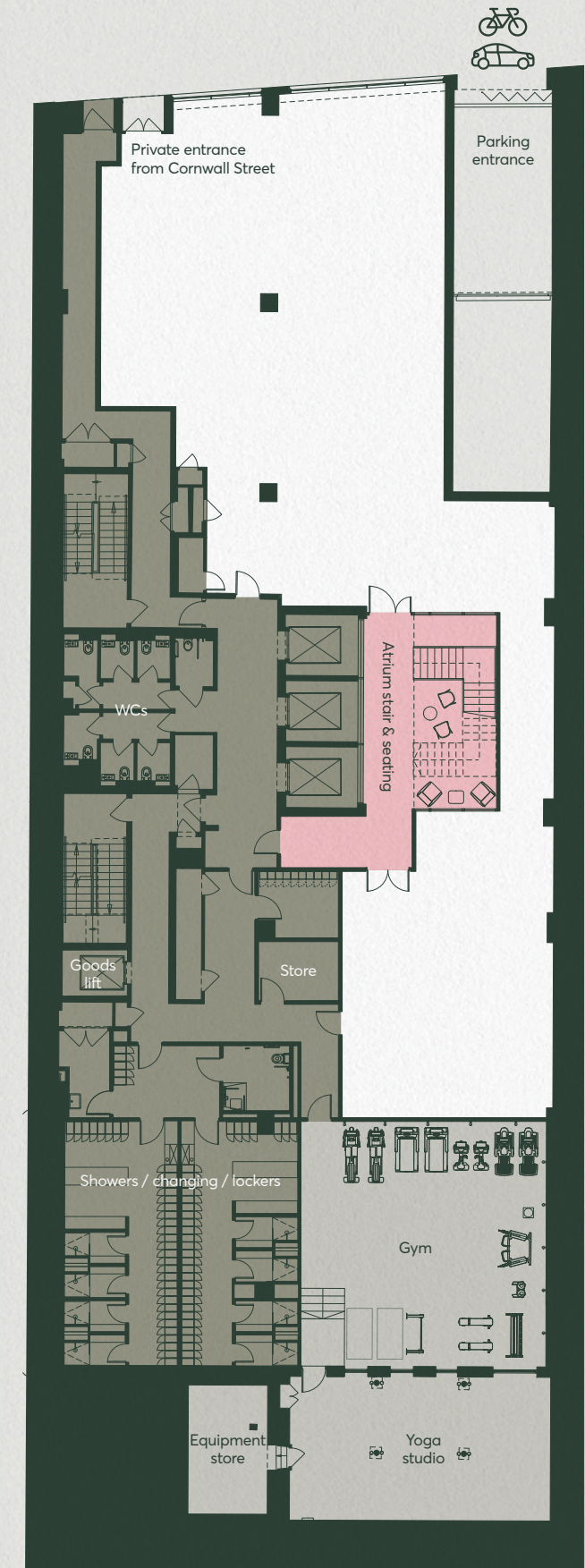
# Lower ground floor

4,388 sq ft / 403 sq m



Plan not to scale. For indicative purposes only.

