

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



2 BRUNSWICK SQUARE, BIRMINGHAM B1 2LP

[ELEVENBRINDLEYPLACE.CO.UK](http://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  
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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 refer to the allergen information sheet on the counter. Allergen information is also available on the menu board.

Push to Your Passion  
Get Your Free Book  
See our menu board

### 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.



# 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

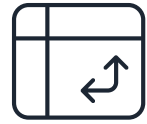


PRIVATE BOOKABLE  
EVENT SPACE









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

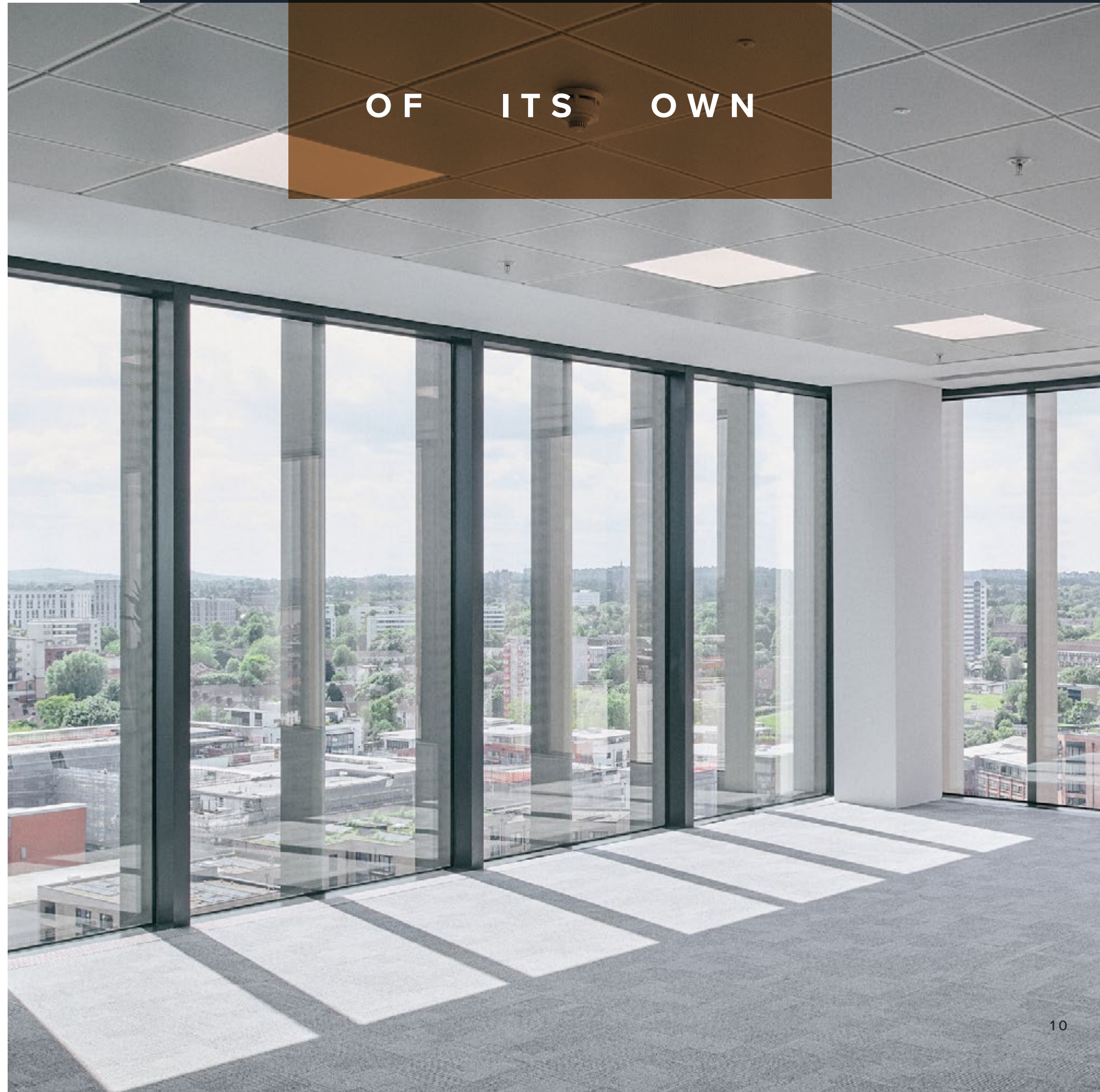


BREEAM 'EXCELLENT'  
SPECIFICATION



EPC 'C'  
RATING (72)

