



# Louisa Ryland House

44 Newhall Street, Colmore Business District  
Birmingham, B3 3PL



euro property

 Vail  
Williams  
0121 654 1065



DISCOVER WHAT AWAITS

## Luxurious and spacious work environments designed to provide an exceptional setting for corporate occupiers.

### ENTERPRISE SUITES

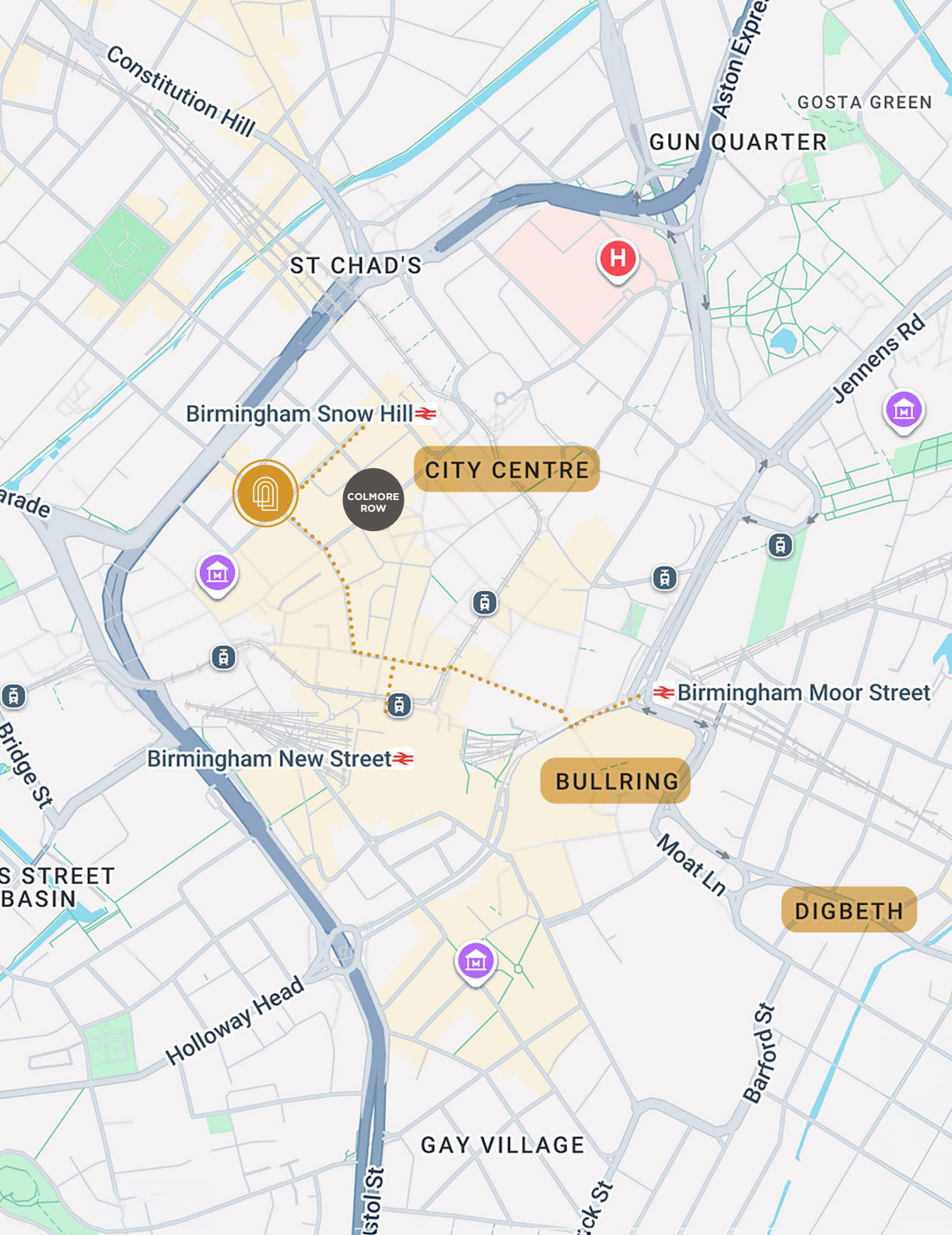
Designed for medium to large teams, our Enterprise Suites offer spacious private offices with the flexibility to configure the space to best suit your needs. Each suite includes a fully serviced kitchen and coffee bar, two to four private meeting rooms, and generous breakout areas - creating the perfect environment for collaboration, focus, and team growth.

### PRIVATE OFFICES

Ideal for small to medium-sized teams, our second-floor private offices provide a comfortable and professional base for your business. Just a few steps away from a fully serviced communal kitchen with generous breakout areas, and easy access to all meeting rooms.

### COWORKING

Situated on the ground floor, our co-working space offers the perfect balance between a focused workspace and a vibrant, collaborative environment. Featuring stylish Art Deco-inspired interiors and a welcoming communal coffee bar, it's an inspiring place to work, connect, and create.



## ULTRA PRIME LOCATION

Louisa Ryland House offers an incredibly central location, right in the midst of the Colmore Business District with easy access to both local and national travel.

Surrounded by an array of cafés, bars, restaurants, and vibrant retail destinations, and just moments from major transport links, this prime location places everything you need right on your office doorstep.



