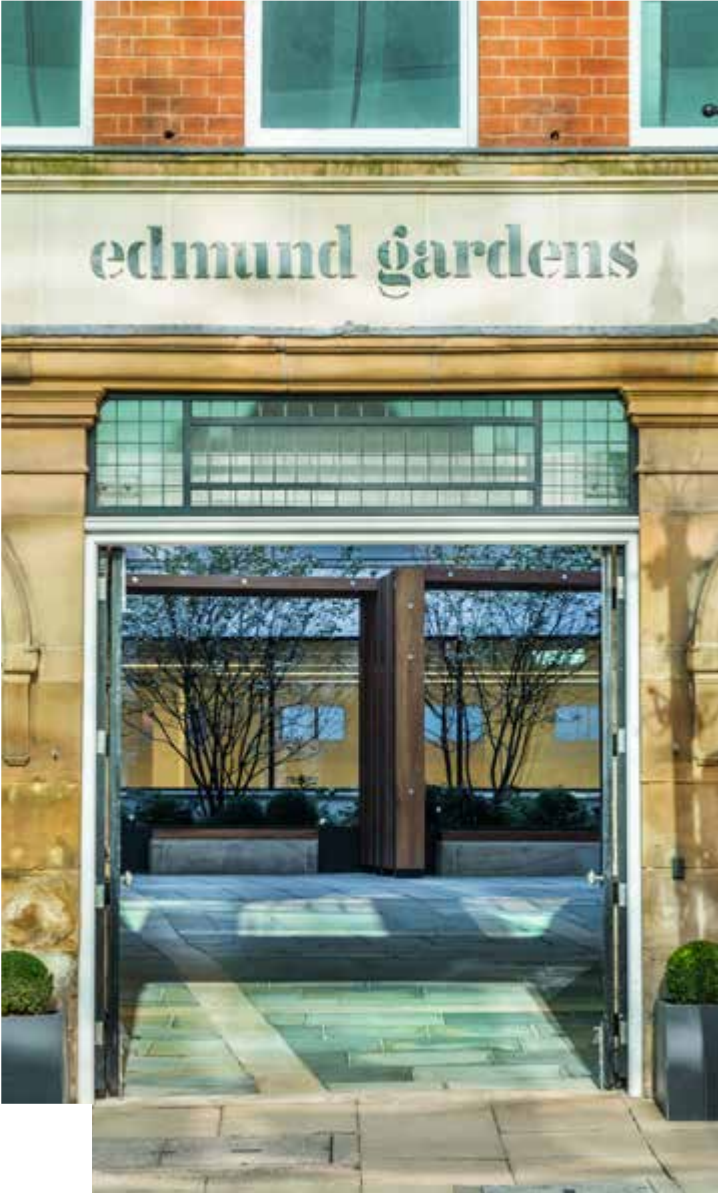




121 Edmund Street



Edmund Gardens is a newly refurbished but well-established office scheme, occupying a key location in the heart of Birmingham's Colmore Business District.

Opening onto Edmund Street, Edmund Gardens comprises five, self-contained buildings, each with its own unique style, set around a tranquil, landscaped central courtyard.

Each building has its own individual character and offers a wide range of space and specifications to suit the requirements of specific occupiers, collectively forming a collaborative working environment with a real sense of community.

With its delightful blend of high quality, contemporary office space, unrivalled accessibility and close proximity to the city's many attractions, 1 Edmund Gardens provides efficient Grade A office accommodation ideally suited to a range of business types.

Complementing the high quality office space, Edmund Gardens hosts an enticing mix of retail and leisure amenities, including high-end hairdresser Benjamin Ryan, luxury men's retailer Clements & Church, artisan coffee houses Urban Coffee and Home, Utopia bar and tapas restaurant, Pinchos.



Contemporary decor, first class facilities and an al fresco courtyard garden provide an ideal environment for staff and visitors.



