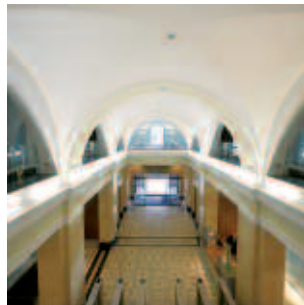

BASKERVILLE HOUSE ACCOMMODATION



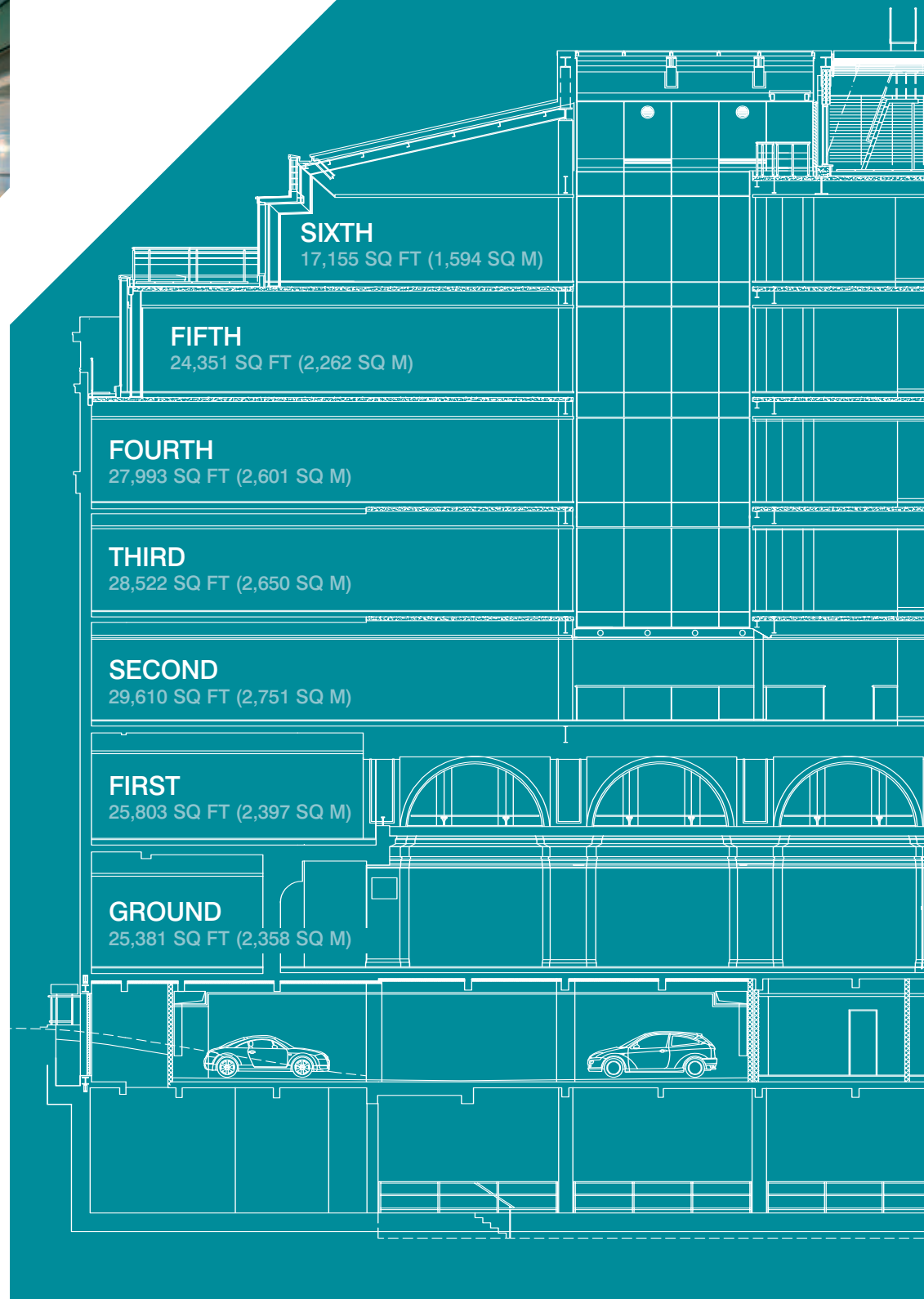
Baskerville House provides 197,748 sq ft (18,371 sq m) of contemporary office space over lower ground, ground and first to sixth floors and is situated at the very heart of Birmingham city centre.