- Birmingham Snow Hill | 3 minute walk
- Birmingham New Street | 5 minute walk
- Birmingham Moor Street | 15 minute walk

## SPACES

A double height marble tiled reception leads to our communal spaces and office suites alike, and is an impressive entryway for visitors.

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Our workspaces blend historic charm with contemporary amenities, including individual climate control, high speed internet and spacious desks and break-out areas.

We offer offices from 600-6000sqft to teams of all sizes and all of our suites have been recently refurbished to the highest standard, and are move-in ready.





STREAMLINED OFFER  
ON FLEXIBLE LICENSES

Terms starting from 12  
months. Inclusive deals:



Rent



Service Charge



Insurance



Utilities



Wireless  
Connectivity



Security &  
Access Control



Facilities  
Management



Furniture



24hr Access



Secure  
Bicycle Storage



Shower  
Facilities



Self-serve  
Coffee Bars



Lounge



Event Areas



Conference &  
Training Facilities



Multi-faith Room

STREAMLINED OFFER  
ON LONGER LEASE TERMS

## Traditional Lease Solutions

Professional space with  
permanent confidence.  
When your business is  
ready to put down roots.

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While flexible licence agreements offer agility and short-term convenience, some businesses reach a stage where long-term security, brand permanence, and operational consistency become the priority.

Our Traditional Lease option provides a professional long-term workspace solution designed for established companies, scaling teams, and organisations seeking a dedicated headquarters environment.



## Why choose a traditional lease?

A space that feels truly yours.  
Create a workspace tailored  
to your culture, operations,  
and future growth.

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**Your office includes:**

- A fully fitted out enterprise suite
  - Dedicated reception desk
  - 2-4 private meeting rooms
  - Fully fitted kitchen facilities
  - Collaborative breakout areas
- Comfortable lounge spaces for clients and teams

**The benefits:**

- Long-term cost certainty
- Professional reception services
- Greater branding and customisation opportunities
  - Enhanced privacy and operational control
  - Ideal for established or scaling businesses



AT A GLANCE

Discerning Event Space

**We redefine the workspace as you know it; delivering unparalleled working environments in beautifully designed, sustainable spaces.**

Louisa Ryland House provides refined workspace for the people defining Birmingham's future.

Grade A offices from 600 - 6000sqft and vast amounts of communal space and working lounges.

The building features an on-site community team dedicated to making your day run as smoothly as possible, and a plethora of event spaces for every occasion.



# GROUND FLOOR



**GO1** - 2,665<sup>sqft</sup>

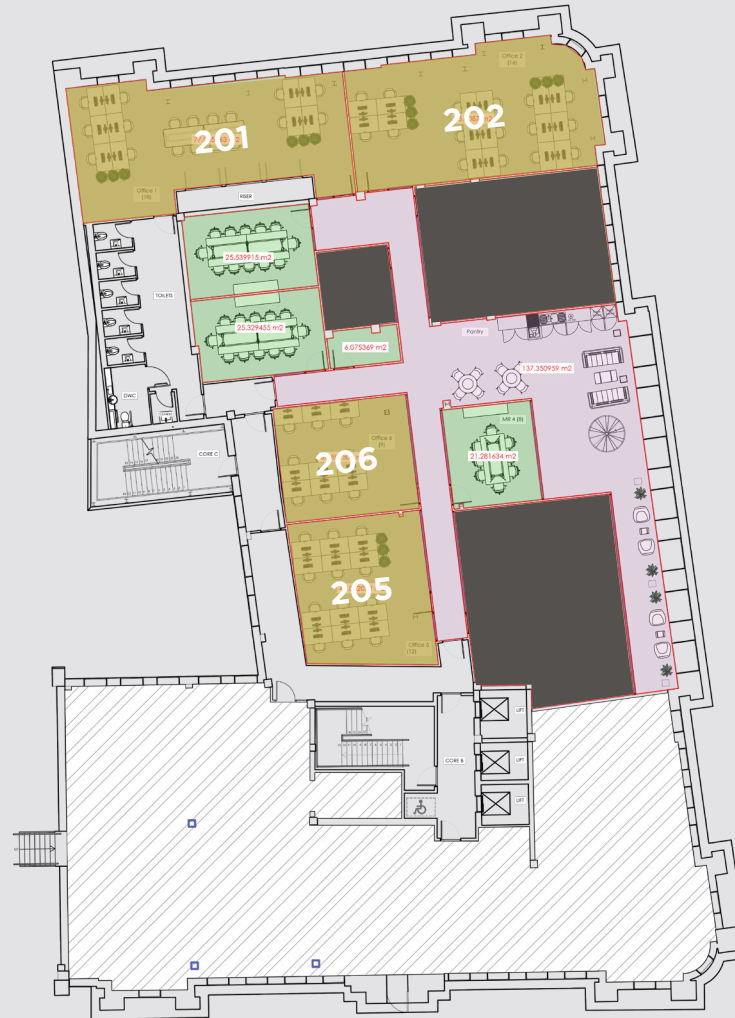


- Available Space
- Occupied Space

# 2ND FLOOR



- 201 - 829sqft
- 202 - 807sqft
- 205 - 506sqft
- 206 - 397sqft



- Available Space
- Occupied Space

# 3RD FLOOR



**301** - 6,284sqft



● Available Space



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