Your own secret

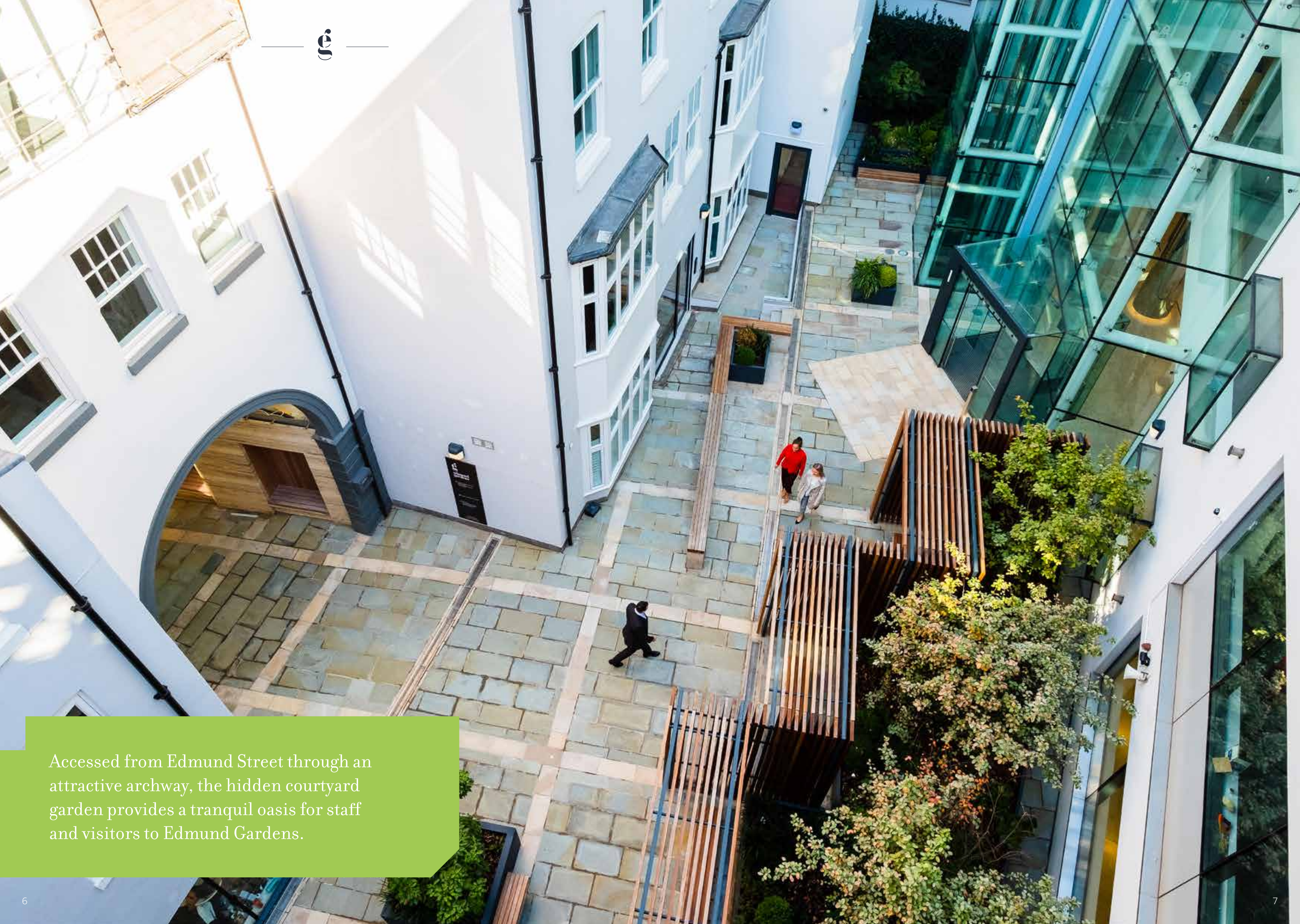
GARDEN

At the heart of the development, the beautifully landscaped courtyard garden provides an impressive sense of arrival for both occupiers and visitors.

Centrally connecting the five buildings, the peaceful courtyard features a range of trees and plants in raised stone planters, with high quality York stone, granite and Iroko hardwood finishes.

