

BILLIARDS BUILDING
EDMUND STREET



We believe that wellbeing and sustainability are more than just buzz words...

That's why we're taking them, owning them, and committing to them in everything we do.

We provide thoughtful, forward thinking, best-in-class refurbished workspace behind beautiful listed façades with built in amenity, including café, gym, wellness hub, business lounge and communal terrace.

Lower ground floor – 3,972 sq ft (369 sq m)

First floor – 8,616 sq ft (800 sq m)

Available now.

Contents

Introduction	3
The building	4
Refurbishment	6
Features	14
Accommodation	16
Floor plans	17
Birmingham	28
Location map	36
Further information	38



Steeped in history
and prepared for
the future.

By respecting the past and embracing the future, the Billiards Building creates a truly unique workspace offering.

Historic façades tastefully mask the high-quality, modern interior which aims to exceed the needs of the current occupier.



The newest iteration of the building has been developed around three guiding pillars:

Purposeful.

Best in class refurbishment.

Human.

Wellness experience at its centre.

Considered.

Honest sustainability commitment.

These form the basis of a workspace that exceeds the demands of today's occupier.



Impression.

Welcome,
meet &
focus.

Set within an impressive triple height atrium, the newly refurbished reception leads on to a generous business lounge and meeting rooms.

Designed as the focus point of the building, the entrance experience creates moments of serendipity that help to build community.

Nourish.

Eat, drink
& relax.

The ground floor also provides a bright café connecting directly to the business lounge allowing workers and visitors casual space to break bread or enjoy moments of quiet.

Operated by LAB Coffee Works.



Computer generated image. For indicative purposes only.



Rejuvenate.

For the
heart & soul.

The Wellness Hub, Gym and
Yoga studio are perfectly
complemented by generous
changing rooms and showers
on the lower ground floor.



Refurbishment features.

Designed with the most future-focused occupier in mind, the Billiards Building goes beyond the 'box ticking quotas' and fulfils the needs of everyone who interacts with the space, from the interns to the MD.

Purposeful.



Achieved EPC 'A'



EUI Target of 70 kWh/m²



100% electric powered



Net-Zero Development*



Low-energy LED lighting



New, energy efficient VRF air-conditioning



Carbon efficient in operation



165 tonnes of carbon saved annually**

Human.



Wellbeing block with lockers and drying facilities



Communal terrace / garden



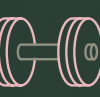
Nine showers including one accessible



3 communal meeting rooms with AVIT



Achieved WiredScore 'Platinum'



Gym and Yoga Studio



Step free access throughout



Secure cycle parking

Considered.



