

UP TO 55,000 SQ FT GRADE A
OFFICE SPACE AVAILABLE



2 BRUNSWICK SQUARE, BIRMINGHAM B1 2LP

ELEVENBRINDLEYPLACE.CO.UK

NOW YOU CAN

Eleven Brindleyplace offers the perfect blend of quality and efficiency for businesses seeking adaptable office space. With flexible 8,832 sq ft floorplates, you can configure your office environment to perfectly meet your needs.

Adjacent to the impressive entrance, our business lounge provides a stylish setting for welcoming visitors, hosting informal meetings, or enjoying a coffee. The professional and welcoming atmosphere at Eleven Brindleyplace ensures comfort for you, your team, and your guests.

BE PART OF IT



ELEVEN BRINDLEYPLACE



To Let
Contemporary
office space without
compromise
up to 46,387 sq ft

Carter Jonas

Alan Tross
0191 222 1911
alan.tross@carterjonas.co.uk

0191 222 1911
0191 222 1911
0191 222 1911



Four high speed passenger
lifts including one goods lift



Bicycle and bicycle
storage

ELEVEN BRINDLEYPLACE

ELEVEN
BRINDLEYPLACE

Turner
Thomas
Construction

SPACE THAT MAKES A BIG IMPRESSION



Step into our grand double-height reception area, where a stylish business lounge and coffee shop greet you and your guests.

The newly refurbished ground floor offers an ideal setting for both individual and collaborative work. It provides a quiet, comfortable and well connected workspace with high-speed wifi and a place where you can grab a quick coffee and focus on tasks. This area is also an excellent spot for informal meetings, allowing for a relaxed and welcoming environment.

For those in need of a more formal setting, our mezzanine level offers a spacious and private area that can be booked for larger gatherings. This space is equipped with a large presentation screen, making it an ideal space for meetings, presentations, or events.



A SPACE
TO FOCUS
& RESET





EXPERIENCE AN AWARD WINNING SPACE

In 2010 Eleven Brindleyplace was recognised by the British Council for Offices (BCO), as the UK's Best Commercial Workplace and claimed the prestigious Best of the Best National Commercial Workplace.



Eleven Brindleyplace's 12 floors provide versatile office spaces, allowing you to choose the best configuration for your business. The floor-to-ceiling windows flood the space with natural light and offer stunning views, creating an inspiring environment for your team.



ALLERGENS

For full allergen information, please visit our website at www.11coffee.co.uk or ask a member of staff.

For a full list of allergens, please visit our website at www.11coffee.co.uk or ask a member of staff.

Push to Your Passion
Start Your Own Business
11 COFFEE

HOT DRINKS

	8oz	12oz
AMERICANO	£2.40	£2.80
CAPPUCCINO	£2.85	£3.25
LATTE	£2.85	£3.35
HOT CHOCOLATE	£2.95	£3.65
MOCHA	£2.95	£3.35
ICED COFFEE		£3.65
FLAT WHITE	£2.85	
SINGLE ESPRESSO	£1.25	
DOUBLE ESPRESSO	£1.75	
SPECIALTY TEA	£2.00	
TRADITIONAL BREAKFAST TEA	£1.95	
ALTERNATIVE MILK	£0.30	
SYRUP	£0.30	

EXTRACT
COFFEE
ROASTERS

CAFÉ
11
No. 1

AMENITIES AND BEYOND

Experience the exceptional amenities at Eleven Brindleyplace, including a café, business lounge, showers, and private meeting rooms. These facilities are designed to enhance your daily work experience.