The area is illuminated through the use of creative lighting, providing a relaxing environment that engenders a genuine sense of well-being and a place for occupiers to meet and mingle.



An aerial photograph of a courtyard garden. The courtyard is paved with light-colored stone tiles. On the left, a white building features a large arched entrance. On the right, a modern glass extension is visible. A wooden slat structure, possibly a pergola or planter, is situated in the center-right. Several people are walking in the courtyard. The scene is brightly lit, suggesting a sunny day.

Accessed from Edmund Street through an attractive archway, the hidden courtyard garden provides a tranquil oasis for staff and visitors to Edmund Gardens.

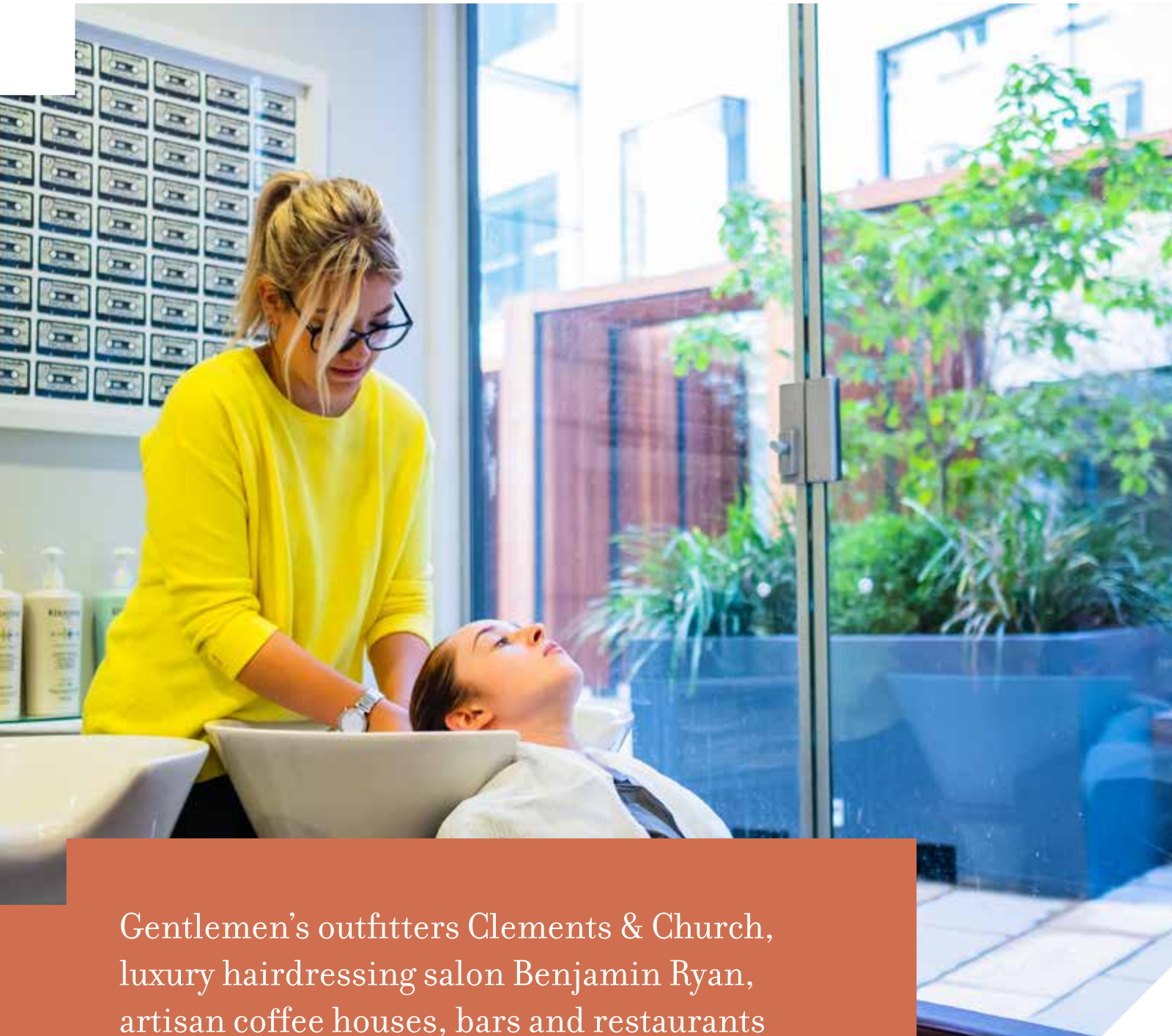
A perfectly balanced

LIFE

Whether you want to enjoy a delicious working lunch with a client, sip a cappuccino while catching up with the latest news, be fitted for a suit or visit an award-winning hairdressing salon, the opportunities available at Edmund Gardens will help bring genuine balance to your life.



STYLE



Gentlemen's outfitters Clements & Church, luxury hairdressing salon Benjamin Ryan, artisan coffee houses, bars and restaurants are all located within Edmund Gardens.



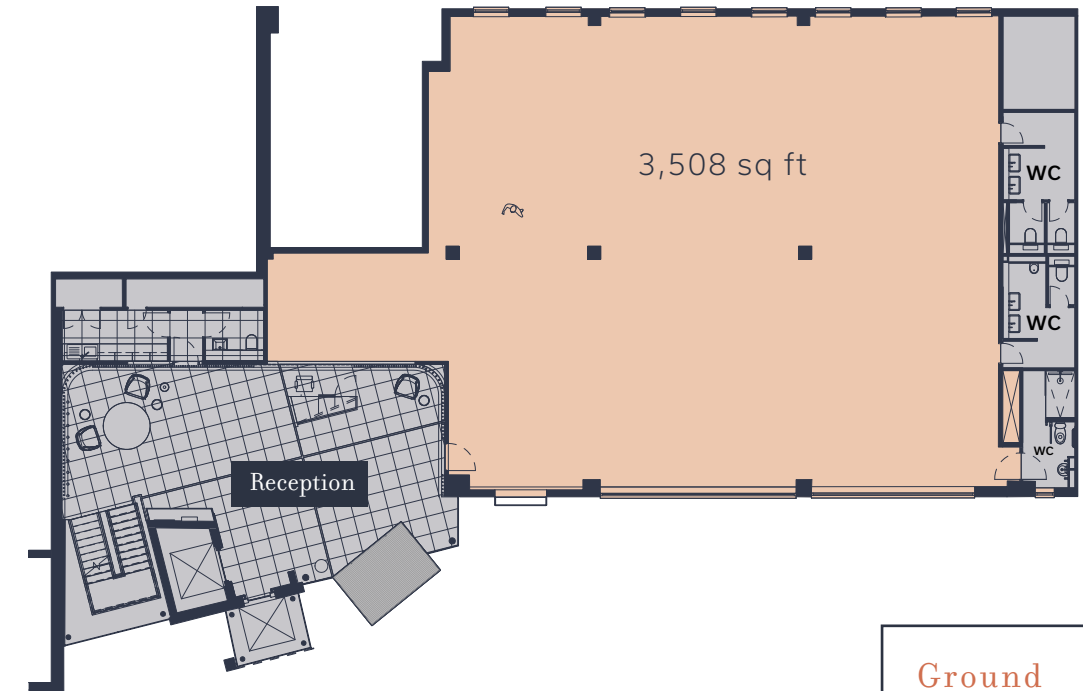


Having undergone a comprehensive high-quality refurbishment, 1 Edmund Gardens offers flexible Grade A office space, suites from 2,664 sq ft to 8,521 sq ft.