Cornwall Street



Edmund Street

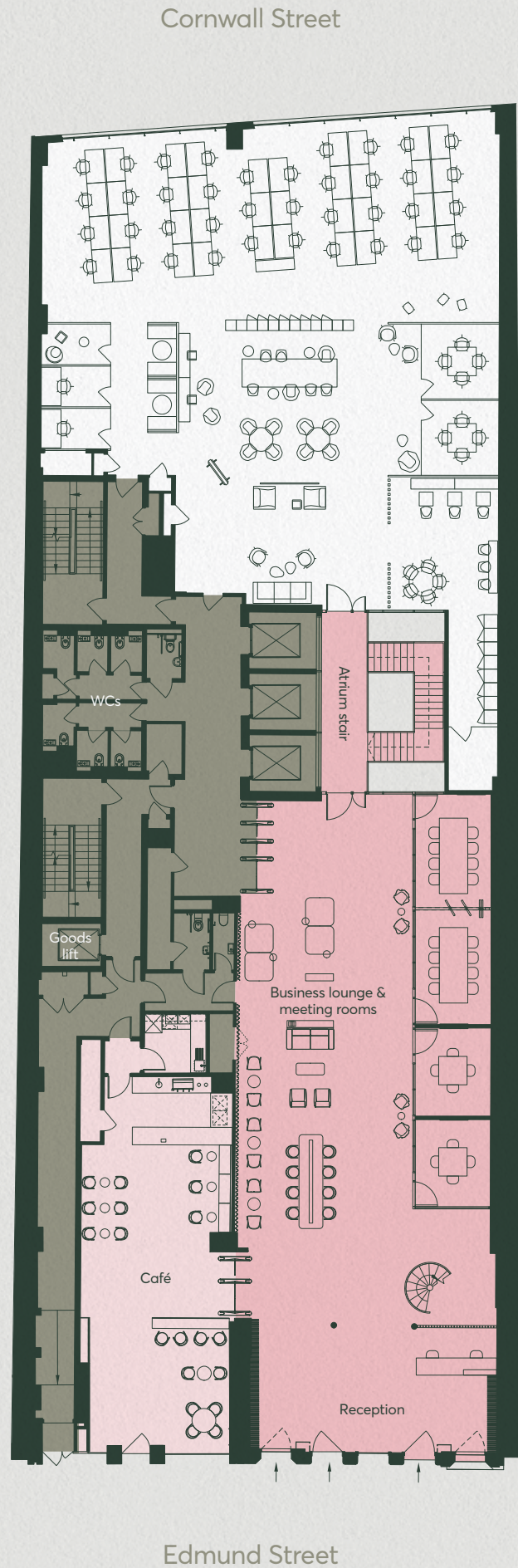


# Ground floor

## PLUG & PLAY SPACE

4,026 sq ft / 474 sq m

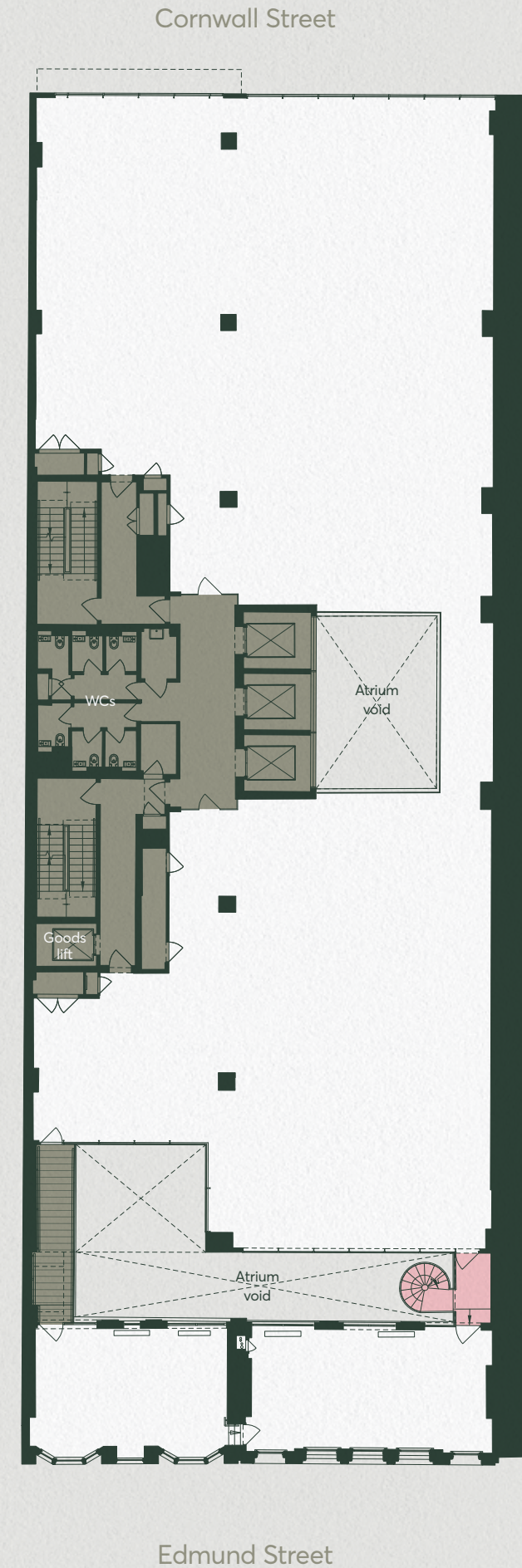
- Informal Meet and Greet
- Fully Fitted Kitchen and Breakout Space
- 38 Workstations
- 24 Touchdown Points
- 2 Private Meeting Rooms
- 3 Quiet Rooms



Plan not to scale. For indicative purposes only.