24/7 ACCESS



BOOKABLE
MEETING ROOMS



DEDICATED FIBRE
CONNECTIVITY



WC'S ACROSS
ALL FLOORS



SHOWER FACILITIES
AND LOCKERS



BICYCLE STORAGE
AND REPAIR STATION



ONSITE BUSINESS
CENTRE OFFERING



SECURE BASEMENT
CAR PARKING

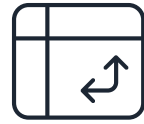


ONSITE CAFÉ
AND LOUNGE



PRIVATE BOOKABLE
EVENT SPACE





FLEXIBLE FLOORPLATES
WITH PANORAMIC VIEWS



FAN COIL UNITS
FOR COOLING



AIR QUALITY
SENSORS



ACCESSIBLE RAISED
FLOORS THROUGHOUT



FOUR PASSENGER
AND GOODS LIFT



DOUBLE HEIGHT
RECEPTION AND LOUNGE



SECURITY SYSTEM
WITH CCTV



SECURE TENANT
SPEED LANES

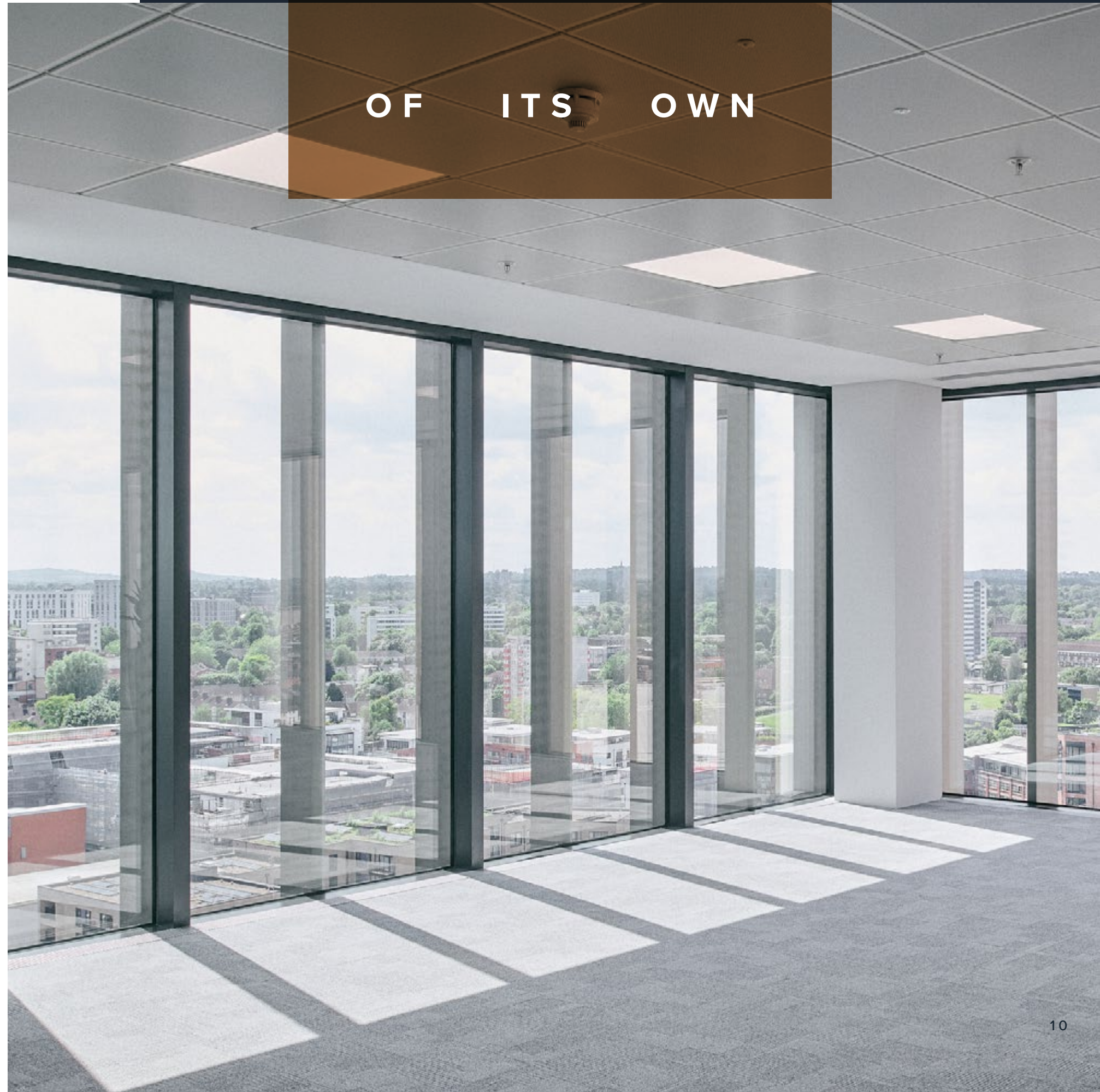


BREEAM 'EXCELLENT'
SPECIFICATION



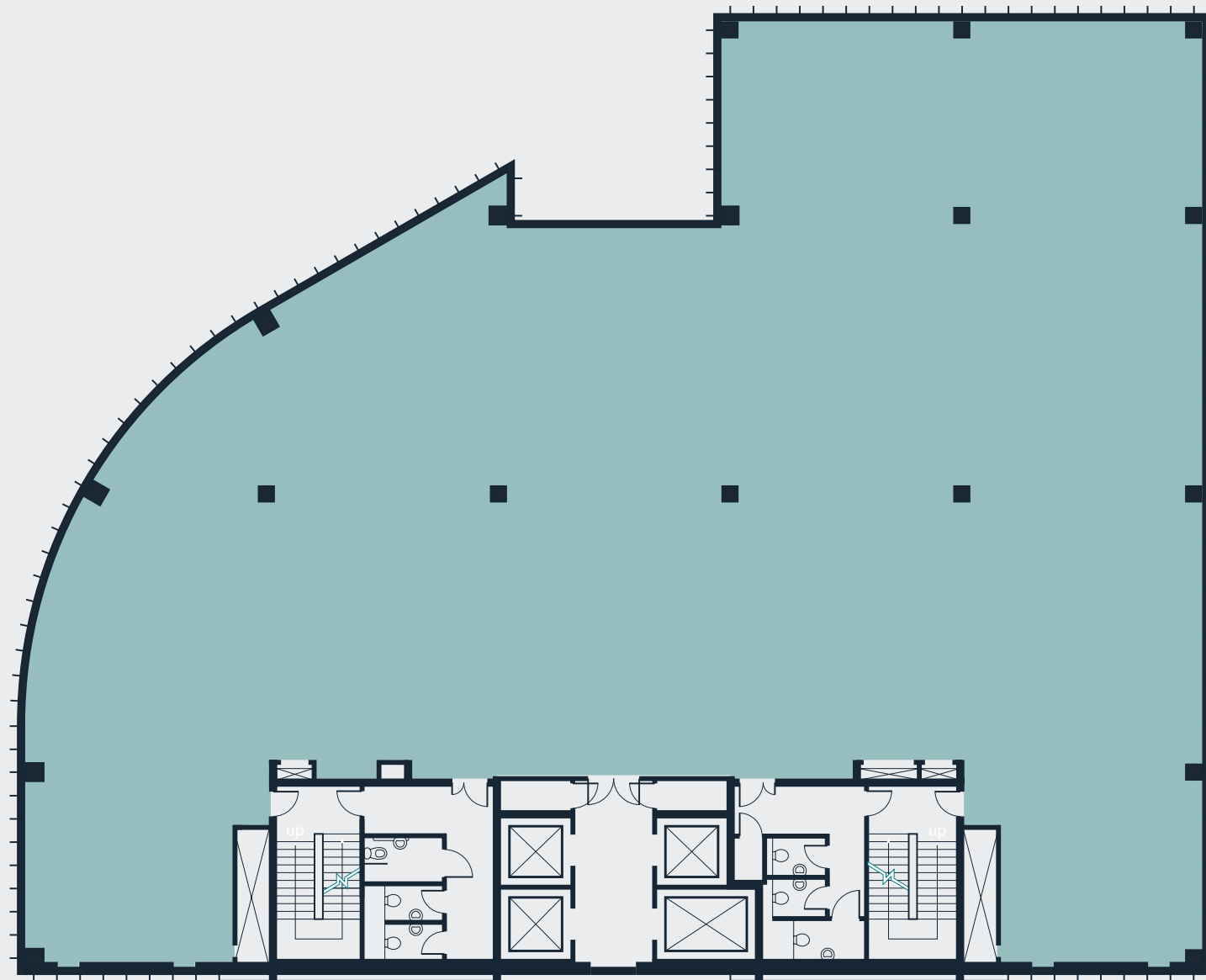
EPC 'C'
RATING (72)