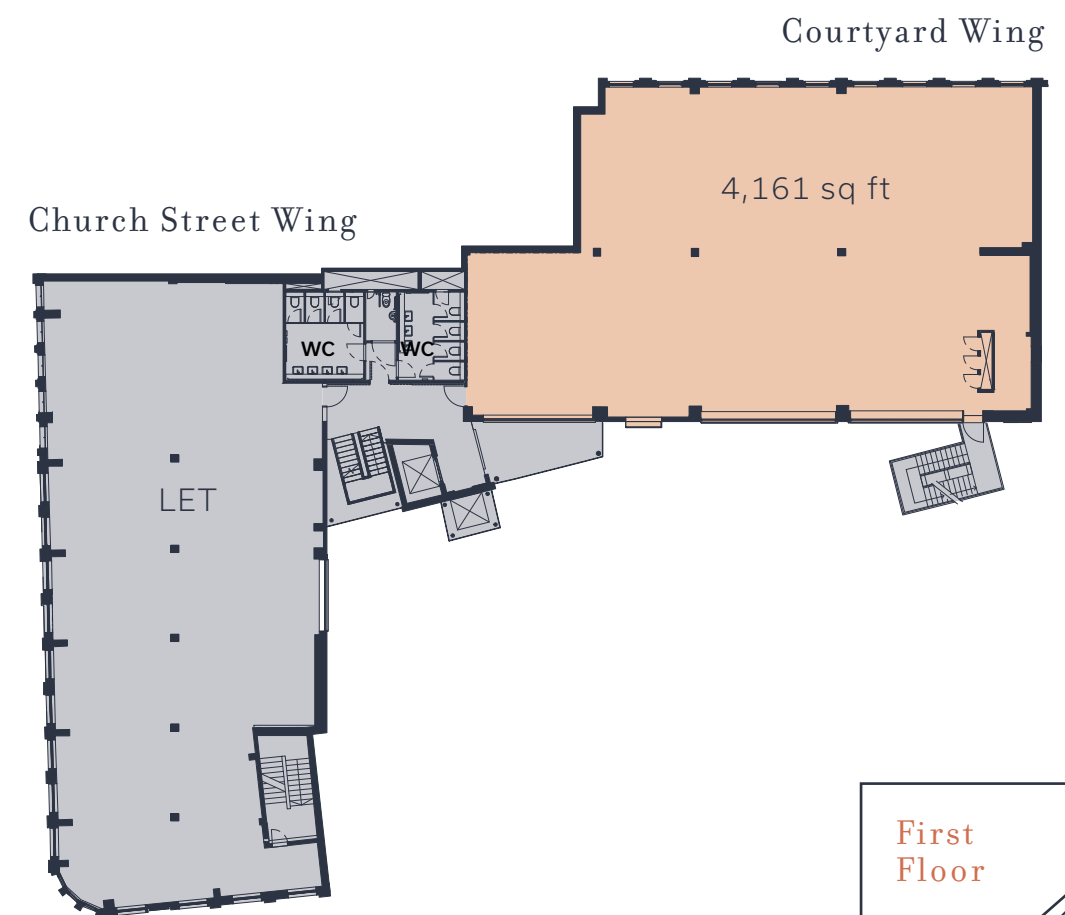
Visitors and staff are welcomed into a striking four storey glazed building through an entirely reconfigured and upgraded reception area, set behind an enhanced, listed period façade. With low hanging pendant lighting to enhance the natural daylight, the stylish new lobby has been designed to provide an impressive sense of arrival for both occupiers and visitors alike.

The manned reception area allows 24/7 access while the feature reception desk sits in front of curvaceous, timber-lined walls that lead to contemporary seating and two newly upgraded passenger lifts to the four upper floors.

	sq ft	sq m
Fourth Floor		
Church Street Wing	2,664	247
Courtyard Wing	Alvarez & Marsal	
Third Floor		
Church Street Wing	4,158	386
Courtyard Wing	4,363	405
Second Floor		
Church Street Wing	3,810	354
Courtyard Wing	MACE	
First Floor		
Church Street Wing	Building Design Partnership	
Courtyard Wing	4,161	387
Ground Floor		
	3,508	326