# First floor

8,417 sq ft / 782 sq m

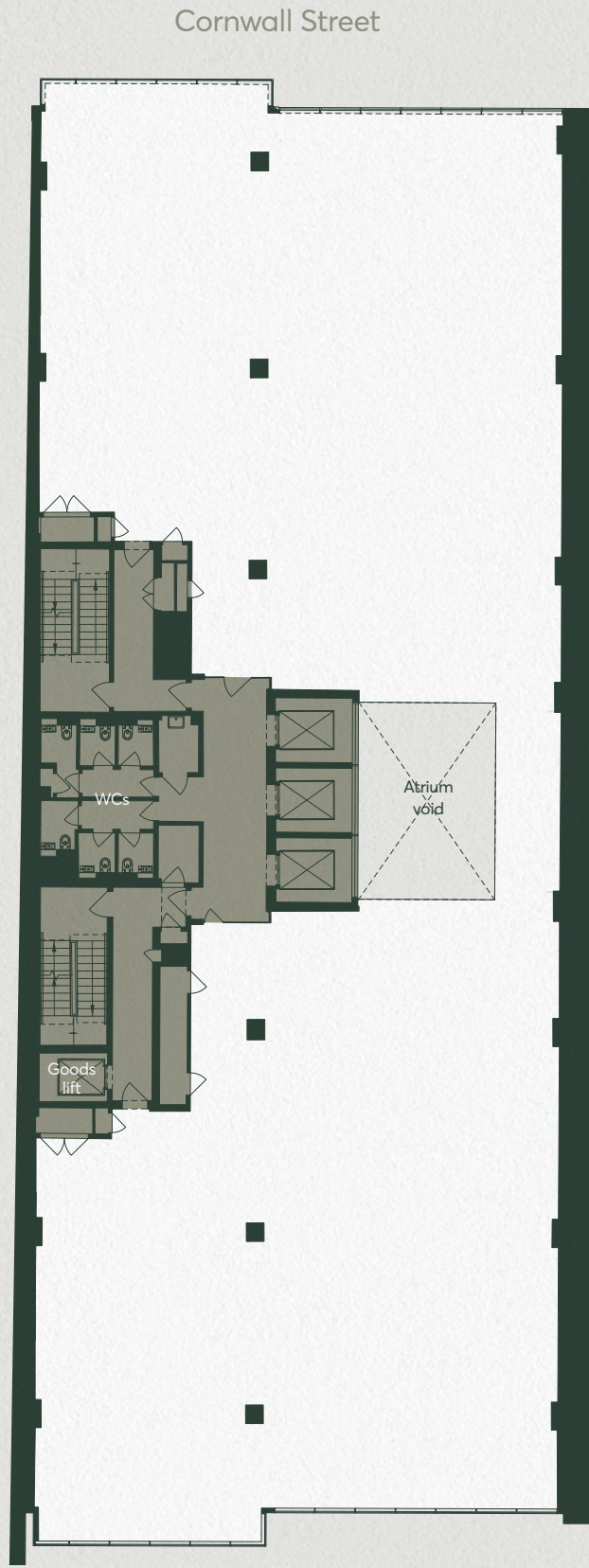


Plan not to scale. For indicative purposes only.