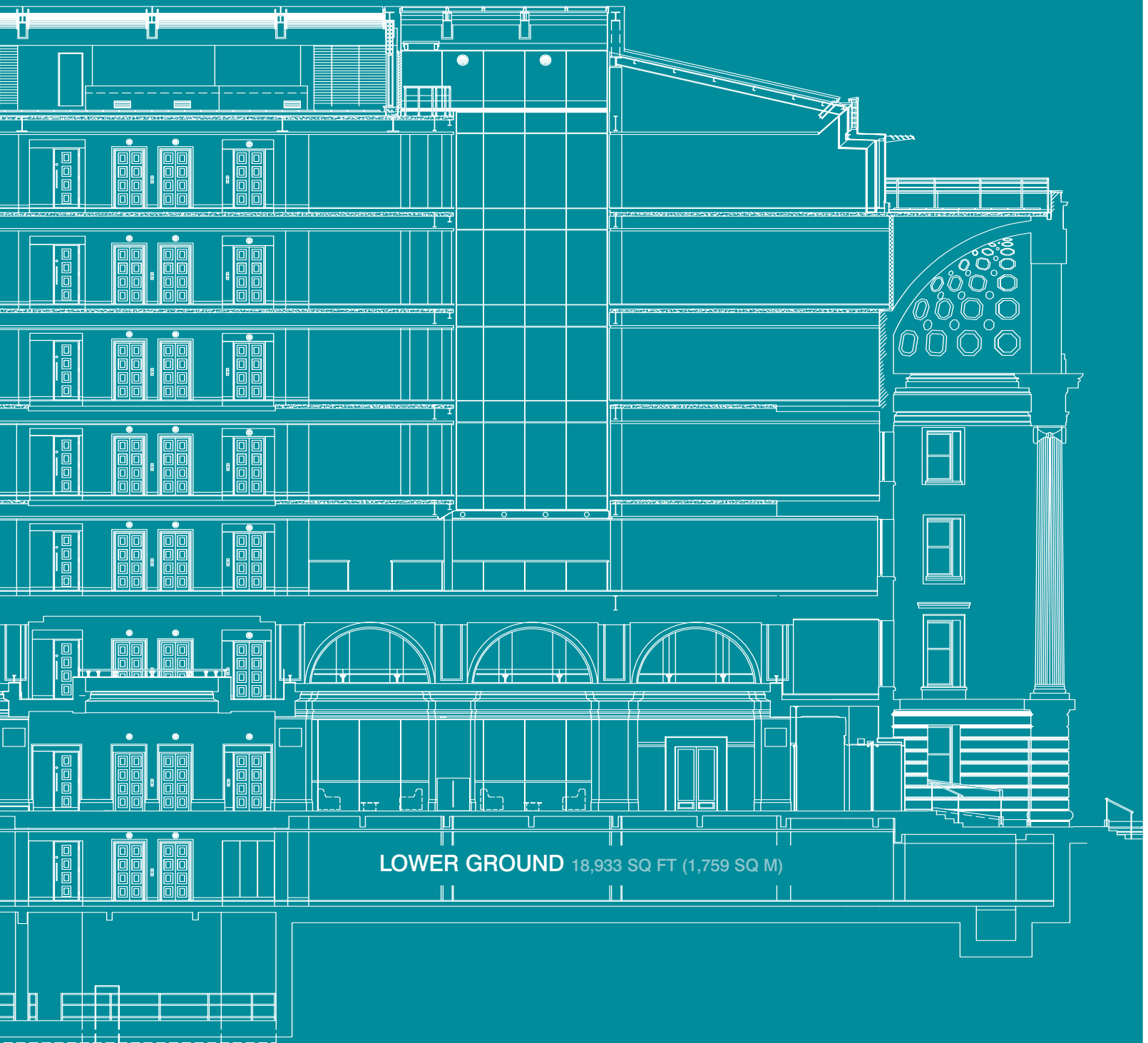
BASKERVILLE HOUSE CROSS SECTION



The transformation has incorporated the addition of two new floors with two new atria punched through the second to sixth floors.

The double height vaulted concourse entrance has been restored and adapted to form the new reception and circulation area.





LOWER GROUND 18,933 SQ FT (1,759 SQ M)

