



# APEX HOUSE

CALTHORPE ROAD, EDGBASTON,  
BIRMINGHAM B15 1TR

**GRADE A OFFICE  
SPACE TO LET**

UP TO 35,000 SQ FT (3,250 SQ M)  
SUITES FROM 5,500 SQ FT (511 SQ M)





## THE BUILDING

Apex House is a landmark office building on the edge of Birmingham city centre offering flexible space across several floors.

It occupies a prominent corner site at Five Ways island, one of the city's main arterial routes, and is at the heart of the thriving Edgbaston Village district

Located between Harborne Road and Calthorpe Road, the building offers between 5,500 and 35,000 sq ft of high-quality, flexible Grade A office accommodation within the Calthorpe Estate.

It also features a wide array of occupier benefits and will include an impressive and newly refurbished feature reception and accessible facilities.

For the active commuter, the building includes secure cycle storage and on-site shower and changing facilities.

A cycle hire and scooter hire station is also located close by, and the building also provides secure basement car parking for those who prefer to drive, and is conveniently located outside of the city's Clean Air Zone (CAZ).



## SPACE

Apex House extends to 58,000 sq ft across its basement, ground and four upper floors.



*Suspended  
Ceilings*



*Four Pipe  
Heating*



*Cooling Air  
Conditioning*



*LED Lighting  
Throughout*



*Fully Fitted  
Plug & Play*

Flexible Grade A office space to let from 5,500 sq ft up to 35,000 sq ft.

Available as part floors or whole floorplates, the space can be configured to occupier requirements.

The bright and airy workspaces create an excellent environment that encourages productivity and helps meet the health and wellbeing needs of staff.





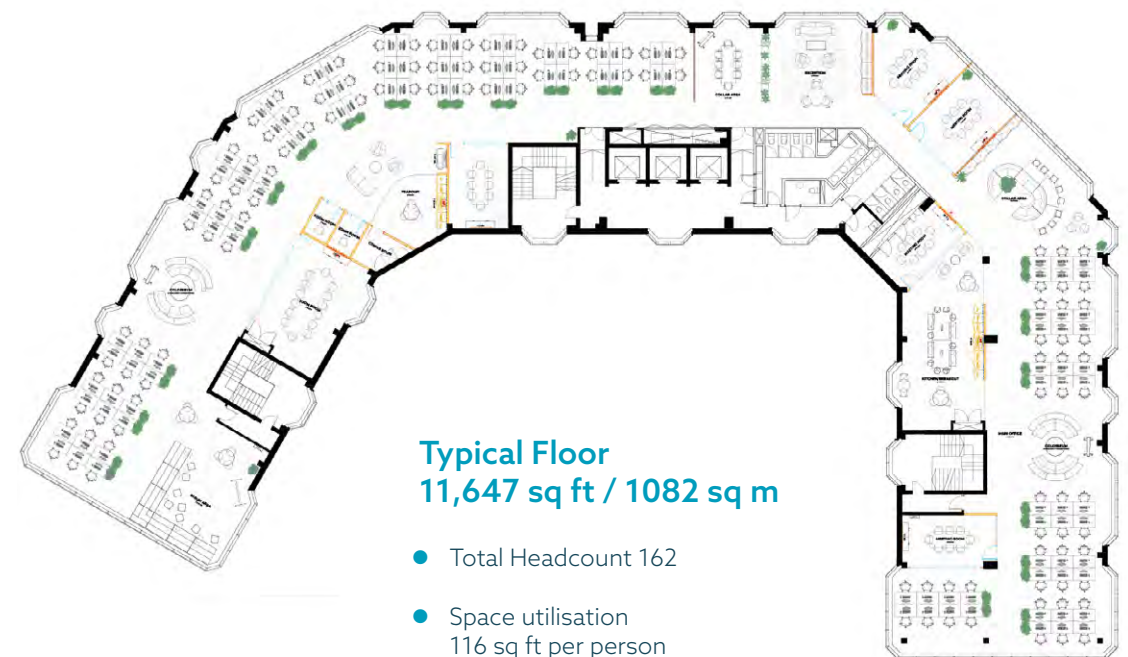
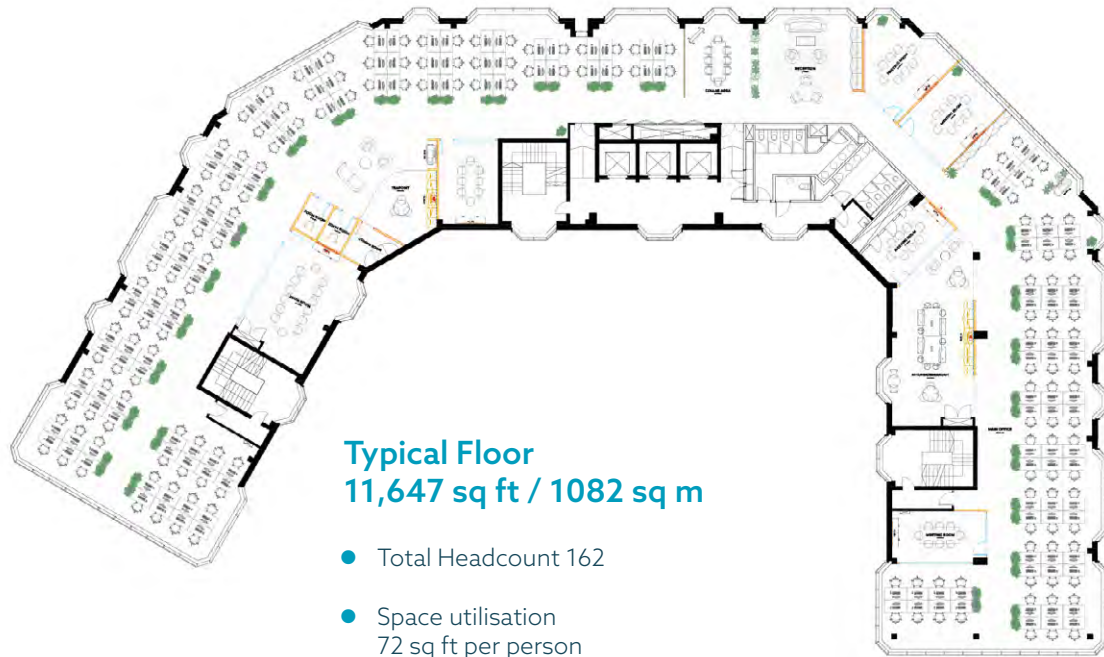