Occupancy 1:10 sq m



3 x 17 person lifts
1 x goods lift



Floor-to-ceiling 2.9 m



Presence detection LED lights



21 secure car parking spaces



Manned reception



Full access raised floors



Triple-height atrium



Prime fibre connection

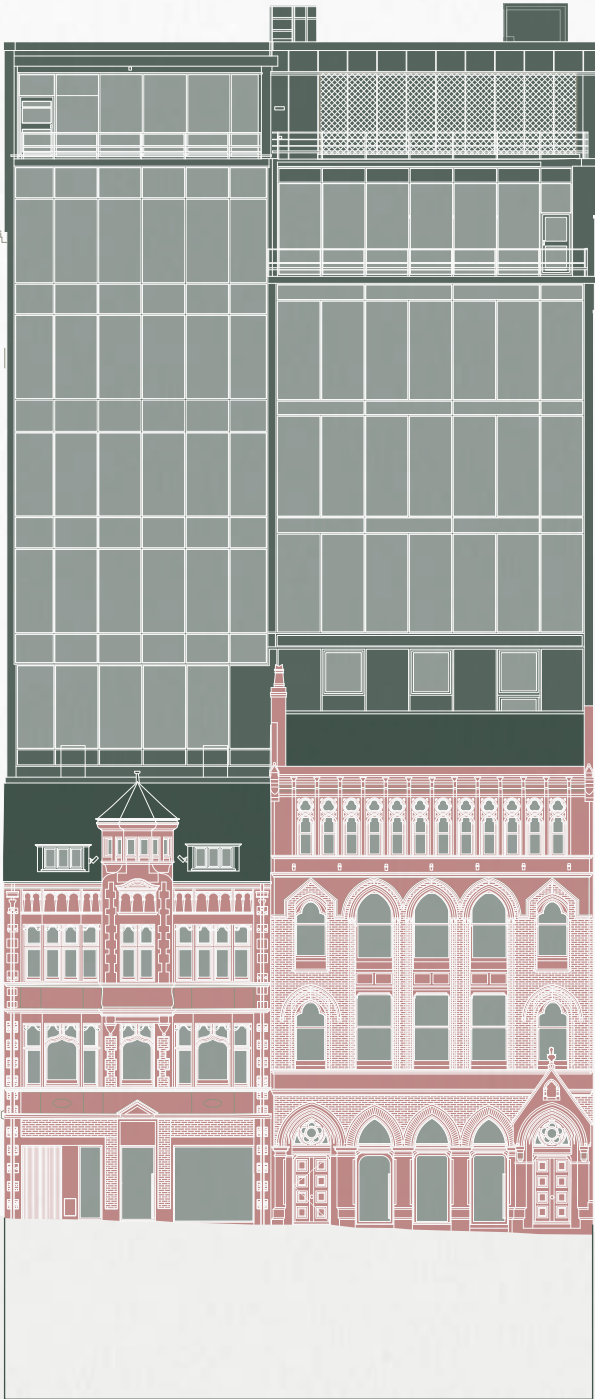


Accessible maintenance

* Carbon offset at completion
** Equal to 280 flights from London to New York

Accommodation

Ninth floor	Let to Alvarez & Marsal	
Eighth floor	Let to Alvarez & Marsal	
Seventh floor	Let to Softcat	
Sixth floor	Let to Anthony Collins	
Fifth floor	Let to Anthony Collins	
Fourth floor	Let to Anthony Collins	
Third floor	Let to West Midlands Trains	
Second floor	Let to West Midlands Trains	
First floor	8,616 sq ft	800 sq m
Ground floor	Let to Hoare Lea	
Lower ground floor	3,972 sq ft	369 sq m
TOTAL	12,588 sq ft	1,169 sq m



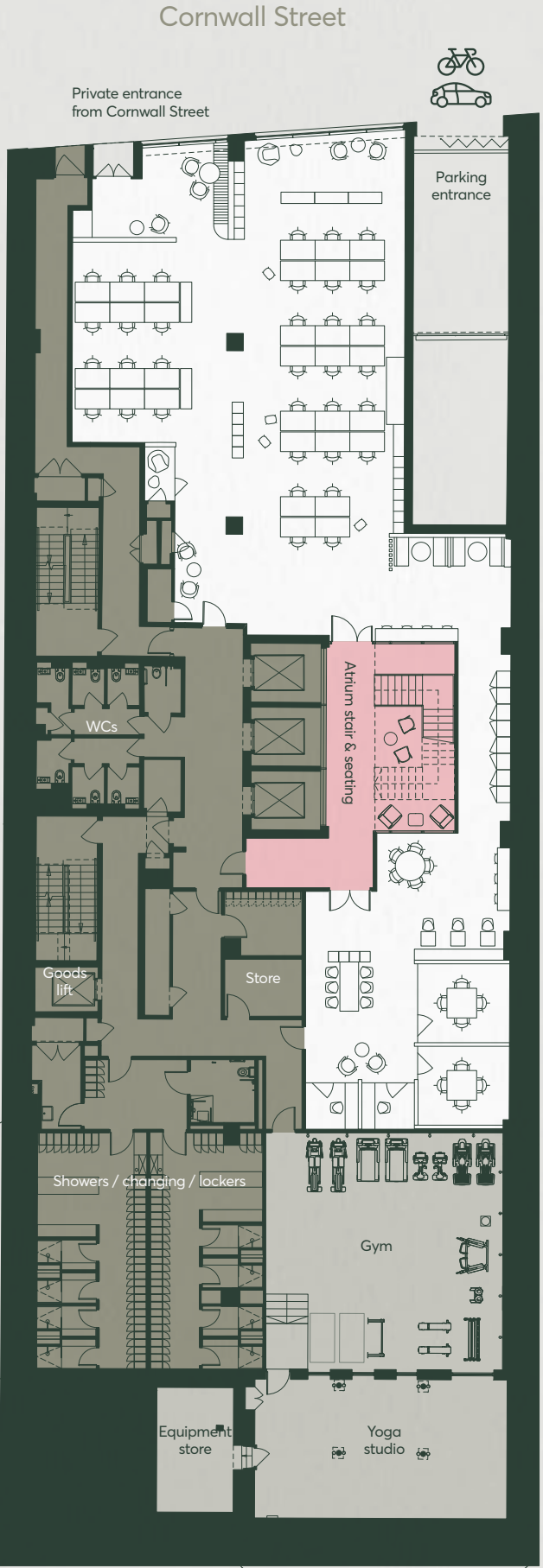
Plan not to scale. For indicative purposes only.