IN A LEAGUE  
OF ITS OWN

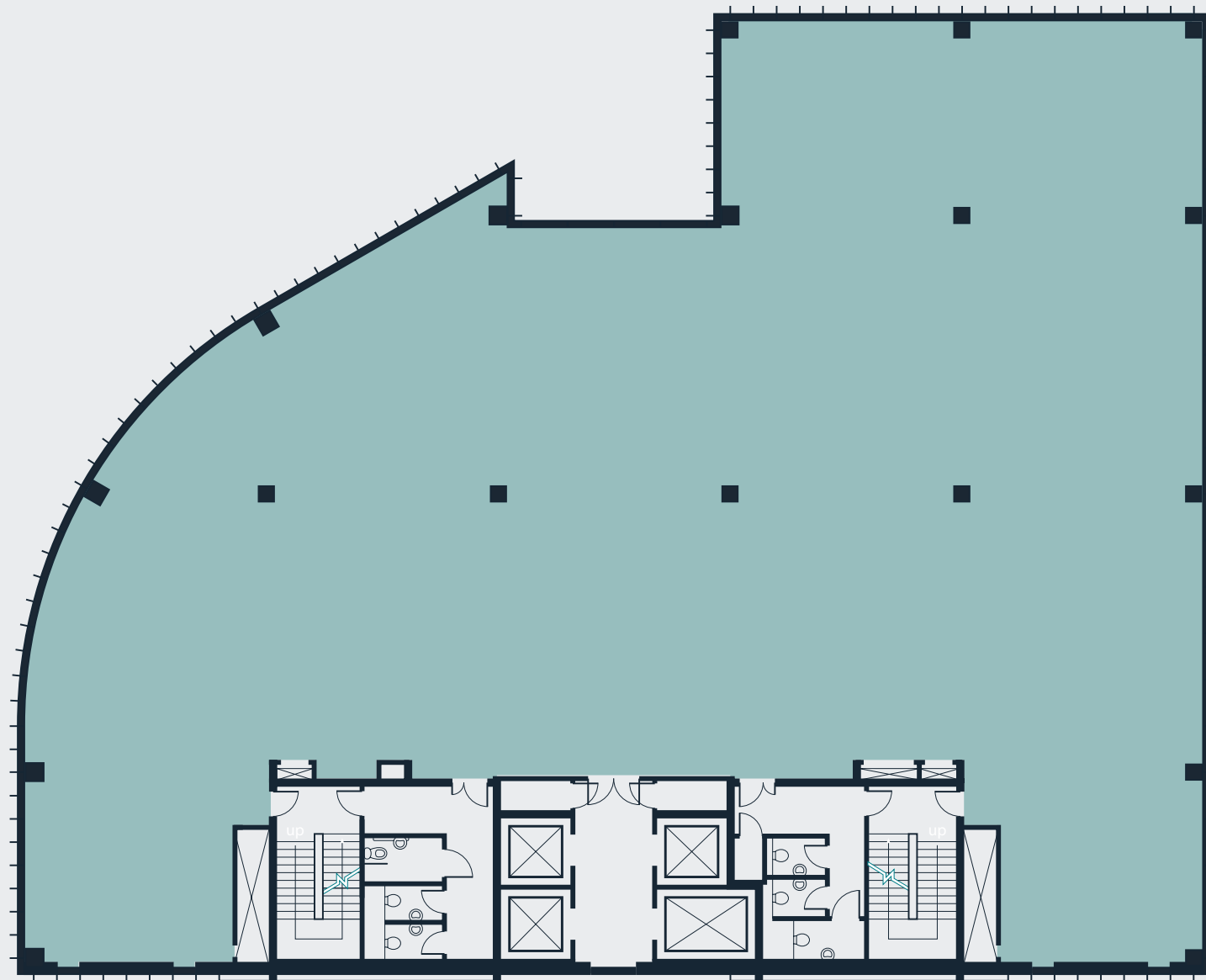








# GRADE A OFFICE SUITES

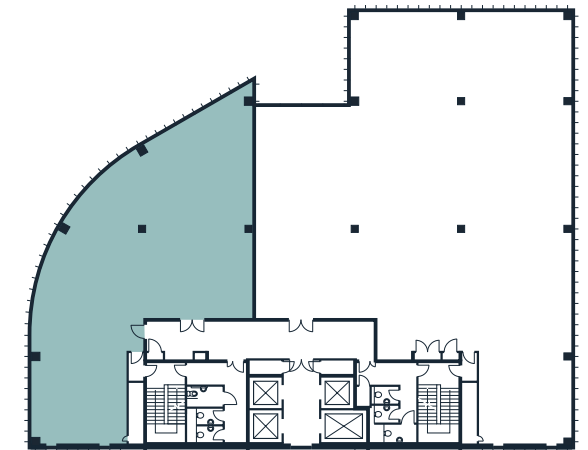


## TYPICAL FLOORPLATE

8,832 sq ft (821 sq m)

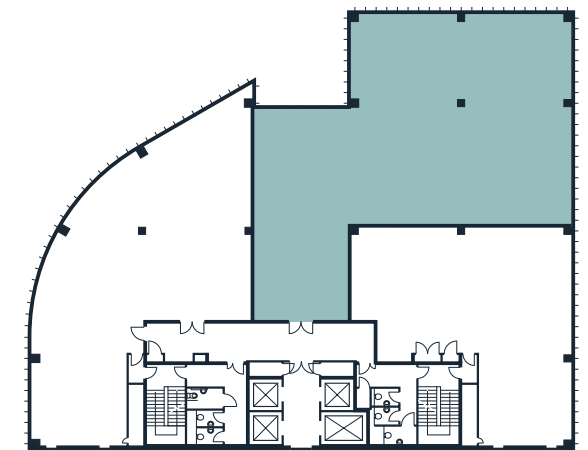
## SUITE FLEXIBILITY

Split Options



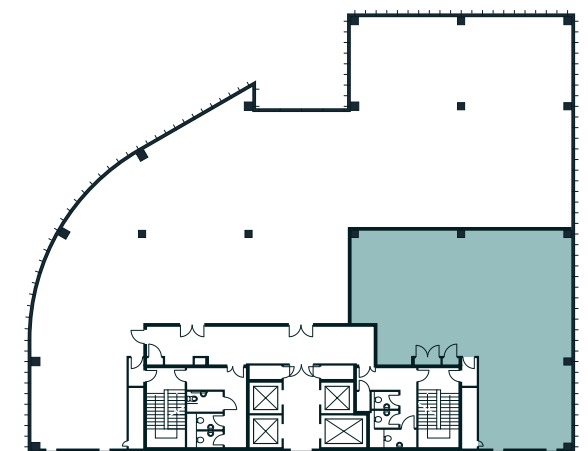
### OPTION A

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

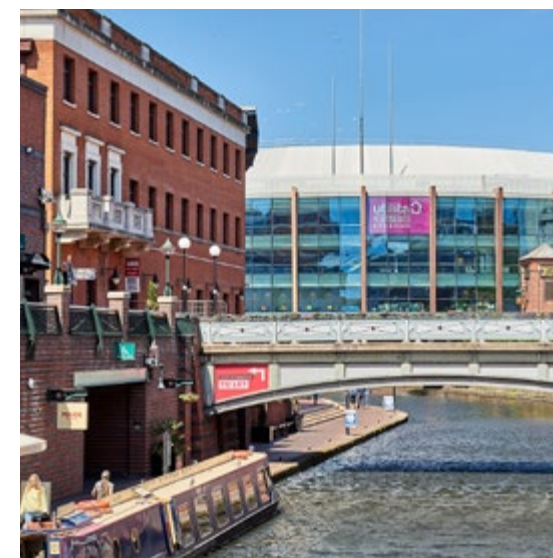
### SYMPHONY HALL

🚶 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

OOZELLS BUILDING

BROAD STREET

THE WATER'S EDGE

## 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

01  
MINS  
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 6 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







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**ELEVENBRINDLEYPLACE.CO.UK**

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Crafted by CAB Property