BASKERVILLE HOUSE FLOORPLANS

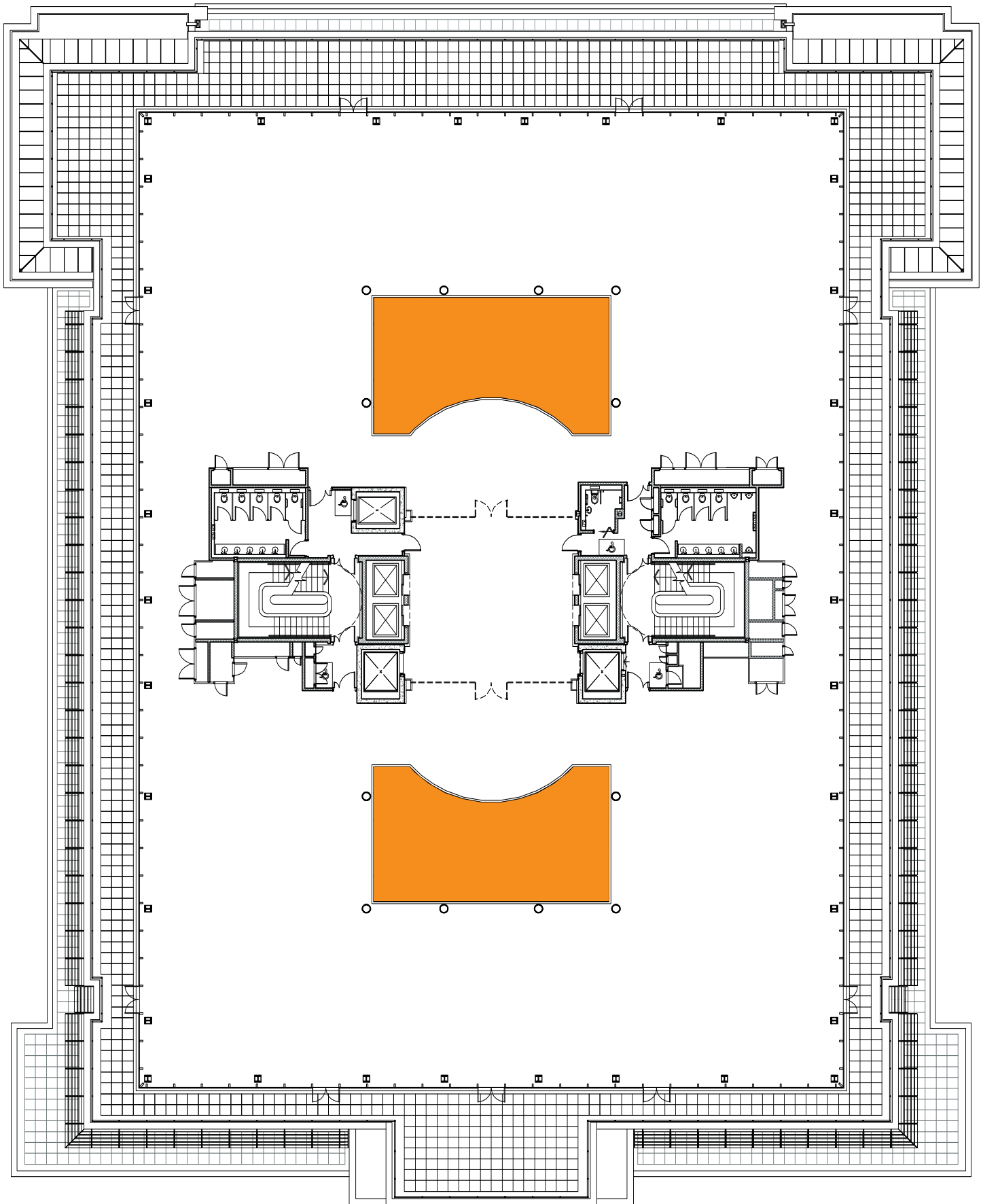
SCHEDULE OF ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
Sixth	Office	16,762	1,557
	Reception Lobby	393	37
	Sub Total	17,155	1,594
Fifth	Office	23,960	2,226
	Reception Lobby	391	36
	Sub Total	24,351	2,262
Fourth	Office	27,604	2,565
	Reception Lobby	389	36
	Sub Total	27,993	2,601
Third	Office	28,126	2,613
	Reception Lobby	396	37
	Sub Total	28,522	2,650
Second	Office	29,216	2,714
	Reception Lobby	394	37
	Sub Total	29,610	2,751
First	Office	25,803	2,397
Ground	Left Hand Office Suite	5,482	509
	Right Hand Office Suite	5,533	514
	Rear Office Suite	14,366	1,335
	Sub Total	25,381	2,358
Lower Ground	Office	18,155	1,687
	Management Office	409	38
	Lift Lobby	369	34
	Sub Total	18,933	1,759
OVERALL TOTAL		197,748	18,371

