



RUSSETT HOUSE

St. James Road, Edgbaston, Birmingham B15 1JJ

HOME OF LUXURY OFFICE SPACE

A Collection of Elegant Suites from 312 Sq Ft

Set behind a Porcelain tiled, illuminated entrance, Russett House presents a collection of stylishly refurbished managed office space from 312 sq ft.

ELEGANT BUSINESS HOME

From arrival to everyday use, the building's hotel-inspired interiors offer an elevated working experience, with suites that feel polished, purposeful and stylish.

A workplace where design, detail and practicality come together with intent, it's the perfect business home for occupiers seeking an office environment of the highest quality.



A REFINED ARRIVAL

A design-led reception lobby creates an impressive sense of arrival from the moment occupiers' step inside, with high-end interior finishes setting the tone of the working environment beyond.

Statement lighting, contemporary seating and rich timber detailing combine to shape a refined welcome centred around quality, comfort and understated sophistication.





THE FINEST AMENITIES

Russett House has been designed to support a more balanced and considered working experience, with thoughtfully integrated amenities throughout the building.

A fully equipped communal kitchen, private bookable meeting rooms alongside shower and changing facilities all contribute towards an environment that feels luxurious and practical, while secure cycle storage and on-site parking deliver added convenience.



Bookable
Meeting Rooms



Communal
Kitchen



Shower
Facilities



Secure Cycle
Storage



Gated Onsite
Parking



A more relaxed communal setting offering space to pause, prepare lunch and step away from the pace of the working day.

SIGNATURE OFFICE SUITES

Carefully configured fully fitted signature suites from 312 sq ft feature stylish lounge seating, dedicated workstations and integrated storage, designed for immediate occupation.

Fully inclusive of electricity, heating, water and high-speed broadband, occupiers can move straight into beautifully designed, managed office space without the complexity typically associated with a traditional setup.

Setting a new benchmark, Russett House delivers a luxury working environment shaped around premium finishes and exceptional detailing.



Finished to an exceptional standard throughout, Russett House has been thoughtfully designed for businesses seeking a more elevated working environment.



Corridor CGI



Premium
CAT A+ Fit-Out



High Speed
Broadband
(Cat 6)



Inclusive
Utility Bills



VRF Comfort
Cooling &
Heating



Mechanical
Ventilation
System



LED lighting
& Sensors

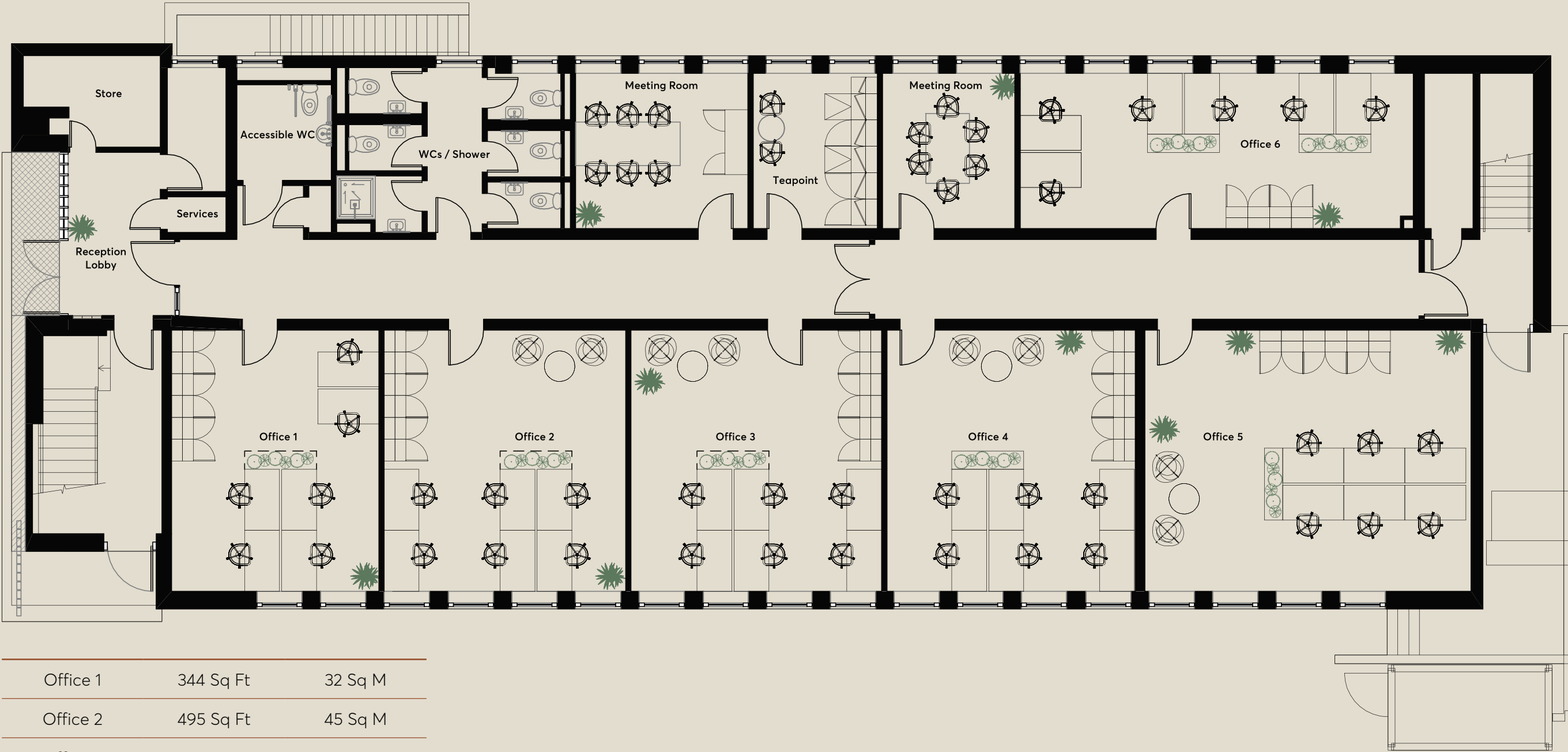


DDA compliant



EPC Rating B

GROUND FLOOR SPACE PLAN



Office 1	344 Sq Ft	32 Sq M
Office 2	495 Sq Ft	45 Sq M
Office 3	366 Sq Ft	34 Sq M
Office 4	366 Sq Ft	34 Sq M
Office 5	355 Sq Ft	33 Sq M
Office 6	312 Sq Ft	29 Sq M

