WOLO

HOUSE

New Market Street
Birmingham B3 2NH

GRADE A OFFICES TO LET

48,505 sqft

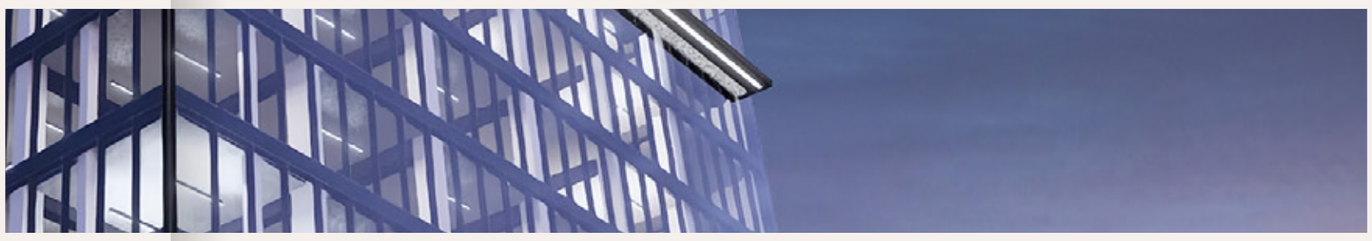


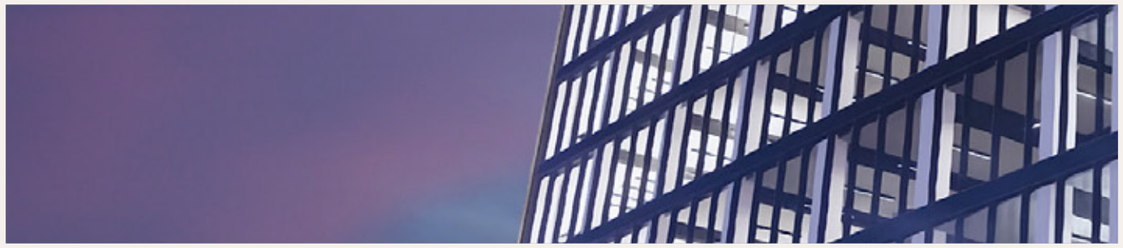
NEWMARK

AVISON YOUNG

WE ONLY LIVE ONCE







Formerly the Britannia Building, and following a back to frame refurbishment, we are delighted to introduce WOLO House, a new workspace for forward thinking companies with a conscience, who are seeking space, collaboration and balance.

The building has approximately 48,505 sqft of office accommodation across 11 storeys, and is located within the city's bustling and vibrant Colmore Business District.

Office suites range from 1180 sqft to 4950 sqft, with an opportunity to have a self-contained building for a single occupier.

CREATE, COLLABORATE, AND MAKE EACH MOMENT COUNT



From New Market Street, you enter the expansive and reimagined reception area at Wolo House. Bathed in natural light through a two-storey, fully glazed façade, the space boasts a beautiful ceramic floor with a one-of-a kind sculpted reception desk against a timber wall, enhancing the waiting and staff collaboration areas.

Achieving an impressive EPC B rating, this space is designed for both aesthetics and sustainability.

The reception seamlessly connects to the lift lobby, home to two-new 13-person passenger lifts that serve all floors.

- Double height entrance
- Impressive fully manned reception
- Coffee offer and relaxed seating area
- Enclosed rooftop meeting suite