# Seventh floor

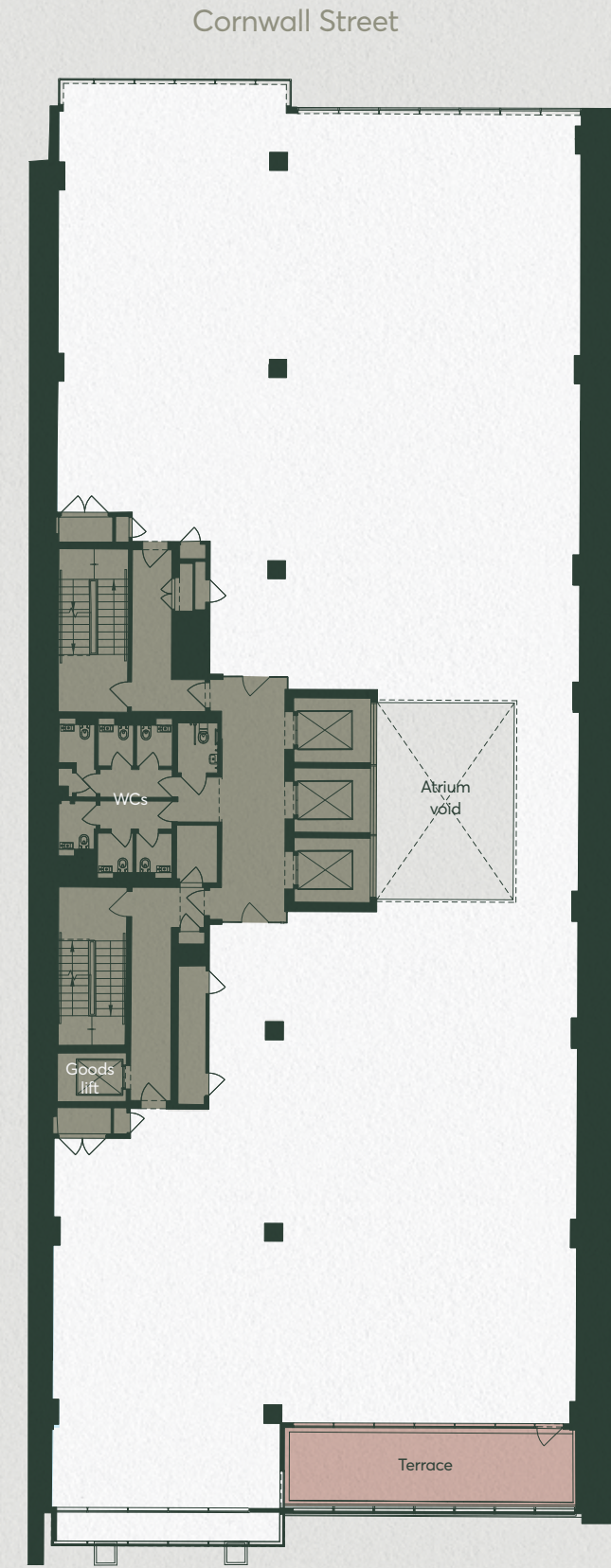
8,622 sq ft / 801 sq m



Plan not to scale. For indicative purposes only.

# Eighth floor

8,288 sq ft / 770 sq m



Plan not to scale. For indicative purposes only.