Located in the heart of Edgbaston, Russett House places occupiers within one of Birmingham's most established lifestyle destinations.



A PRESTIGIOUS LOCATION

Surrounded by an eclectic mix of boutique retailers, independent coffee houses and acclaimed restaurants, the area offers an exceptional setting for client lunches, informal meetings and post-work dining and drinks.

Just a short walk from Five Ways railway station, Edgbaston Village Metro stop and extensive nearby bus connections, the building also benefits from excellent accessibility across Birmingham and beyond.

AT YOUR FINGERTIPS

Eat & Drink

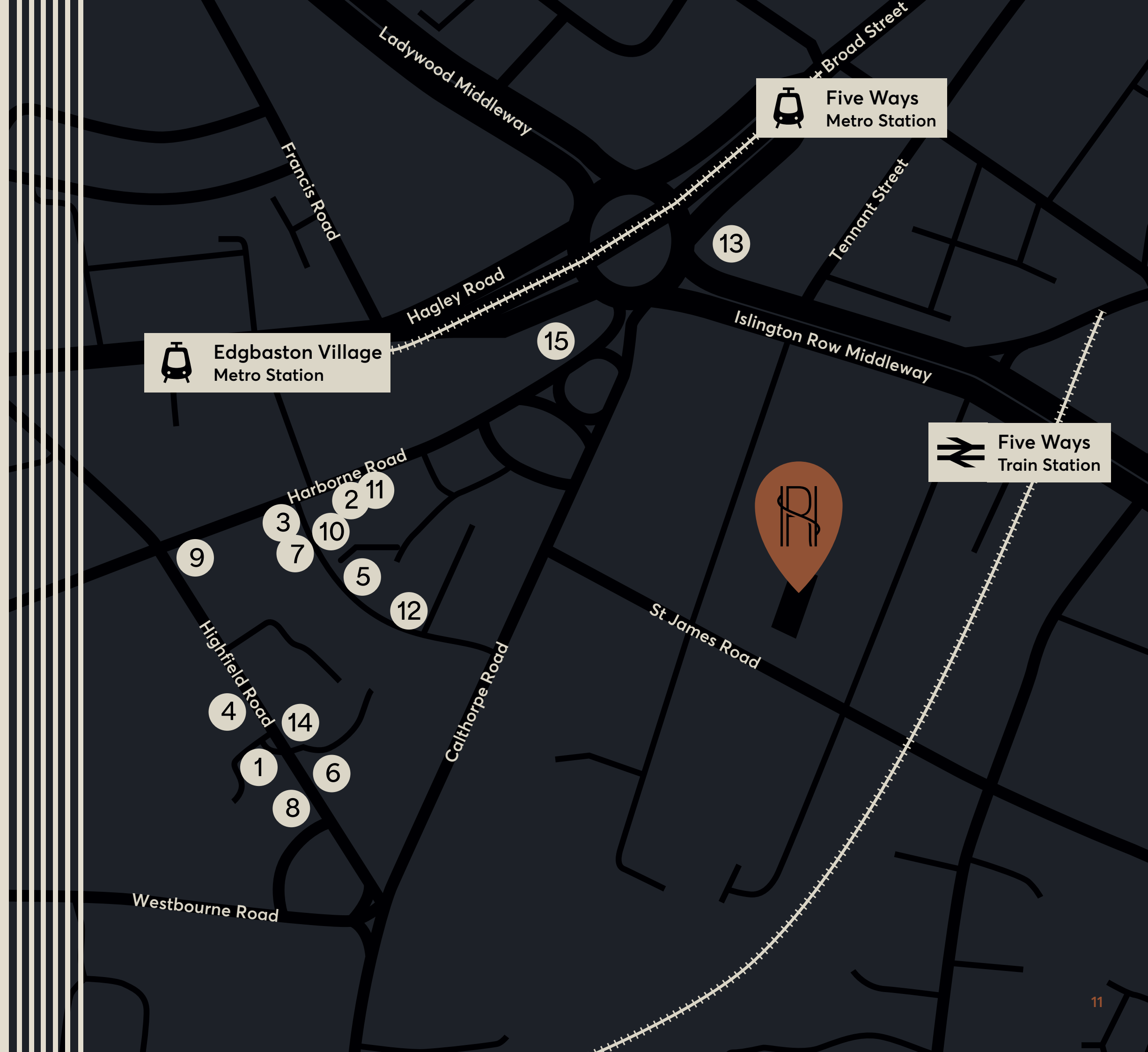
1. Baloci
2. Blue Piano
3. Boston Tea Party
4. Cake & Culture
5. Chapter
6. The High Field
7. Loki Wine
8. Simpsons
9. The Physician
10. Village Kitchen

Health & Fitness

11. MK Reformed
12. Yoga Sanctuary

Hotels

13. Park Regis
14. High Field Town House
15. Dela Hotels by Marriott



LETTING AGENTS



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