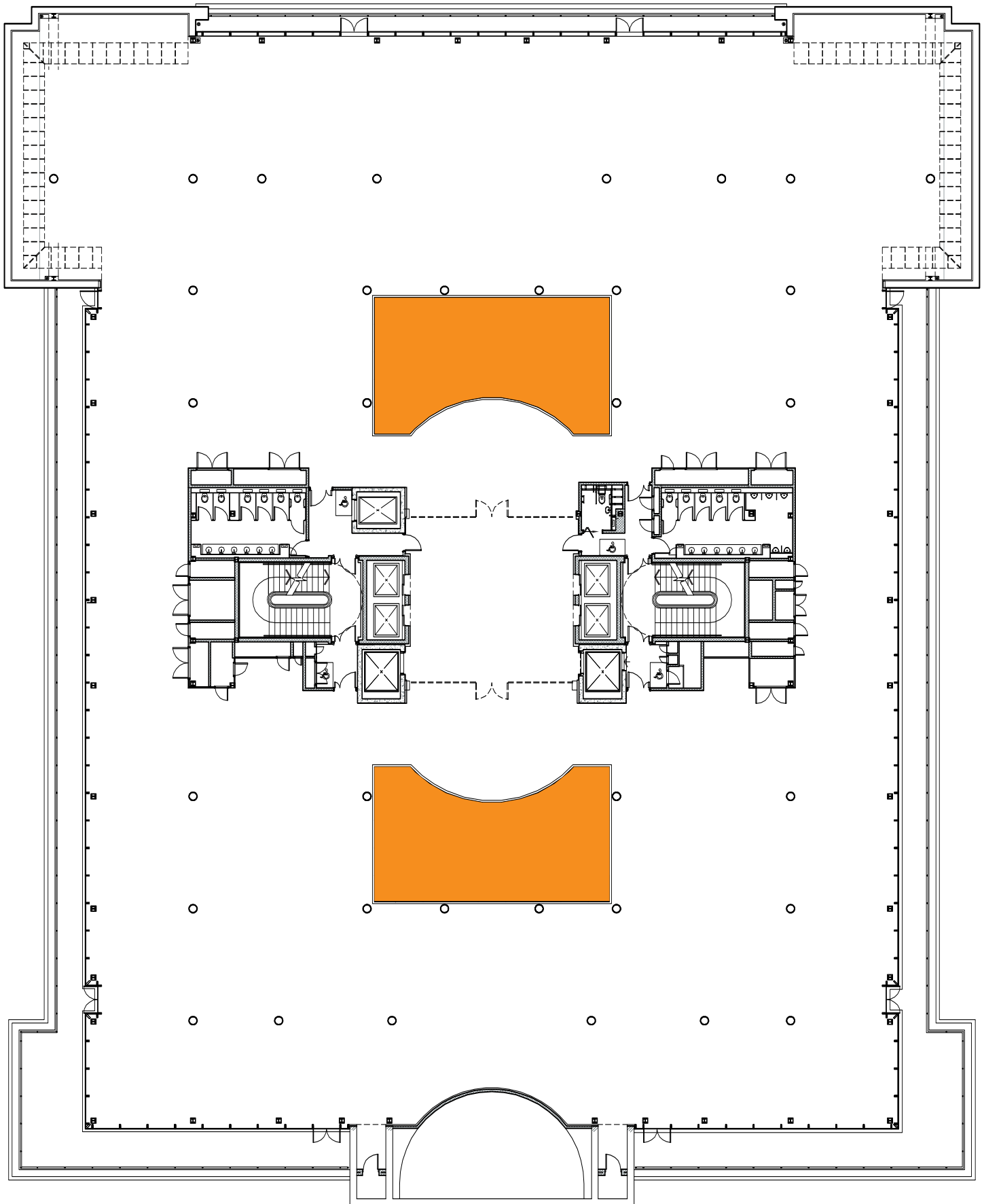
All areas as measured by Plowman Craven



BASKERVILLE HOUSE
FLOORPLANS
SIXTH FLOOR 17,155 SQ FT (1,594 SQ M)

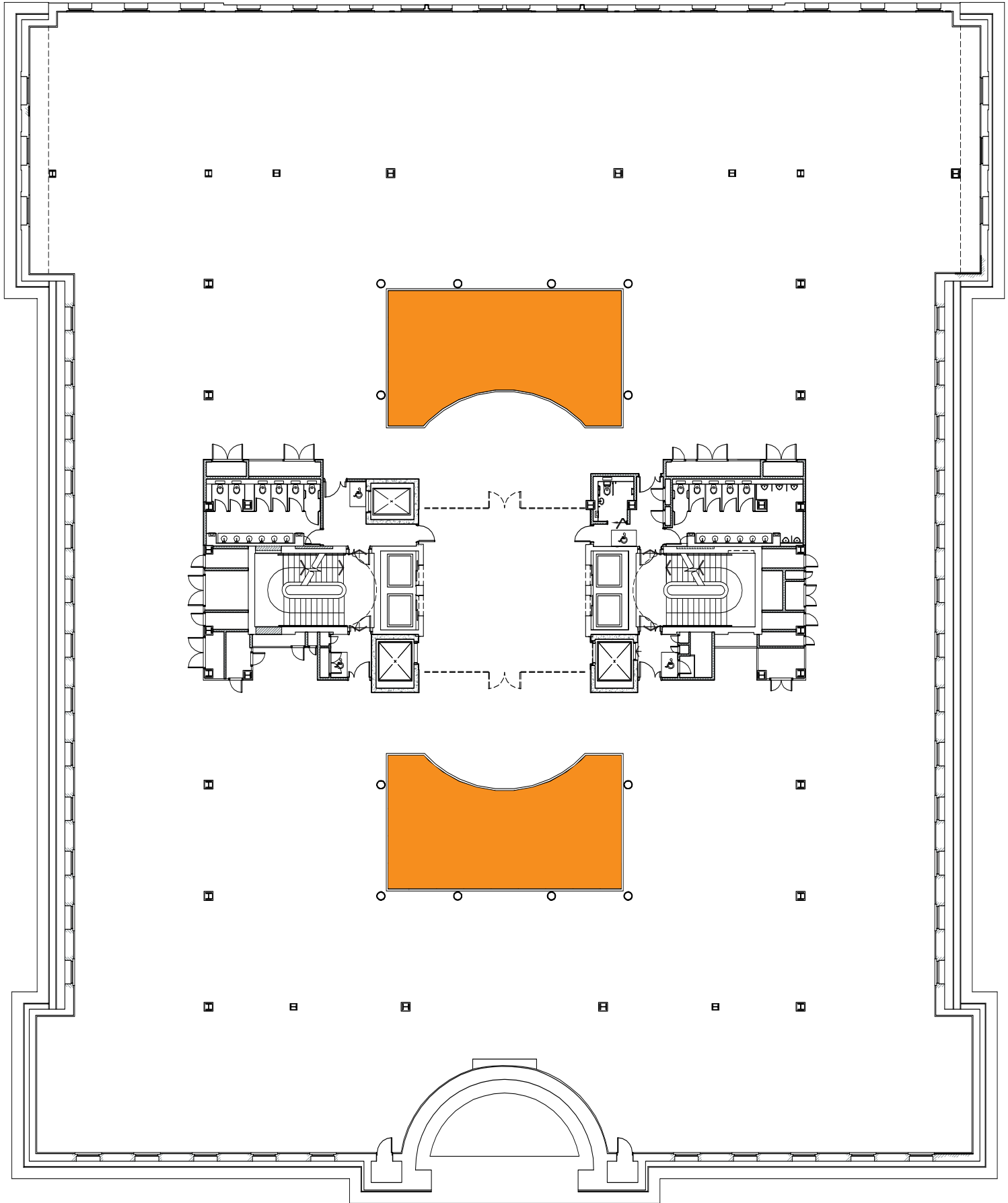


BASKERVILLE HOUSE
FLOORPLANS
FIFTH FLOOR 24,351 SQ FT (2,262 SQ M)