Lower ground floor

- CAT A SPACE**
plan for indicative purpose only
- 3,972 sq ft / 369 sq m
- Informal Meet and Greet
 - Refreshment and Breakout Space
 - 34 Workstations
 - 2 Private Meeting Rooms
 - 3 Quiet Rooms
 - Quiet Work Booths
 - Touchdown Spaces
 - Flexible Meeting / Training Room
 - High profile branding opportunity
 - Dedicated entrance to Cornwall Street & main building core
 - Cat A specification of turnkey solution



Plan not to scale. For indicative purposes only.

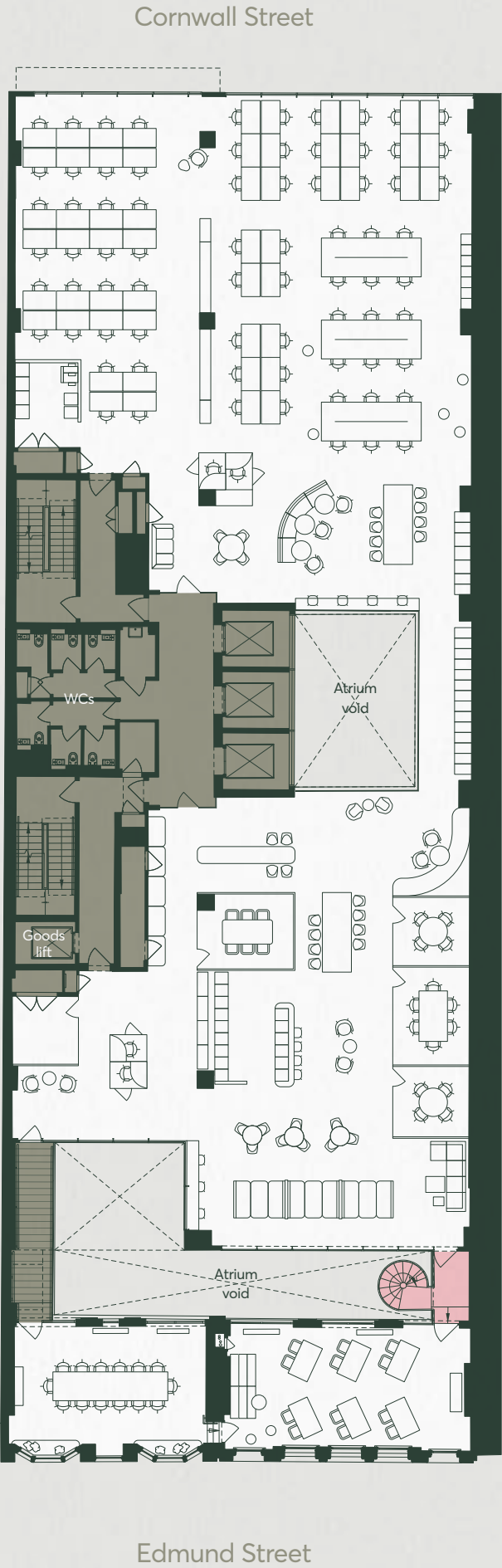


Edmund Street

First floor

CAT A SPACE
plan for indicative purpose only

- 8,616 sq ft / 800 sq m
- Informal Welcome Lounge
 - Fully Fitted Kitchen and Breakout Space
 - 74 Workstations
 - 5 Private Meeting Rooms
 - 4 Focus Booths
 - 3 Quiet Rooms
 - Quiet Work Booths
 - Touchdown Points
 - Flexible Meeting / Training Room



Plan not to scale. For indicative purposes only.