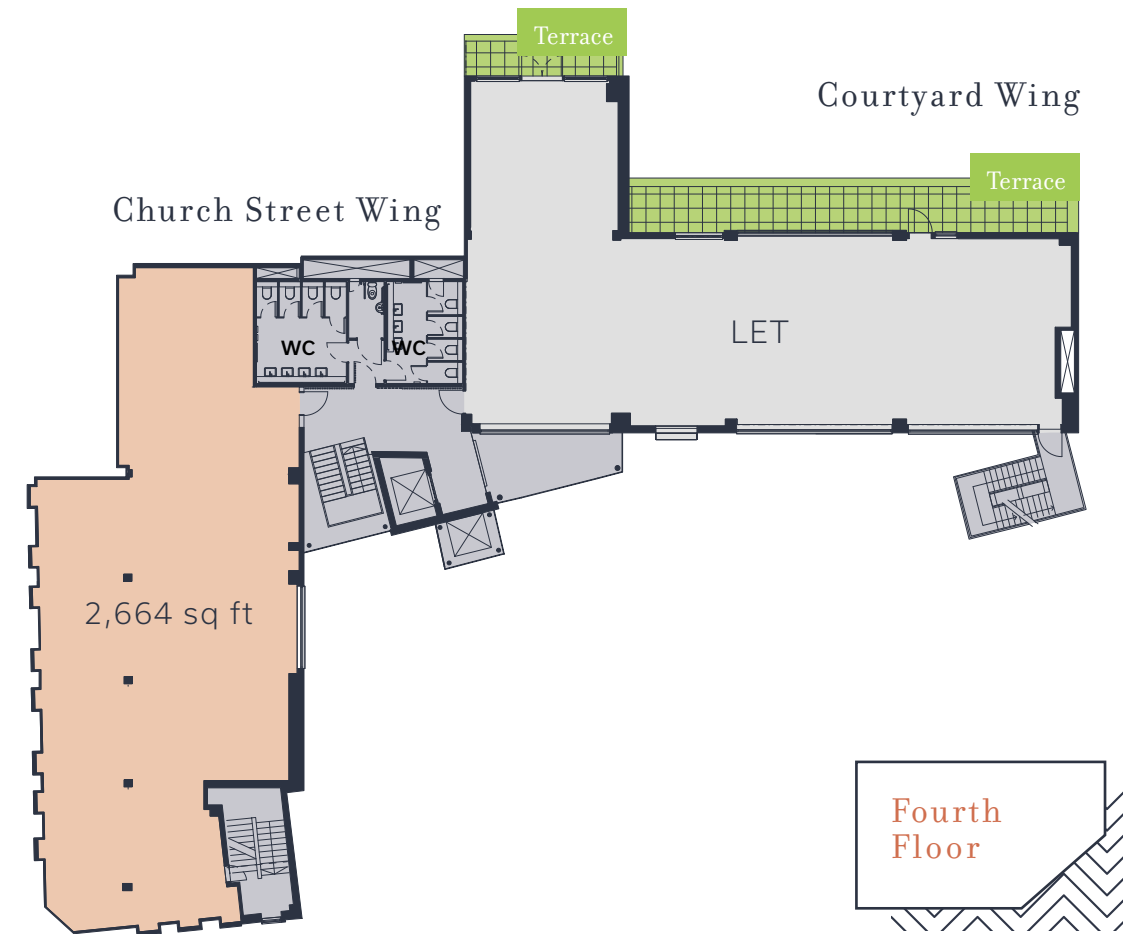
