

45 CHURCH ST

CENTRE

OF

2,201 SQ FT – 9,091 SQ FT
AVAILABLE IN THE HEART OF
BIRMINGHAM'S BUSINESS DISTRICT

ATTENTION

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

GROUND



**45 CHURCH STREET NOW OFFERS
BEST IN CLASS OFFICE SPACE**



10

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

5

SIXTH

FIFTH

FOURTH

THIRD

SECOND

0

FIRST

GROUND



**NOW EVEN
BETTER!**

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5
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TWELFTH
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FIRST
GROUND



45 CHURCH STREET NOW COMPLETE WITH STUNNING NEW REFURBISHED RECEPTION, BUSINESS LOUNGE, & CYCLE FACILITIES

Having undertaken extensive refurbishment, 45 Church Street now offers best-in-class office space, in Birmingham's most desirable location.



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TWELFTH

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NINTH

EIGHTH

SEVENTH

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SIXTH

FIFTH

FOURTH

THIRD

SECOND

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FIRST

GROUND

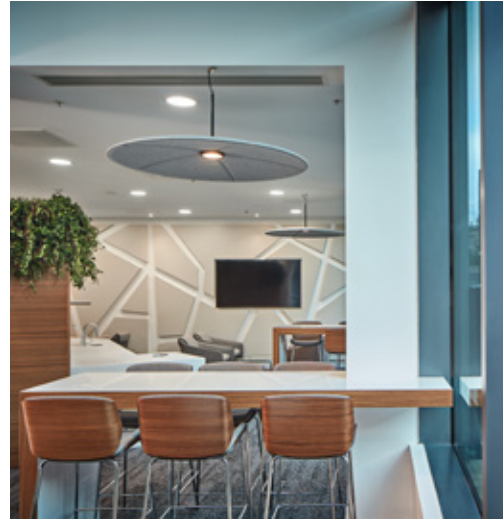
01



02



03



04



05



06



10

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

GROUND

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07



08



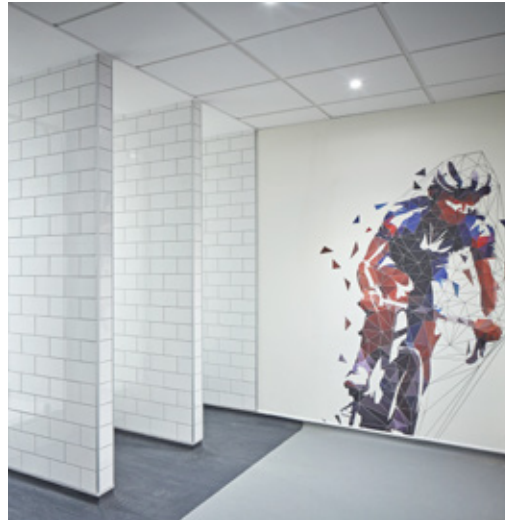
09



10



11



12



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TWELFTH

ELEVENTH

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THIRD

SECOND

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GROUND

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SPECIFICATION



ICONIC LANDMARK OFFICE BUILDING IN THE HEART OF THE CBD FRONTING A LANDSCAPED SQUARE ON CHURCH STREET



NEW RECONFIGURED RECEPTION OFFERING COMMUNAL MEETING AND BREAK OUT SPACES FOR OCCUPIERS AND THEIR GUESTS



DDA COMPLIANT WITH 24 HOUR ACCESS AND ON-SITE SECURITY WITH ACCESS CONTROL ENTRY BARRIERS



INTENSIVELY MANAGED COVID 19 SAFE WORKING ENVIRONMENT



SECURE ON SITE BASEMENT CAR AND CYCLE PARKING FACILITIES, INCLUDING EV CHARGING POINTS



FIVE HIGH SPEED LIFTS SERVING BASEMENT AND UPPER FLOORS INCLUDING FOUR GLAZED SCENIC LIFTS



COMMUNAL WIFI AND BLUEPOINT CONTACTLESS VISITOR ACCESS