Eleven Floors

AN ELEVATED OFFICE EXPERIENCE

Rooftop Terrace

Two Story Height Entrance

Two Lifts

Fully Manned Reception

Private Parking

Entertainment Room

Prayer Room

Private Gym

Shower & Changing Facilities

Rooftop Function & Board Room

Cohesive Working Floors

Floor to Ceiling Glazing

WORKING MADE EFFORTLESS WITH WOLO

Heating & Cooling with individual floor FCU controls

Private entrance for Basement 1

WCs on every floor

EV Parking Spaces

Bicycle & Motorcycle Spaces



Central Location

Grade A Specification

Full Access Raised Flooring of 150mm



EPC Rating B33

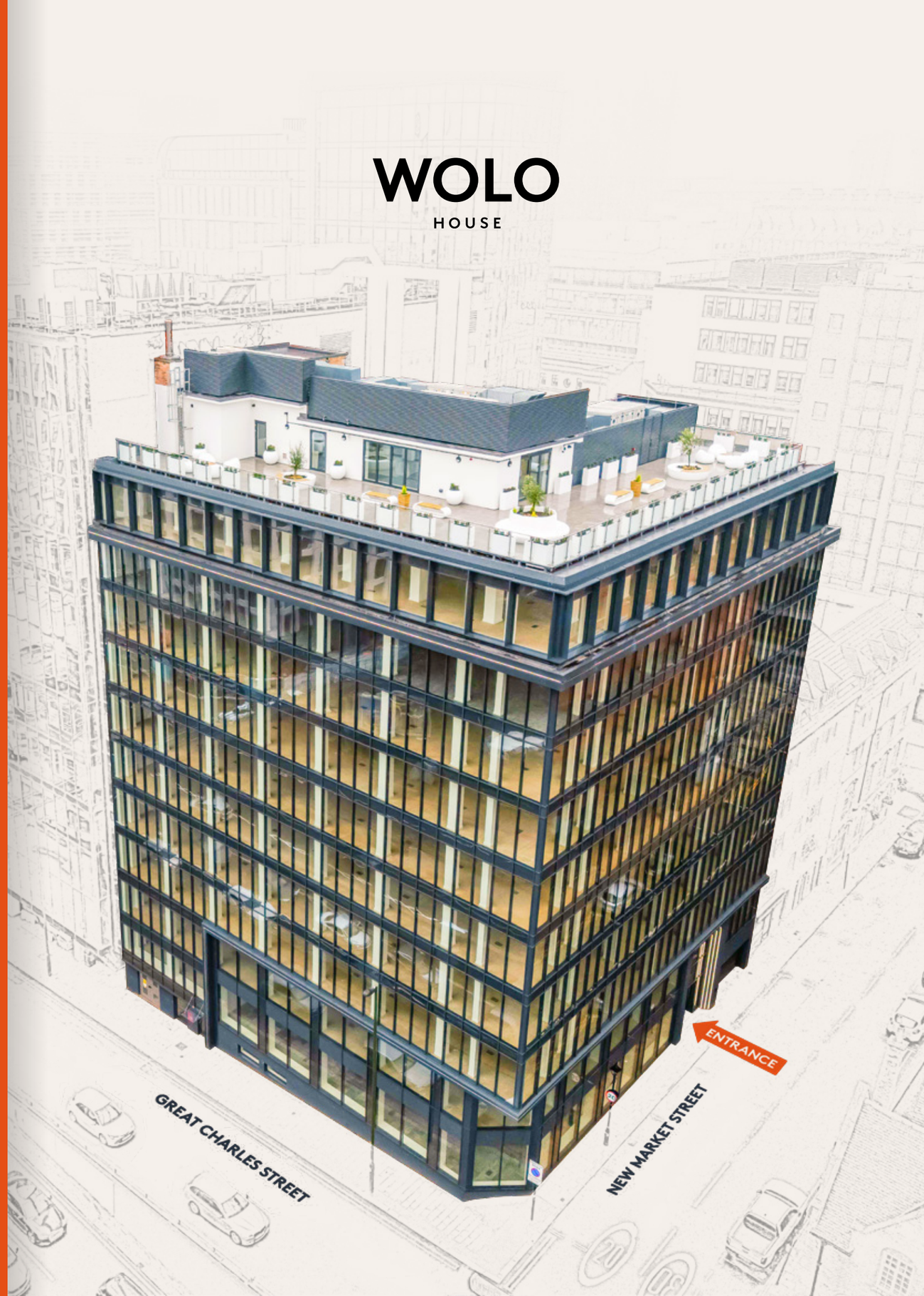
Metal-tiled suspended ceilings with floor to ceiling height of 2.7m