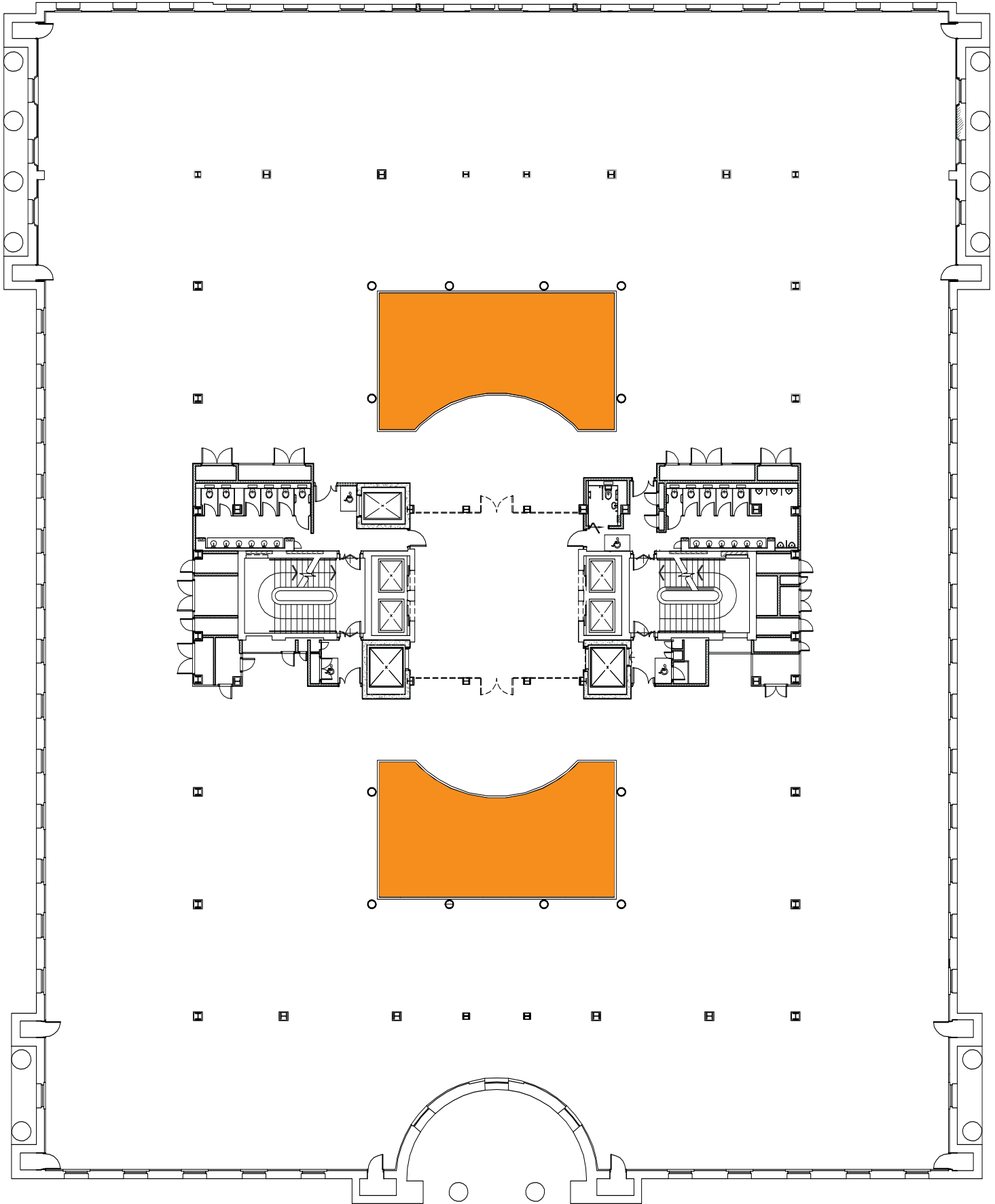
FIFTH FLOOR

BASKERVILLE HOUSE
FLOORPLANS
FOURTH FLOOR 27,993 SQ FT (2,601 SQ M)