NEW SHOWER AND CHANGING ROOMS WITH LOCKERS AND DRYING FACILITIES



EPC C61



RATED WIRESCORE PLATINUM



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TWELFTH

ELEVENTH

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NINTH

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GROUND

AVAILABILITY



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TWELFTH

ELEVENTH

TENTH

AVAILABLE NOW
9,091 SQ FT

NINTH

EIGHTH

SEVENTH

PART AVAILABLE
2,303 SQ FT

SIXTH

5

FIFTH

FOURTH

THIRD

SECOND

FIRST

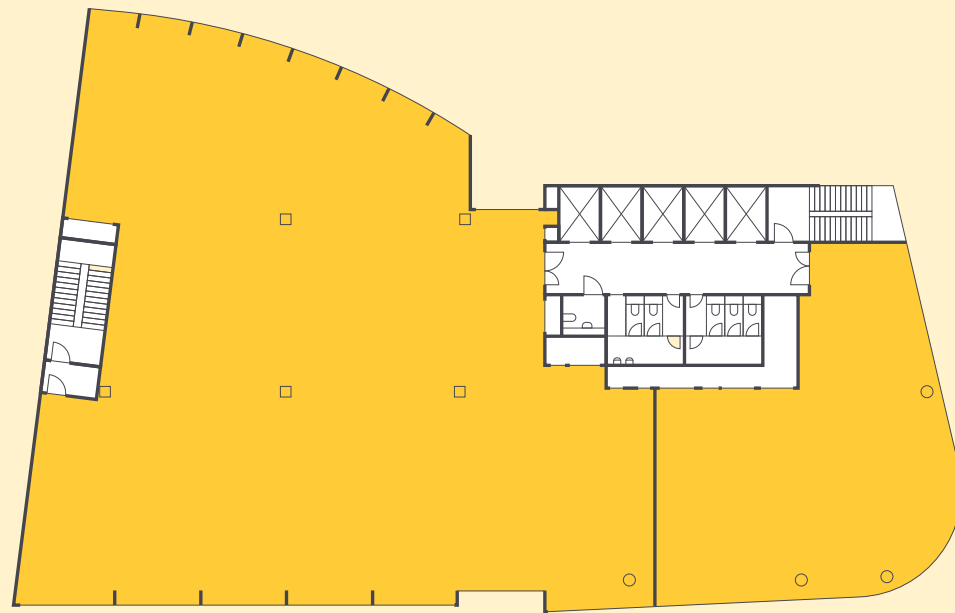
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GROUND

AVAILABLE
7,780 SQ FT

TYPICAL FLOOR

I WANT FROM
2,203 SQ FT
TO **9,091 SQ FT**
OF FLEXIBLE
SPACE BASED
IN THE HEART
OF THE CBD



PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY



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SIXTH

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FIRST

GROUND

SPECIFICATION

 <p>OPEN PLAN CONFIGURATION PROVIDING MAXIMUM FLEXIBILITY FOR TENANT FIT OUT</p>	 <p>FULL HEIGHT GLAZING ON ALL SIDES PROVIDING EXCELLENT NATURAL LIGHT</p>	 <p>DEDICATED EXTERNAL ROOF TERRACE WITH VIEWS OF THE CITY* <small>* ON TENTH FLOOR ONLY</small></p>	 <p>FULLY REFURBISHED TO GRADE A QUALITY</p>
 <p>UPGRADED CENTRAL BMS CONTROLLED 4 PIPE AC SYSTEM DESIGNED FOR OCCUPANCY AT UP TO 1:8 SQM</p>	 <p>RAISED ACCESS FLOOR WITH AVERAGE 150MM VOID INCORPORATING UNDERFLOOR BUSBARS</p>	 <p>MALE, FEMALE AND DISABLED WC PROVISION</p>	 <p>FULLY FITTED 'PLUG AND PLAY' SPACE WITH MEETING ROOMS, FURNITURE KITCHEN AND IT CONNECTIONS IN PLACE* <small>* SEVENTH FLOOR ONLY</small></p>



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FIRST

GROUND



45 CHUR



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TWELFTH

ELEVENTH

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NINTH

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SIXTH

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FIFTH

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THIRD

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FIRST

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GROUND

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April 2022 Subject to Contract.