CAT 6 Cabling

Flexible Floor Plates with Limited Columns

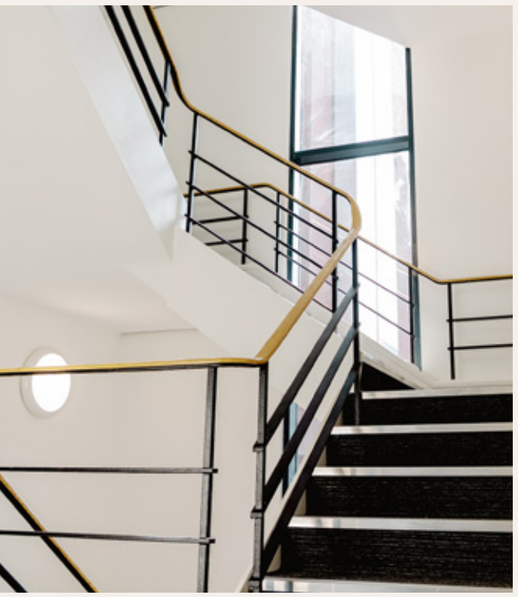
Office Availability

Floor	**Number**	**Area** (sqft)	(sqm)
Roof Terrace Meeting room	10	475	44
Ninth	09	4,800	446
Eighth	08	4,950	460
Seventh	07	4,950	460
Sixth	06	4,950	460
Fifth	05	4,950	468
Fourth	04	4,950	460
Third	03	4,950	460
Second	02	4,950	460
First	01	4,700	437
Ground Floor	Gnd	2,700	250
Basement 1 – Gym/Parking	-01	1,180	108
Basement 2 – Social Hub	-02		
		48,505	**4,506**





The innovative architecture and interior design is centred around natural light, carbon neutrality and energy, to create a space which delivers on both the business and well-being needs of today.