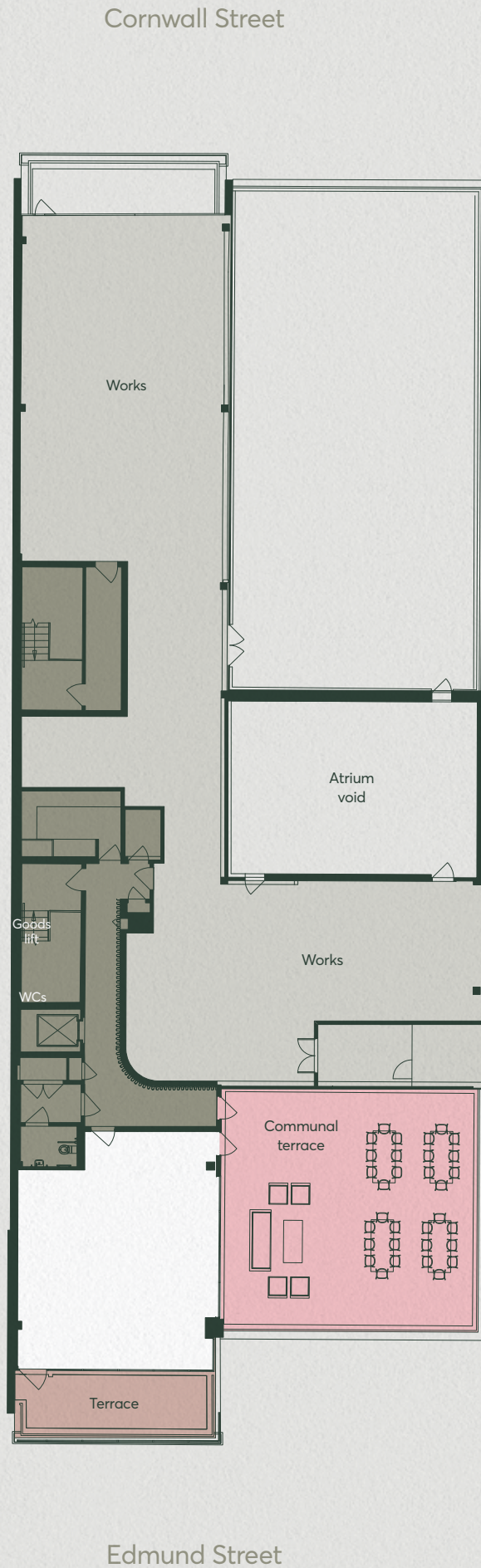






# Ninth floor

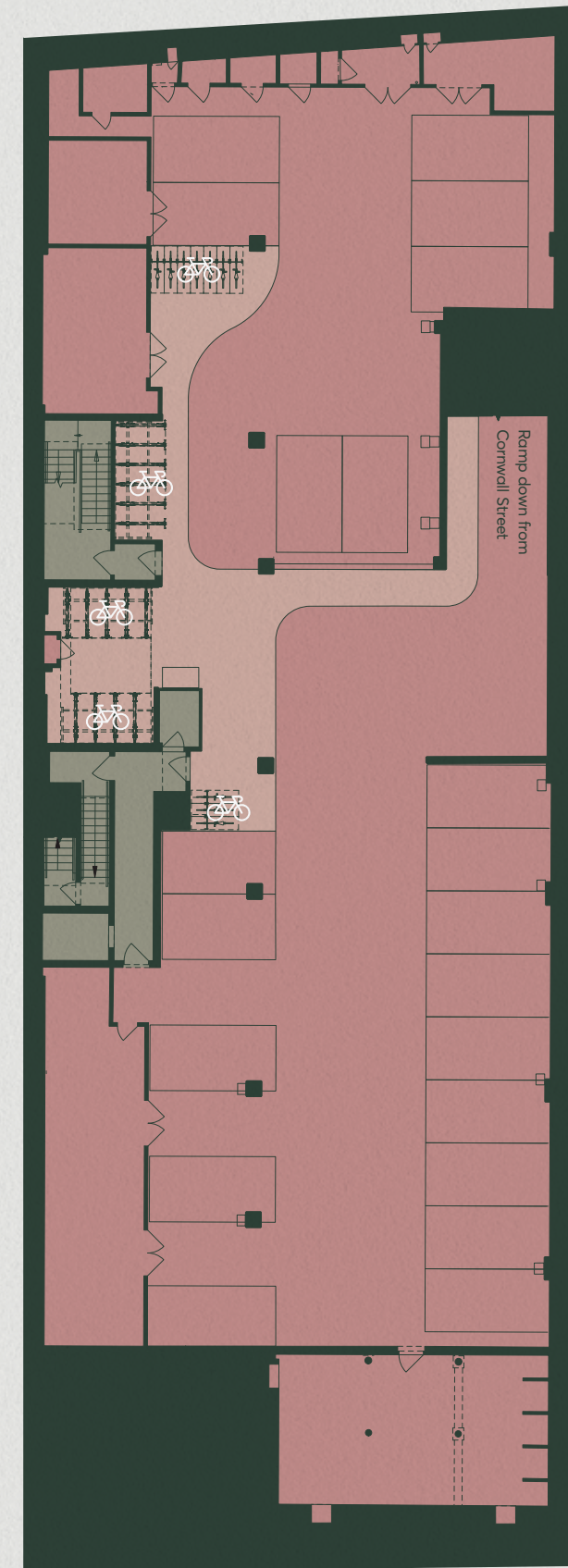
840 sq ft / 78 sq m



Plan not to scale. For indicative purposes only.

# Basement

Car and cycle parking



Plan not to scale. For indicative purposes only.





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Computer generated images. For indicative purposes only.

Ninth floor terrace

Billiard Building





On your doorstep.





## Smack bang in the middle of it all.

Birmingham's diverse amenity mix is a key draw for the city. With independent retailers nestled alongside established brands, this plays a vital role in attracting and retaining the very best talent the city has to offer.

A perfect mix of bars and restaurants all within a stone's throw of the Billiards Building means that no two days ever need to be the same.