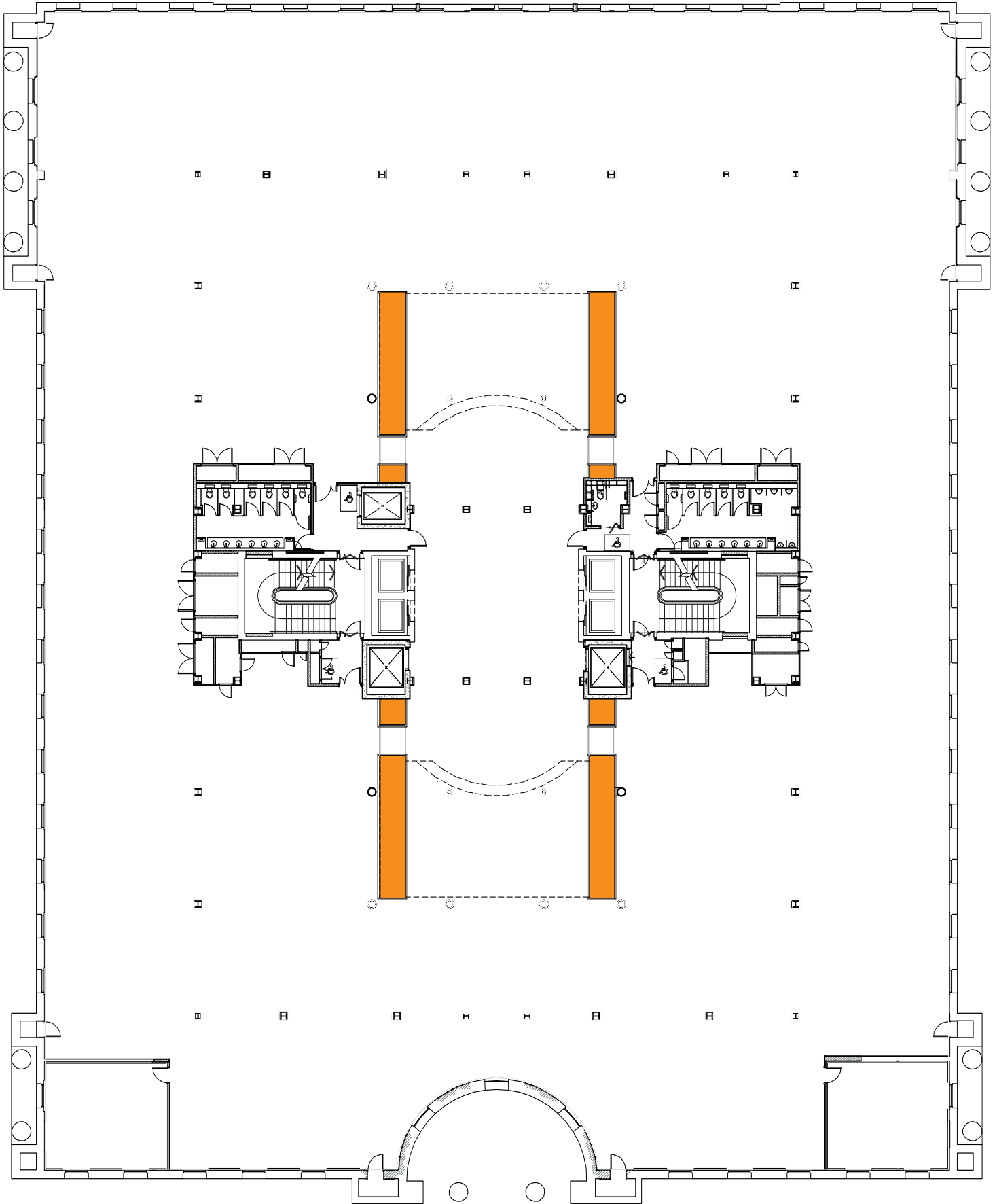
FOURTH FLOOR

BASKERVILLE HOUSE
FLOORPLANS
THIRD FLOOR 28,522 SQ FT (2,650 SQ M)



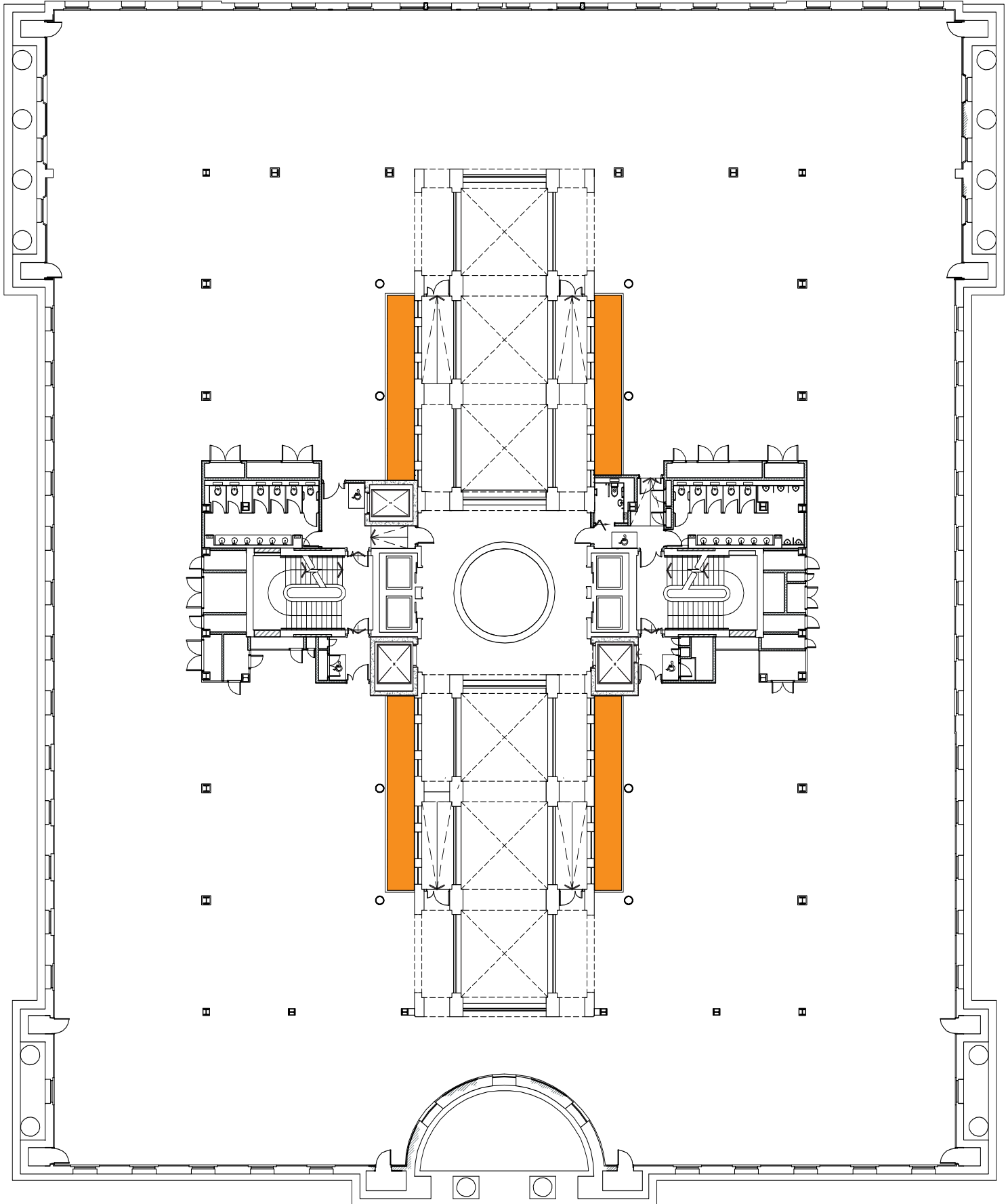
THIRD FLOOR

BASKERVILLE HOUSE
FLOORPLANS
SECOND FLOOR 29,610 SQ FT (2,751 SQ M)