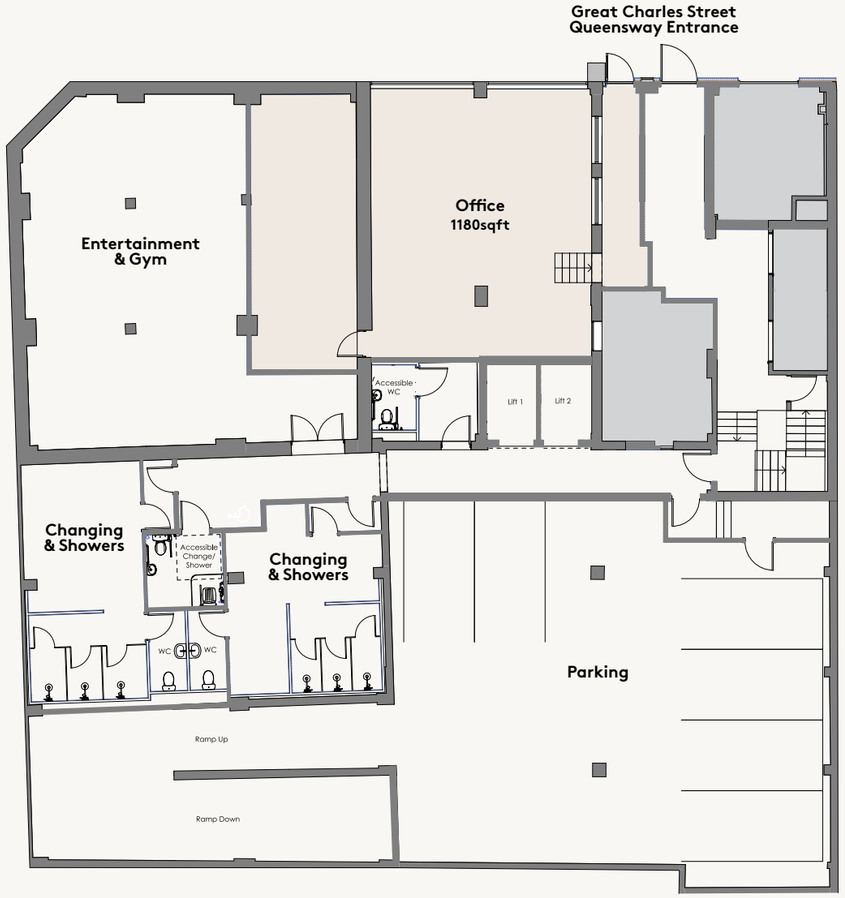






WOLO
HOUSE

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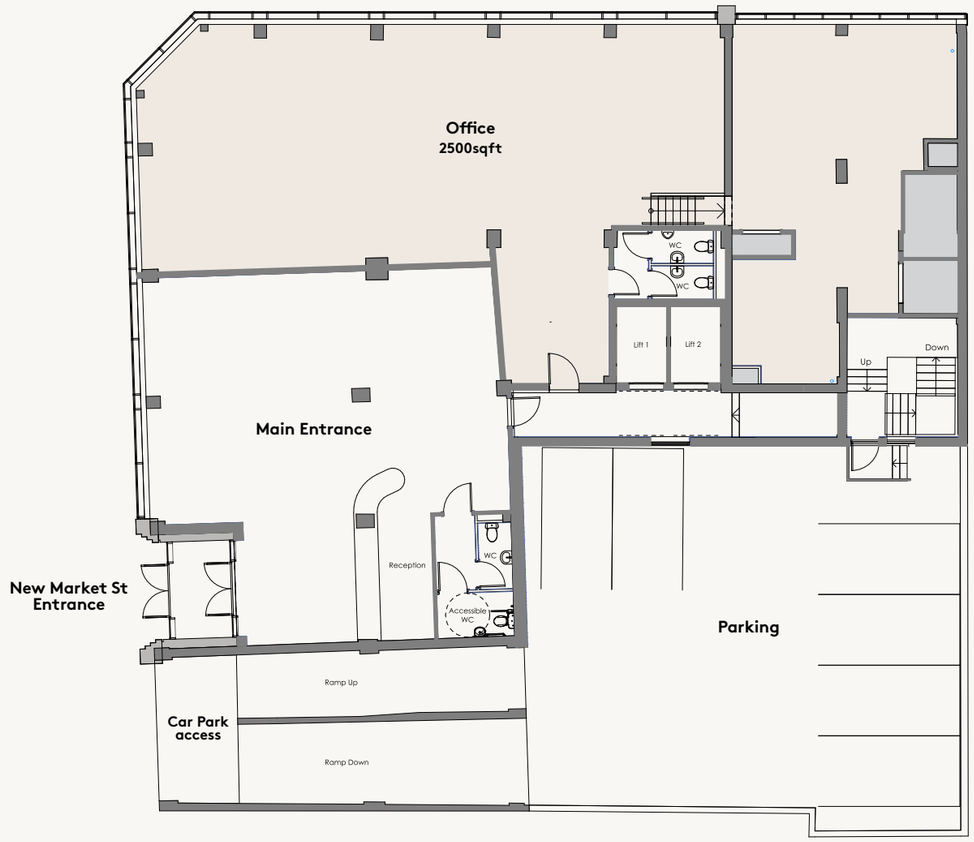


EXAMPLE:

BASEMENT FLOOR

WOLO
HOUSE

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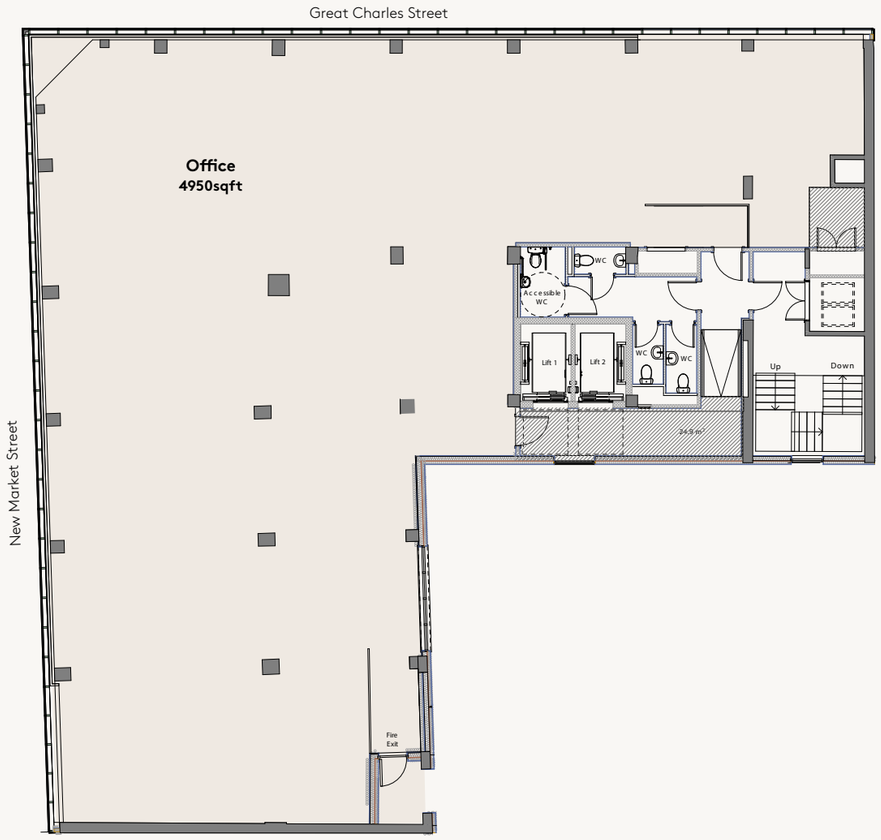


EXAMPLE:

GROUND FLOOR

WOLO
HOUSE

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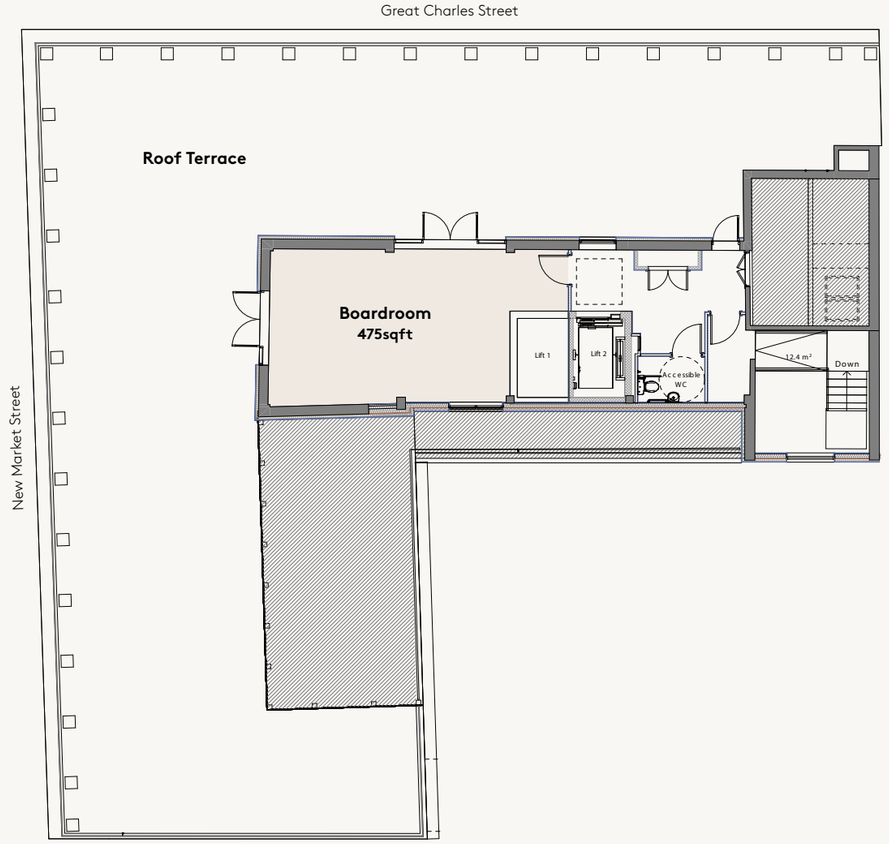