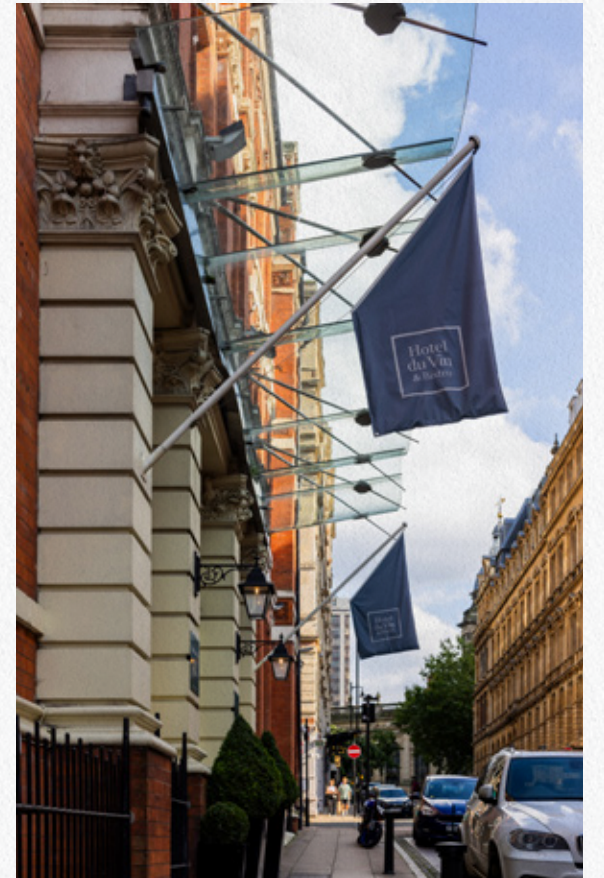
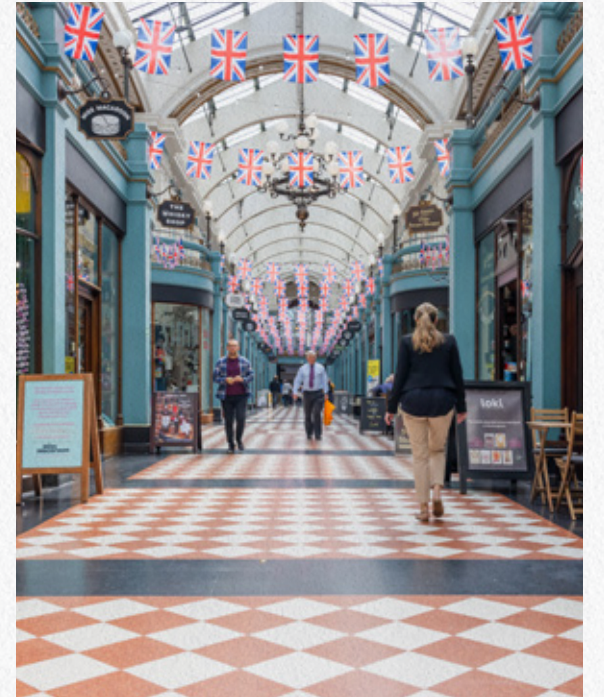
## Spoilt for choice.

The Billiards Building is surrounded by high quality eateries and vibrant bars, including Michelin-starred restaurants Purnell's and Adams.