IN A LEAGUE
OF ITS OWN





GRADE A OFFICE SUITES

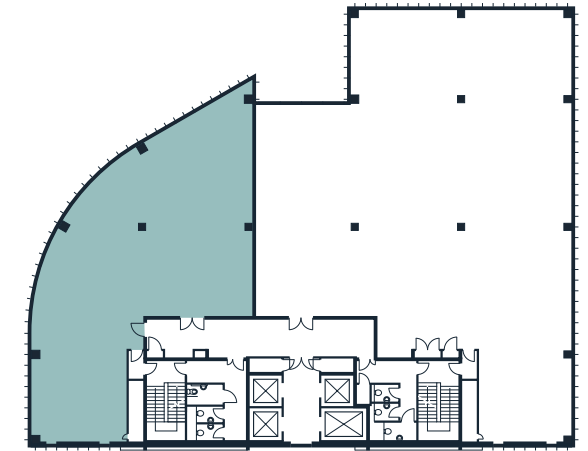


TYPICAL FLOORPLATE

8,832 sq ft (821 sq m)

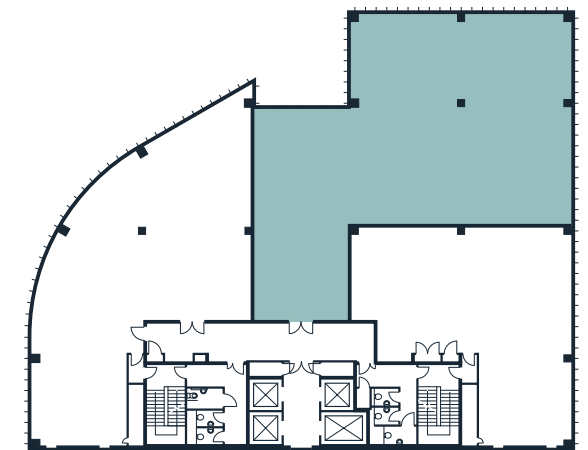
SUITE FLEXIBILITY

Split Options



OPTION A

3,149 sq ft (293 sq m)



OPTION B

3,724 sq ft (346 sq m)



OPTION C

1,959 sq ft (182 sq m)



E L E V A T E

Skip the ordinary. Start your day at the top.
Space available on the top two floors.

A T E L E V E N

With its own Metro terminal, Brindleyplace connects you swiftly to Birmingham's city centre and major train stations like New Street and Snow Hill.

The area features beautiful public squares and is a vibrant community where over 10,000 professionals work. It offers the largest concentration of Grade A office space in the city, surrounded by a wealth of local amenities.