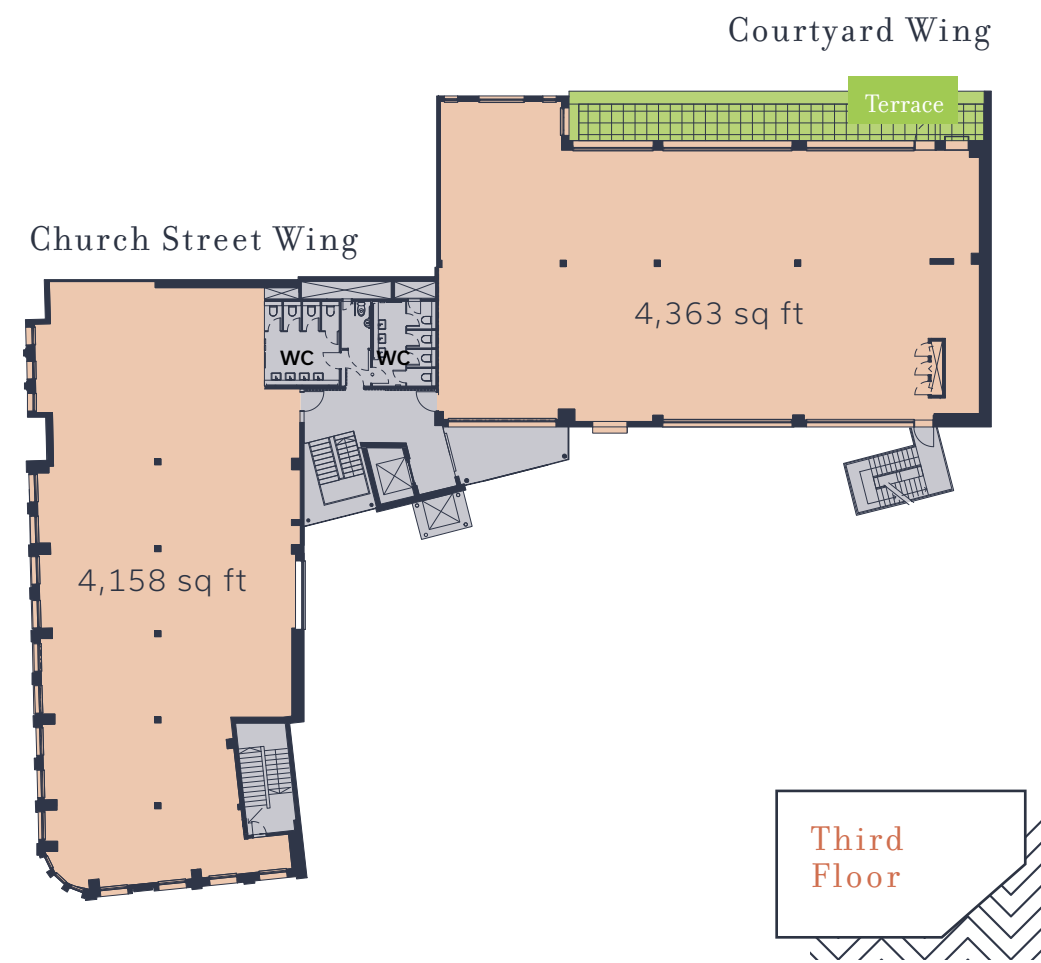