FULLY FITTED PLUG AND PLAY OPTIONS AVAILABLE

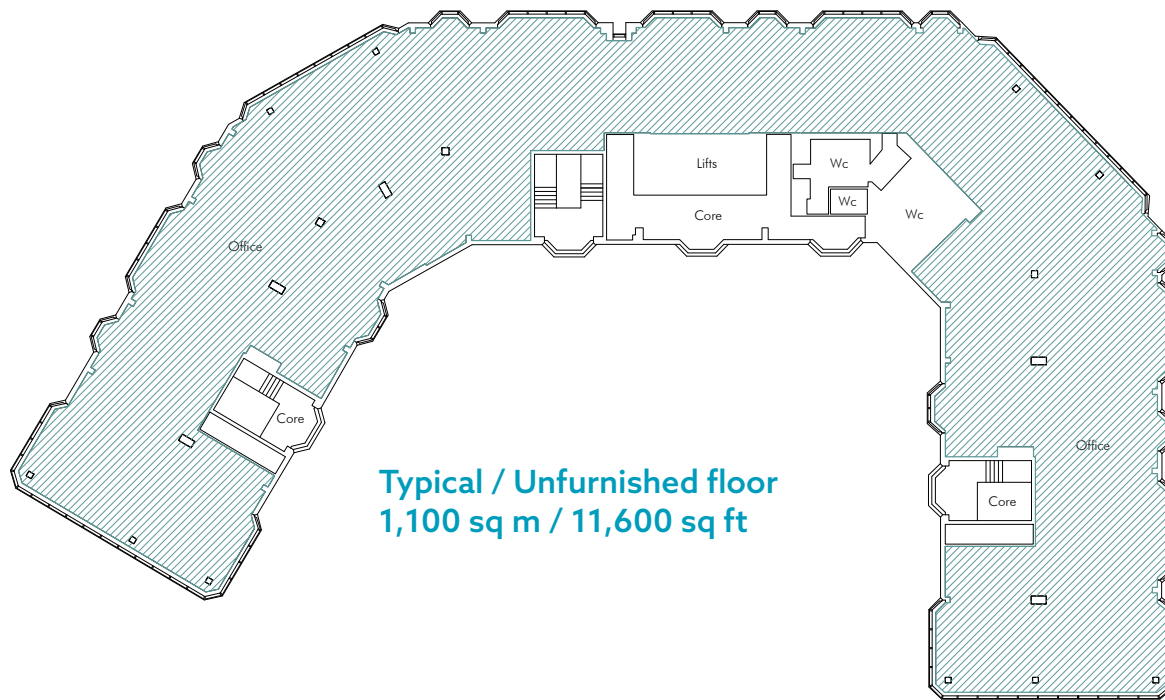


## SPACE

Apex House offers flexible and attractive solutions across contiguous upper floors, allowing bespoke suites or continuous space across multiple floorplates for up to 400 people.



## SPACE



Typical / Unfurnished floor  
1,100 sq m / 11,600 sq ft

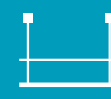
## SPECIFICATION



LED Lighting



Internal and external  
common area  
refurbishment



Suspended Ceilings



Four pipe fan coil air  
conditioning



EPC B (40)



Fully Accessed  
Raised Floor



Male and female WCs  
on each floor



Three fully accessible  
lifts servicing all floors



Occupational density  
of 1:9 sq m



Secure basement  
parking at 1:650 sq ft



Basement cycle hub including cycle parking and  
shower/changing facilities







**UNFURNISHED  
SUITE 11,600 SQ FT**





## RETENTION

Apex House is built around meeting the holistic needs of businesses and their employees.

By making more of existing strengths and highlighting the generous space available, including an ideal location, the building can help with the recruitment, retention, training and development of staff.

With welcoming and practical shared space and bespoke, modern workspace across a number of floors, Apex House offers a high standard of business accommodation coupled with plentiful amenities.







## AMENITIES

Apex House is a short walk from Birmingham's city core in Edgbaston, a flourishing commercial centre and one of the most recognisable locations in the West Midlands.

The building is part of Edgbaston Village, a vibrant mixed-use leisure and lifestyle location with a leafy, village feel full of cafés, gastro pubs and restaurants centred on Greenfield Crescent.

The area is well-renowned for its gastronomic delights, including the acclaimed Michelin-starred Simpsons restaurant, as well as a growing selection of boutique retailers.

Apex House is also superbly located to take advantage of the city's wider leisure offering including Botanical Gardens, Broad Street, the Utilita Arena, ICC and Symphony Hall, as well as Crescent Theatre and Ikon Gallery at

Brindleyplace and the Repertory Theatre and Library of Birmingham on Centenary Square.

Nearby Edgbaston Priory Club offers world-class tennis, swimming and fitness facilities, while walking along either the canal network or through Edgbaston will bring people to one of the greenest parts of the city.

Apex House truly offers the best of both worlds: the convenience and connectivity of being close to the city centre, with the exclusivity and appeal of being in one of Birmingham's most sought after neighbourhoods.







## AMENITY & CONNECTIVITY





## LOCATION

Apex House is connected from across the city and beyond, with easy access whether you commute by road, rail, bus, cycle or on foot.

Five Ways and the city's ring road provides easy access to central Birmingham and the national motorway network, with excellent links to the M6, M42, M5 and M40 all minutes away.

Locally, Apex House stands in the middle of a public transport hub with bus, rail and tram links all on the doorstep. For drivers, the building sits outside Birmingham's Clean Air Zone, and includes its own secure car parking.

- Edgbaston Village dedicated Metro stop
- Five Ways rail station 5 minutes' walk
- 3- minute train journey to Birmingham New Street and UK Rail Network
- Birmingham Airport 10 miles away with direct flights to 150 destinations
- On the doorstep cycle routes



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A photograph of a modern glass skyscraper, likely a corporate headquarters, with a blue geometric overlay consisting of two large triangles meeting at a point in the center. The building's glass facade reflects the surrounding environment, including trees and other buildings. The sky is a clear, light blue.

▲PEX HOUSE