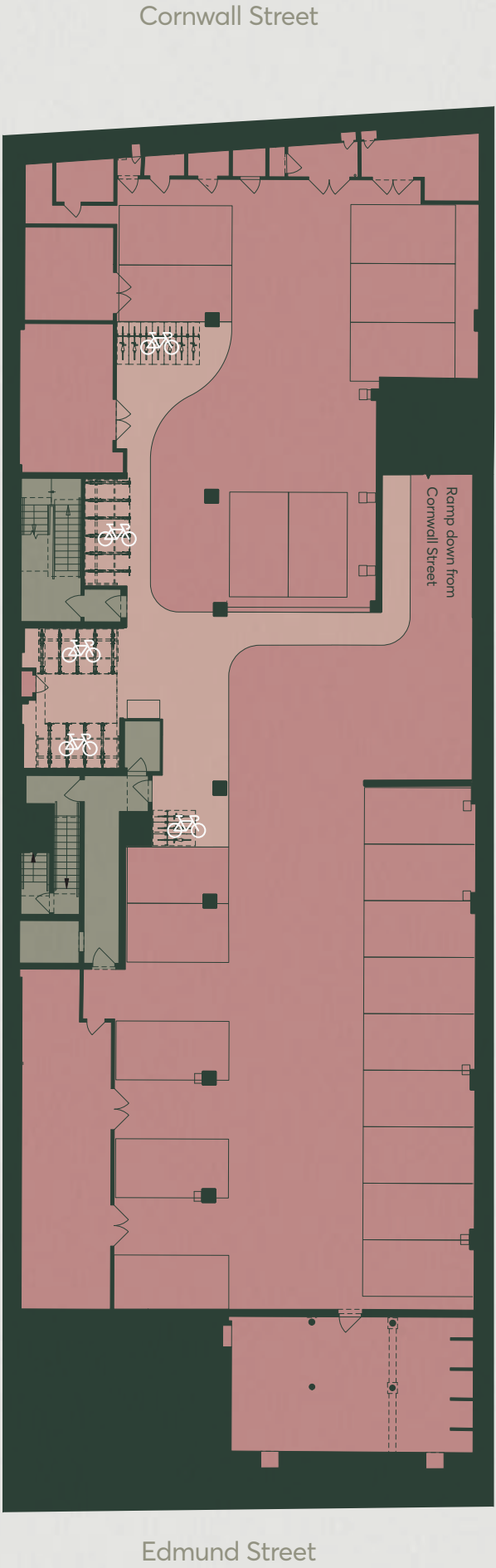




Computer generated images. For indicative purposes only.

Basement

22 Car and cycle parking



Plan not to scale. For indicative purposes only.







On your doorstep.



Smack bang in the middle of it all.

Birmingham's diverse amenity mix is a key draw for the city. With independent retailers nestled alongside established brands, this plays a vital role in attracting and retaining the very best talent the city has to offer.

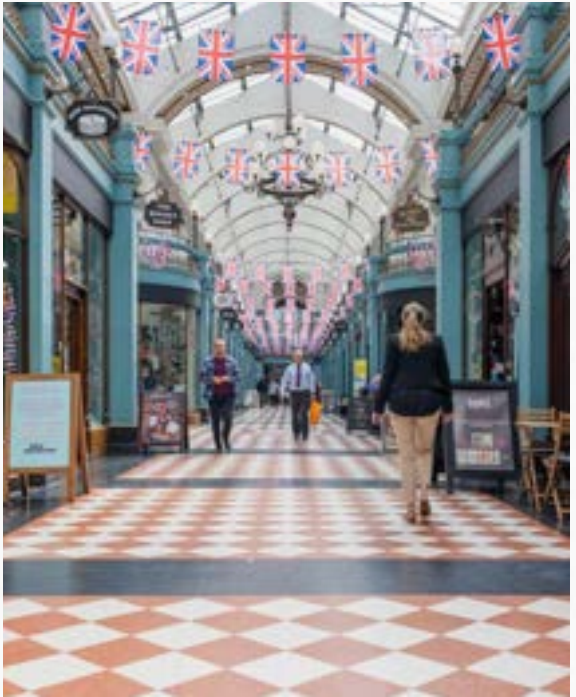
A perfect mix of bars and restaurants all within a stone's throw of the Billiards Building means that no two days ever need to be the same.