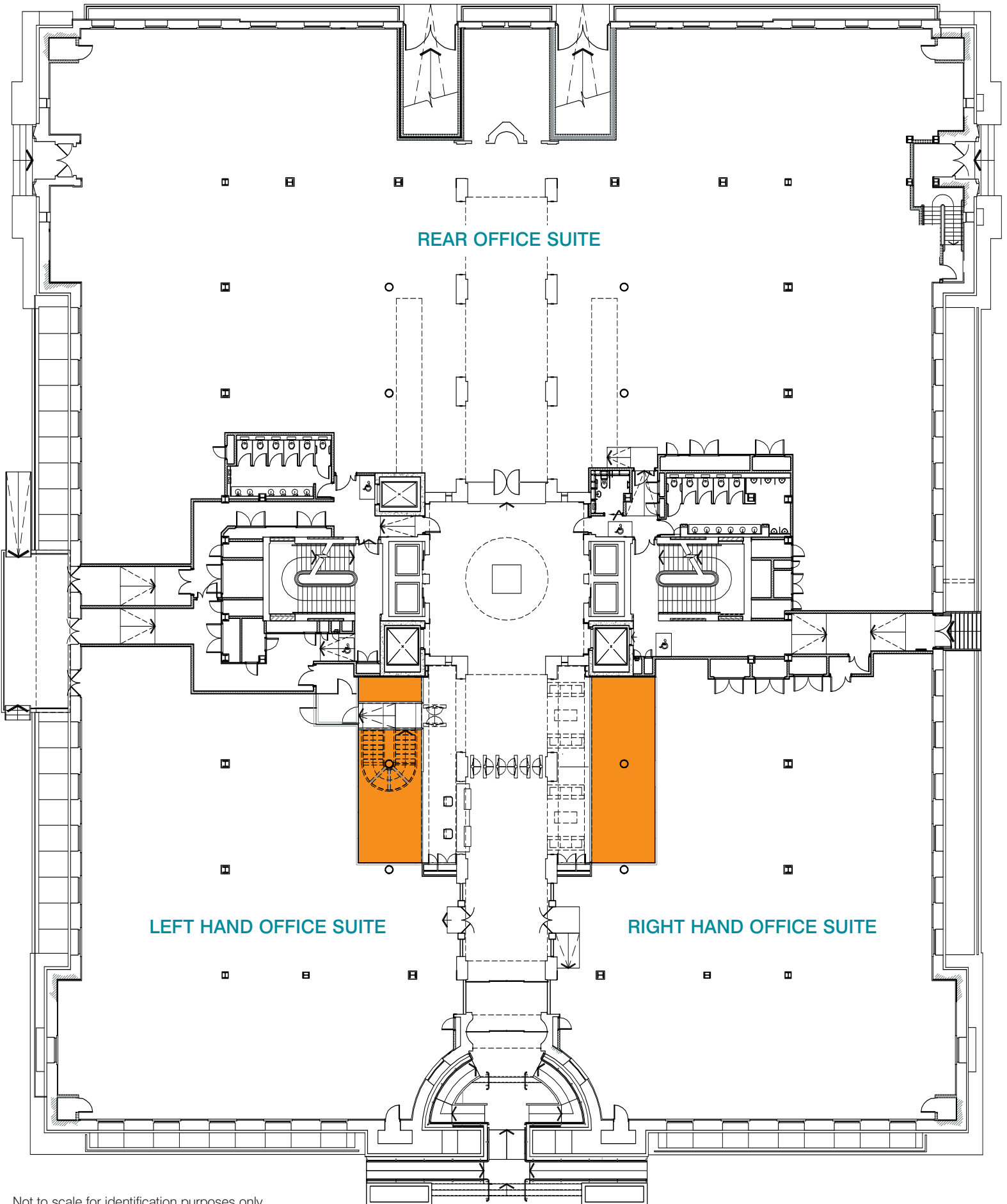
SECOND FLOOR

BASKERVILLE HOUSE
FLOORPLANS
FIRST FLOOR 25,803 SQ FT (2,397 SQ M)