Ground Floor



First Floor





1 Edmund Gardens provides the ideal solution for occupiers seeking the finest commercial office accommodation, conveniently positioned within the Colmore Business District offering everything a business needs in one central location.

The newly refurbished ground floor presents flexible Grade A office space that benefits from large windows overlooking the courtyard garden, whilst an abundance of natural light provides a high quality, productive working environment.

Offering a flexible open-plan arrangement, the work space can be adapted to accommodate a variety of layout options eminently suited to a wide range of commercial occupiers.

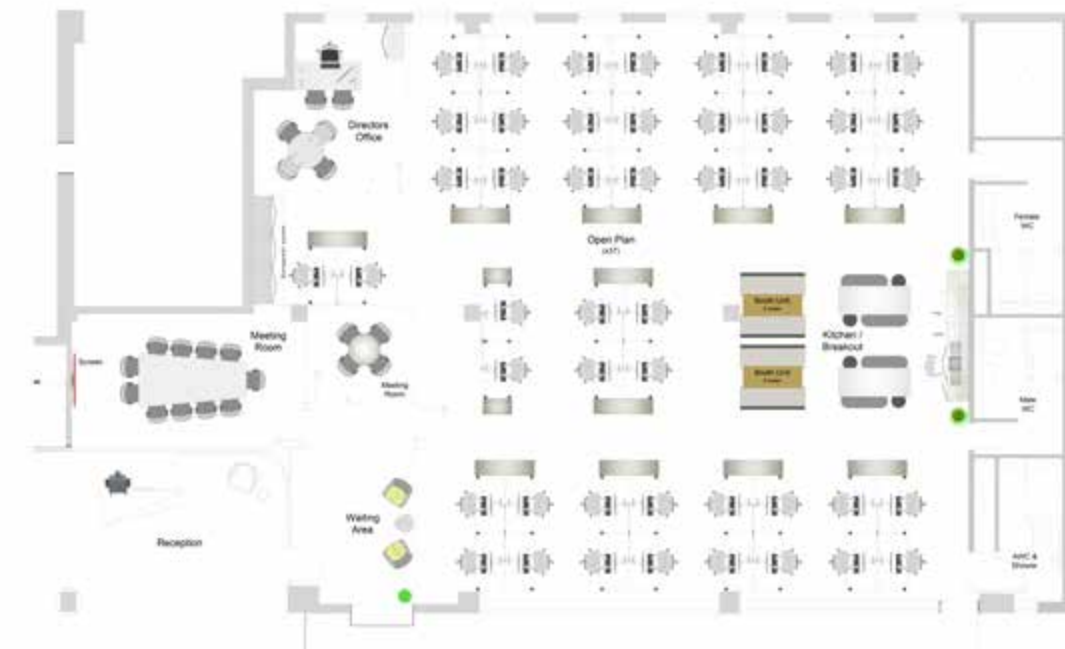
Specification:

- LED lighting
- Bulkhead VRF air conditioning system
- New WCs and accessible WCs on each refurbished floor
- 24 hour access
- DDA compliant
- Facilities in basement include car parking, cycle storage, lockers, shower block and drying room
- EPC rating C (57)
- Wired certified Gold



Low Density

- 28 x Open plan workstations
- 1 x Director zone
- Numerous collaboration areas
- Meet & greet - waiting area
- 1 x Hub/café zone
- 1 x Large meeting room
- Comms room



High Density

- 48 x Open plan workstations
- 1 x Individual office
- 2 x Meeting booth units
- 1 x Waiting area
- 1 x Kitchen / breakout zone
- 1 x Large meeting room
- 1 x Small meeting room



Our secret to

HAPPINESS

We completely understand that in order to be at our very best, we need to feel happy in our place of work and have all the life-enhancing social facilities and amenities at hand.

Our extensive refurbishment of Edmund Gardens, not only delivers a great place to work, but also provides ready access to the fresh air, food and drinks, cultural activities, leisure and retail therapy - all combined to bring happiness, contentment and a genuine sense of well-being.





Amenities

Spanish tapas bar Pinchos, independent coffee houses, Urban and Home and popular bar/restaurant Utopia are all conveniently housed within Edmund Gardens. Michelin-starred restaurant Purnell's and Hotel du Vin are right on the doorstep while leading restaurants Opus, Gusto and Gaucho, and a host of watering holes and eateries are all within ready striking distance. A range of boutique, independent and high street shops are also within easy walking distance including the Mailbox, Bullring and Grand Central.

Connections

For commuters and business visitors, Snow Hill and New Street railway stations are just a 5 minute walk away, whilst a number of tram and bus stops are conveniently located close by. Centrally located, 1 Edmund Gardens is equally accessible by car, with the A38 providing direct access to the wider motorway network.

For those travelling to and from further afield, Birmingham Airport is less than 15 minutes from New Street Station and offers air routes across the globe.



BARS

- 01. Utopia The Country Bar
- 02. The Alchemist
- 03. Pure Bar & Kitchen
- 04. Gingers
- 05. All Bar One
- 06. Primitivo

CAFÉS

- 07. Home Café/Deli
- 08. Urban Café
- 09. Pret A Manger
- 10. Philpotts
- 11. 200 Degrees
- 12. Pinchos Café & Tapas

RESTAURANTS

- 13. Fazenda
- 14. Gusto
- 15. Gaucho
- 16. Purnell's
- 17. Opus
- 18. Zen Metro
- 19. Asha's

HOTELS

- 20. Hotel du Vin
- 21. Premier Inn
- 22. Staybridge Suites
- 23. The Grand Hotel

1 Edmund Gardens occupies a prime position in the heart of a thriving and vibrant business community.



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