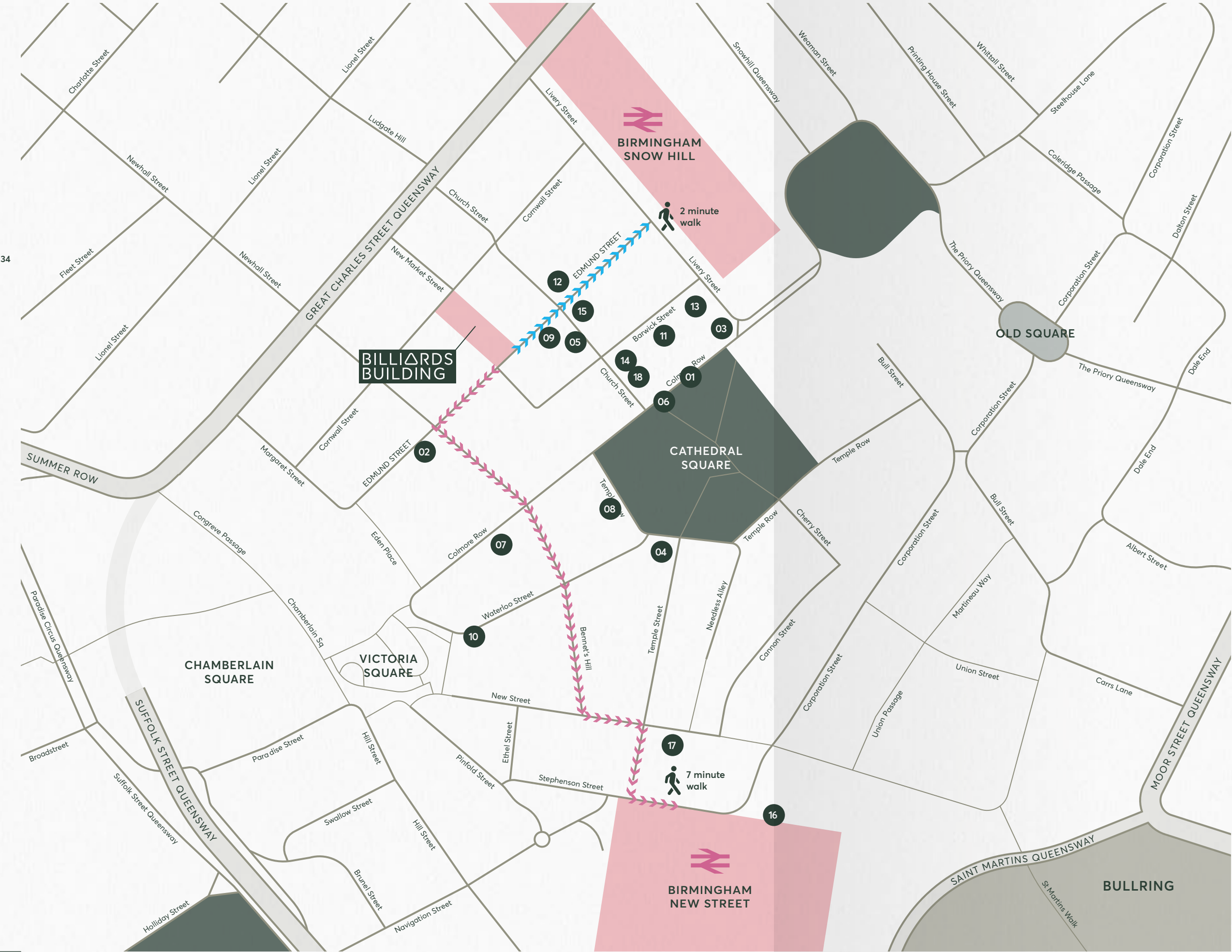
Spoilt for choice.

The Billiards Building is surrounded by high quality eateries and vibrant bars, including Michelin-starred restaurants Adams and Opheem.

The area is also home to coffee shops, hotels and eateries including The Roebuck and Hotel du Vin.







EATERIES & BARS	
01	The Alchemist
02	Asha's
03	Pasture
04	Fumo
05	Gaucha
06	Gusto
07	Henman & Cooper
08	The Old Joint Stock
09	Plates by Purnells
10	Purecraft Bar & Kitchen
11	Tattu
12	Tiger Bites Pig
13	Primitivo
14	Isaac's

HOTELS	
15	Hotel du Vin
16	Premier Inn
17	The Burlington Hotel
18	The Grand Hotel



TRAVEL BY TRAIN	
Birmingham Airport	15 mins
London	1 hr 19 mins
Bristol	1 hr 21 mins
Manchester	1 hr 28 mins
Leeds	1 hr 58 mins



TRAVEL BY CAR	
Birmingham Airport	15 miles
Manchester	87 miles
Bristol	88 miles
Leeds	116 miles
London	118 miles



TRAVEL BY CYCLE	
Jewellery Quarter	4 mins
Edgbaston	12 mins
Moseley	19 mins
Harborne	27 mins



billiardsbuilding.com

A development by



grosvenor.com/property

Further information



Jonathan Carmalt
+44 7967 184 245
jonathan.carmalt@jll.com



Theo Holmes
+44 7967 802 656
theo.holmes@cbre.com

JLL, CBRE and Grosvenor gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4 The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