BANNATYNE HEALTH CLUB

🚶 02 MINS

THE CRESCENT THEATRE

🚶 02 MINS

IKON GALLERY

🚶 04 MINS

ICC

🚶 06 MINS

UTILITA ARENA

🚶 07 MINS

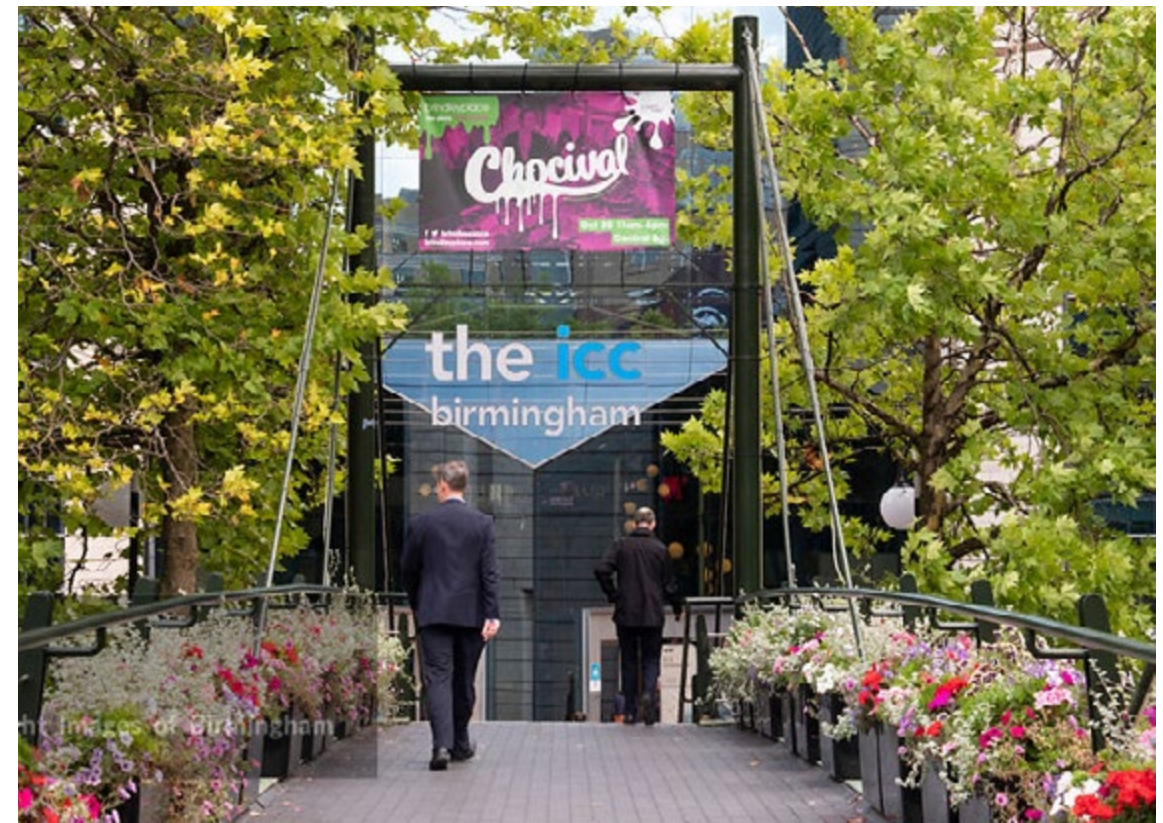
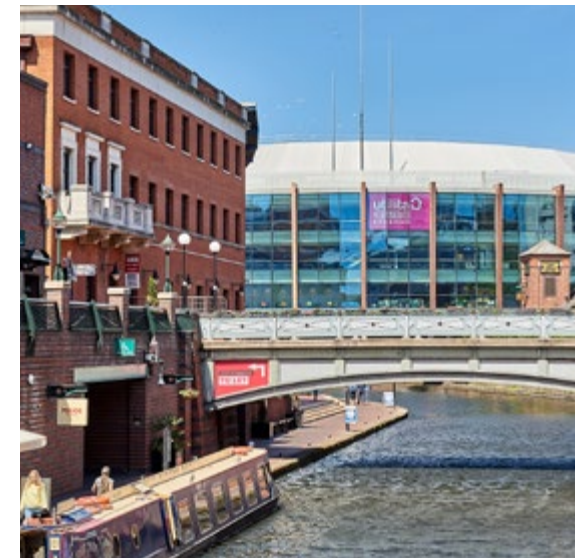
SYMPHONY HALL

🚶 09 MINS

IT'S TIME TO

ENJOY A WORK

LIFE BALANCE



Brindleyplace is a hub of dining and cultural attractions, including the Utilita Arena, Symphony Hall, Ikon Gallery, and a variety of top restaurants like Bank and Piccolino's. Whether it's a business lunch or a cultural outing, you'll find plenty to explore.