EXAMPLE:

TYPICAL OFFICE FLOOR

WOLO
HOUSE

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EXAMPLE:

ROOF TERRACE

OFFICE BUILDING: WOLO HOUSE, NEW MARKET STREET, BIRMINGHAM B3 2NH | 2025



WOLO House offers superior commercial space with first-class facilities, including a gym, shower rooms, prayer rooms, and other collaborative and experiential breakout areas. Additionally, it features an impressive roof terrace equipped with a function/ meeting room and panoramic skyline views.

The innovative architecture and interior design is centred around natural light, carbon neutrality and energy, to create a space which delivers on both the business and well-being needs of today.

WOLO House, a gas-free building, is leading by example in meeting the UK's ambitious carbon reduction targets, aiming for a 68% reduction by 2030 and setting a goal of 77% by 2035, showcasing its environmental commitment.





SO MUCH MORE THAN A ROOFTOP TERRACE

Soak up breathtaking 360-degree views of Birmingham on our rooftop terrace, where you'll find plenty of space to make calls, host a meeting, enjoy the views, or simply take a moment for yourself. A great balance of business and pleasure across 11 cohesive working floors.







THE UK'S SECOND CITY

WOLO House is located in Birmingham's Colmore Business District, the commercial centre of the city which boasts over 500 companies, occupying approximately 5.6 million square feet of office space.

It is surrounded by award-winning independent restaurants, as well as some of Birmingham's best bars, culture hotspots and cafés. Just a short stroll away are the city's major retail destinations including Bullring, Grand Central, Mailbox, as well as some of its most attractive boutique hotels, such as Hotel Du Vin and the Grand Hotel.

With all this and so much more, there's no doubt that WOLO House offers an unrivalled location to balance your work and your lifestyle.

OUR LOCATION

Wolo House located just a short distance from two of Birmingham's retail landmarks, Grand Central and the Bullring and positioned within a few minutes walk of the main train stations.

Located in the beating heart of Birmingham's office core, and surrounded by a wide selection of the city's best bars, restaurants and coffee shops, including Pret A Manger, The Ivy, Hotel du Vin, Riva Blu, Madeleine Bar and Tattu.



8 universities and world-class research institutions produce 55,000 graduates yearly

40% of the West Midlands population is under the age of 25

HS2 will bring the city of London within 38 minutes of the region

Birmingham airport currently serves 150 direct global destinations plus a further 50 airlines

The region is at the heart of the UK with 90% of the UK's market in reach within four hours drive time

50,000 professional and financial services businesses, second only to London

Regional economy is one of the highest in the UK

The UK's first 5G test hub

The building also benefits from its proximity to Birmingham's finest cultural attractions, including theatres, Birmingham Museum and Art Gallery, Town Hall, Symphony Hall, The Library of Birmingham and Utilita Arena Birmingham, giving staff the chance to experience the perfect work life balance.

Wolo House is easily accessible by car, with the nearby A38M offering direct access to the national motorway network, it is also exceptionally well connected to Birmingham's public transport offering.

New Street Station - the busiest train station in the UK outside of London - is a five minute walk away, while the nearby Metro Link offers connections to Snow Hill Station, the International Convention Centre and beyond.









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