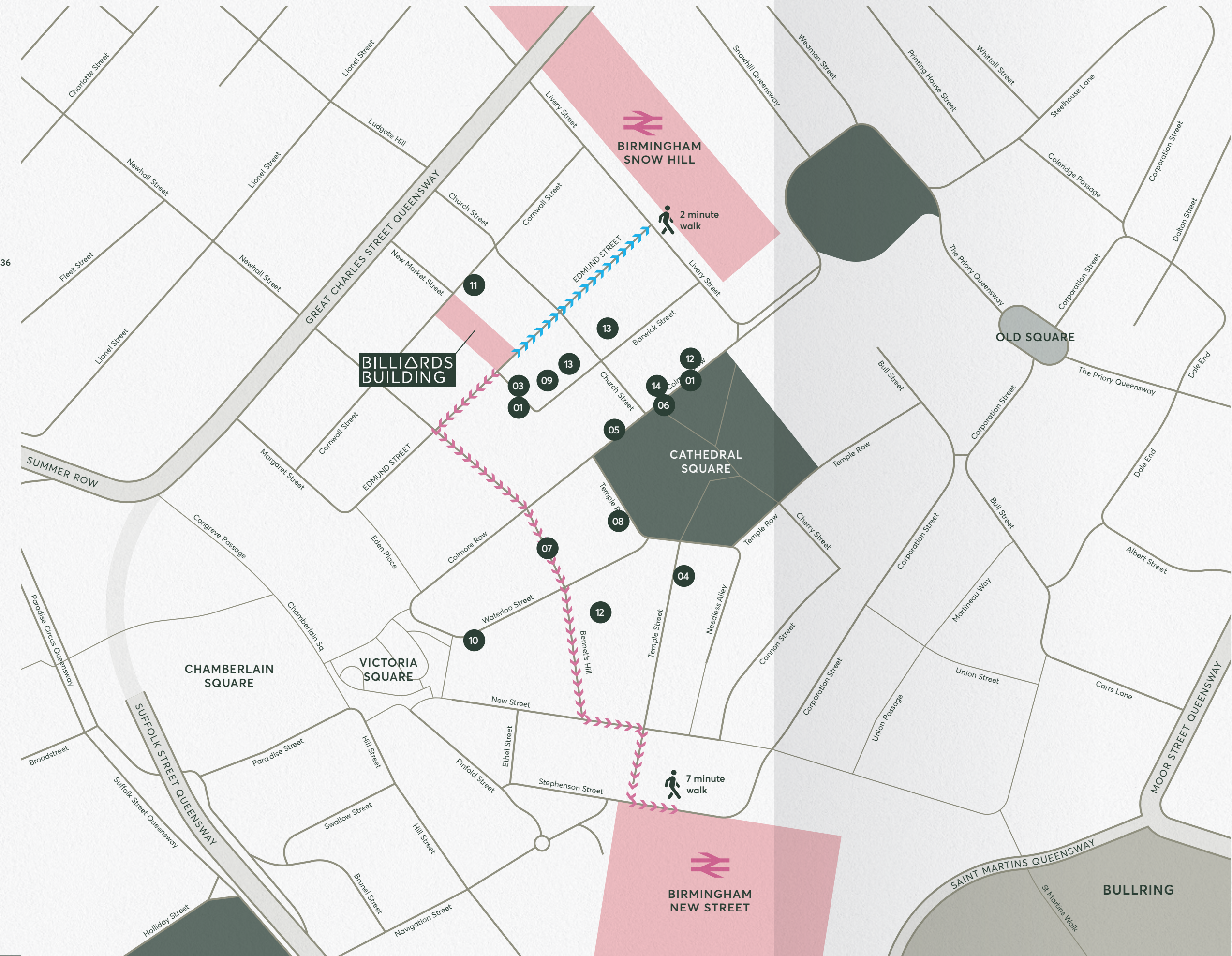
The area is also home to coffee shops, hotels and eateries including Utopia, Zen Metro, Urban Coffee Company, and Hotel du Vin.











**EATERIES & BARS**

|    |                         |
|----|-------------------------|
| 01 | The Alchemist           |
| 02 | Asha's                  |
| 03 | Edmunds                 |
| 04 | Fumo                    |
| 05 | Gaicho                  |
| 06 | Gusto                   |
| 07 | Henman & Cooper         |
| 08 | The Old Joint Stock     |
| 09 | Plates by Purnells      |
| 10 | Purecraft Bar & Kitchen |
| 11 | Purnell's               |
| 12 | Tattu                   |
| 13 | Urban Coffee            |
| 14 | Zen Metro               |

**HOTELS**

|     |                      |
|-----|----------------------|
| 11. | Hotel du Vin         |
| 12  | Premier Inn          |
| 13  | The Burlington Hotel |
| 14  | The Grand Hotel      |



**TRAVEL BY TRAIN**

|                    |              |
|--------------------|--------------|
| Birmingham Airport | 15 mins      |
| London             | 1 hr 19 mins |
| Bristol            | 1 hr 21 mins |
| Manchester         | 1 hr 28 mins |
| Leeds              | 1 hr 58 mins |



**TRAVEL BY CAR**

|                    |           |
|--------------------|-----------|
| Birmingham Airport | 15 miles  |
| Manchester         | 87 miles  |
| Bristol            | 88 miles  |
| Leeds              | 116 miles |
| London             | 118 miles |



**TRAVEL BY CYCLE**

|                   |         |
|-------------------|---------|
| Jewellery Quarter | 4 mins  |
| Edgbaston         | 12 mins |
| Moseley           | 19 mins |
| Harborne          | 27 mins |





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Further information



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