SHEEP COTE STREET

BRUNSWICK SQUARE

CENTRAL SQUARE

OOZELLS SQUARE

THE WATER'S EDGE

BROAD STREET

ELEVEN
BRINDLEYPLACE

OOZELLS BUILDING

RESTAURANTS

- 01 Bank
- 02 Perios
- 03 Rudy's
- 04 Gourmet Burger Kitchen
- 05 Las Iguanas
- 06 Lulu Wild
- 07 Piccolino
- 08 Turtle Bay
- 09 Qavali
- 10 Recess
- 11 Siamais
- 12 Wagamama
- 13 Zizzi

LEISURE

- 14 Bannatyne Health Club
- 15 Crescent Theatre
- 16 Ikon Gallery
- 17 The National SEA LIFE Centre

CAFÉS & BARS

- 18 All Bar One
- 19 Be At One
- 20 Caffè Nero
- 21 Costa Coffee
- 22 Café No.11
- 23 Pitcher & Piano
- 24 Pret A Manger
- 25 Slug & Lettuce
- 26 The Alchemist
- 27 Yorks at Ikon

RETAIL

- 28 Boots
- 29 Ethos
- 30 Ikon Shop
- 31 Places Birmingham
- 32 Sainsbury's Local
- 33 SPAR / Subway
- 34 The Gentleman Barbers

HOTELS

- 35 Hilton Garden Inn

METRO

02

Five Ways

00

MINS

Brindleyplace

02

MINS

Library

05

MINS

Town Hall

07

MINS

Grand Central & New Street Station

09

MINS

Corporation Street

12

MINS

St Chads

51

MINS

Wolverhampton St George's

The Midland Metro currently links Wolverhampton to Birmingham city centre and provides excellent connectivity for both business and leisure, with great access to the likes of Grand Central and Bullring.

The Metro line provides direct access from Brindleyplace to New Street station in 7 minutes, with services running every 8 minutes during the working week. The line has been recently extended to offer connections between Brindleyplace and Edgbaston.





Located at the heart of Birmingham, Eleven Brindleyplace offers a perfect mix of business and leisure.

The canalside setting provides easy access to an array of restaurants, bars, cafés, shops, and galleries. Additionally, a 35,000 sq ft health club with a pool and on-site car park with EV charging spaces ensure convenience and recreation are at your doorstep.



A WELL CONNECTED CITY

Birmingham is now more accessible and dynamic than ever, with 90% of the UK population within a four-hour reach, the country's second busiest regional airport connecting to 150 destinations, and significant investment in city transport, including HS2.

RAIL

Birmingham boasts excellent rail connections, with three major stations: New Street, Snow Hill, and Moor Street. These stations provide direct links to destinations across the UK, ensuring easy access for your business needs.

London	1 hr 19 m
Bristol	1 hr 19 m
Manchester	1 hr 28 m
Liverpool	1 hr 38 m
Leeds	1 hr 58 m

ROAD

Eleven Brindleyplace is ideally located near Birmingham's motorway network, including the M5, M6, M42, and Aston Expressway, providing easy access to the M1, M40, and M54 for efficient travel.

Birmingham Airport	20 m
Bristol	1 hr 30 m
Manchester	1 hr 40 m
Leeds	2 hr 10 m
London	2 hr 10 m





CHARLES WARRACK

+44 (0) 7977 512 965

charles.warrack@fishergerman.co.uk

MIKE PRICE

+44 (0) 7909 596 051

mike.price@fishergerman.co.uk



JULIE PERKS

07469 404 041

julie.perks@rpcapital.co.uk

SIMON ROBINSON

07771 860 985

simon.robinson@rpcapital.co.uk

ELEVENBRINDLEYPLACE.CO.UK

Fisher German and RP Capital for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of Fisher German, RP Capital or any joint agency has any authority to make or give any representation or warranty in relation to this property. October 2024.