FIRST FLOOR

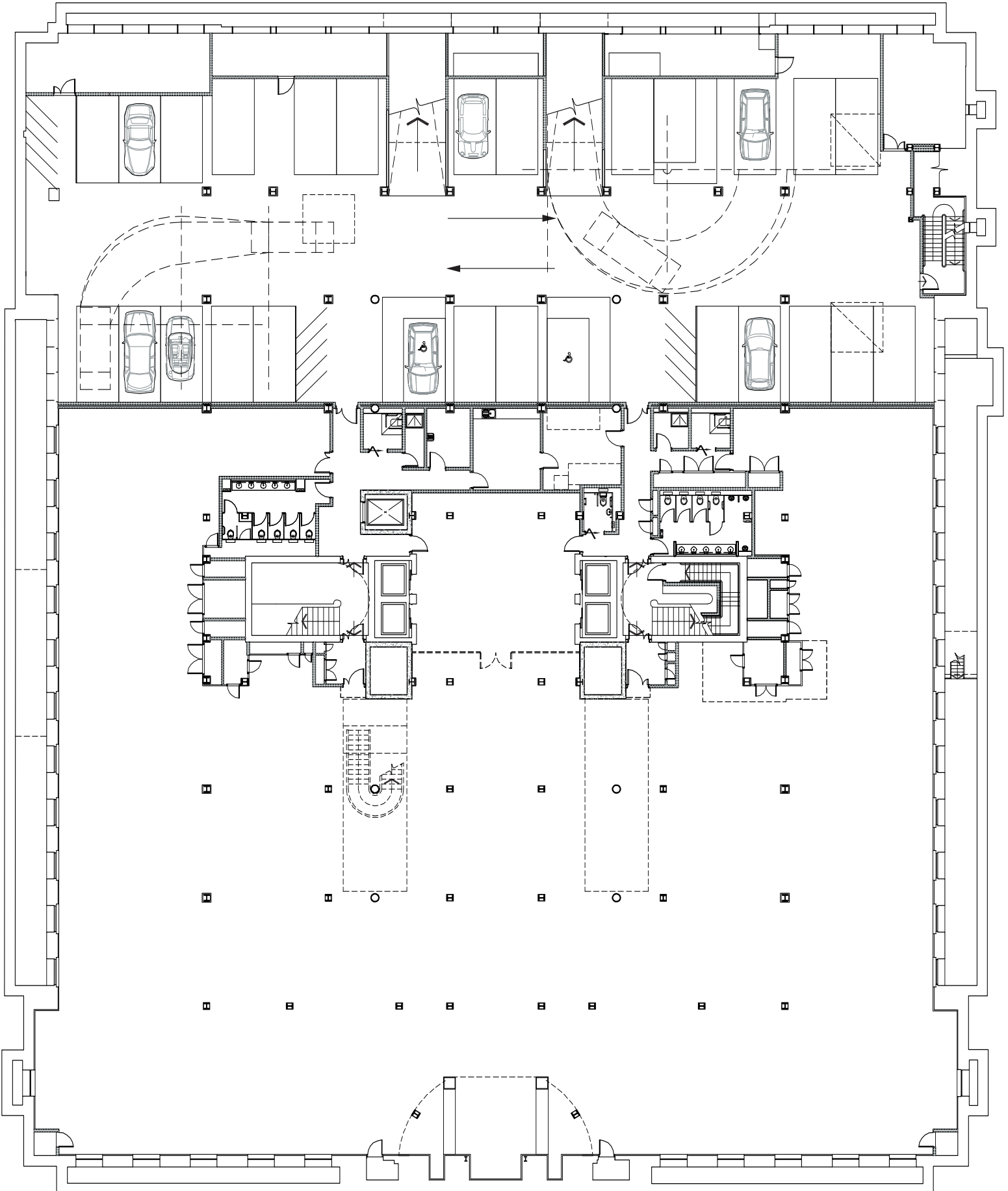
BASKERVILLE HOUSE
FLOORPLANS
GROUND FLOOR 25,381 SQ FT (2,358 SQ M)



GROUND FLOOR

Not to scale for identification purposes only

BASKERVILLE HOUSE
FLOORPLANS
LOWER GROUND FLOOR 18,933 SQ FT (1,759 SQ M)



LOWER
GROUND FLOOR

BASKERVILLE HOUSE
SPECIFICATION



Baskerville House has been designed to the highest specification to reflect the stature of this high profile building. The attention to detail and high quality finishes throughout ensure that the building is ideal for business in the 21st century.



Office occupiers will benefit from the transformation of Baskerville House which has increased the building's efficiency and demonstrated compliance with environmental requirements from occupiers and planners as well as supporting the wider national environmental agenda for improved efficiency in buildings.

The offices have been fitted out to a Category A finish and have been specifically designed to allow for multiple occupations.

Baskerville House has been finished to the highest Grade A standard, including:

- n Two new fully glazed atria from second to sixth floors
- n Full air conditioning via Displacement Ventilation and Static Cooling and Heating system. Cooling provided by chilled ceilings with perimeter chilled beams, fresh air introduced at floor level and heating by way of low level perimeter trench system
- n Fully DDA compliant to Part M of Building Regulations with disabled toilets at every level
- n Perforated metal suspended ceiling
- n Office space incorporating LG3 lighting system with column and perimeter uplighters
- n Four 13-person passenger lifts serving all floors, plus two 17-person passenger lifts from ground to sixth and separate goods lift with minimum capacity of 1000 kg

- n Floor to ceiling height of 2.7m to fifth and sixth floors, 2.9m to ground and otherwise an average of 2.6m
- n Separate male, female and disabled toilet facilities with high quality facilities including tiled walls, full height cubicles in hardwood veneer
- n Four showers provided on the lower ground floor, including one disabled shower
- n Tenant allowance for good quality contract grade carpet and provision of floor boxes
- n Planning grid of approximately 1.5m per module
- n Services designed generally at 1:10m sq m overall and 1:14m sq m for lifts
- n 24 hour on-site security with CCTV installed throughout the building, lift lobbies and external areas of building routed to building management system and office on the lower ground floor
- n A 'Very Good' BREEAM rating has been achieved
- n A number of feature original elements have been retained including:
 - Double height vaulted concourse to reception with stone cladding at low level and stone floors
 - Bronze lift doors, two hardwood panelled offices on second floor and bronze hand railing to staircase

A detailed Technical Information Pack is available on request.