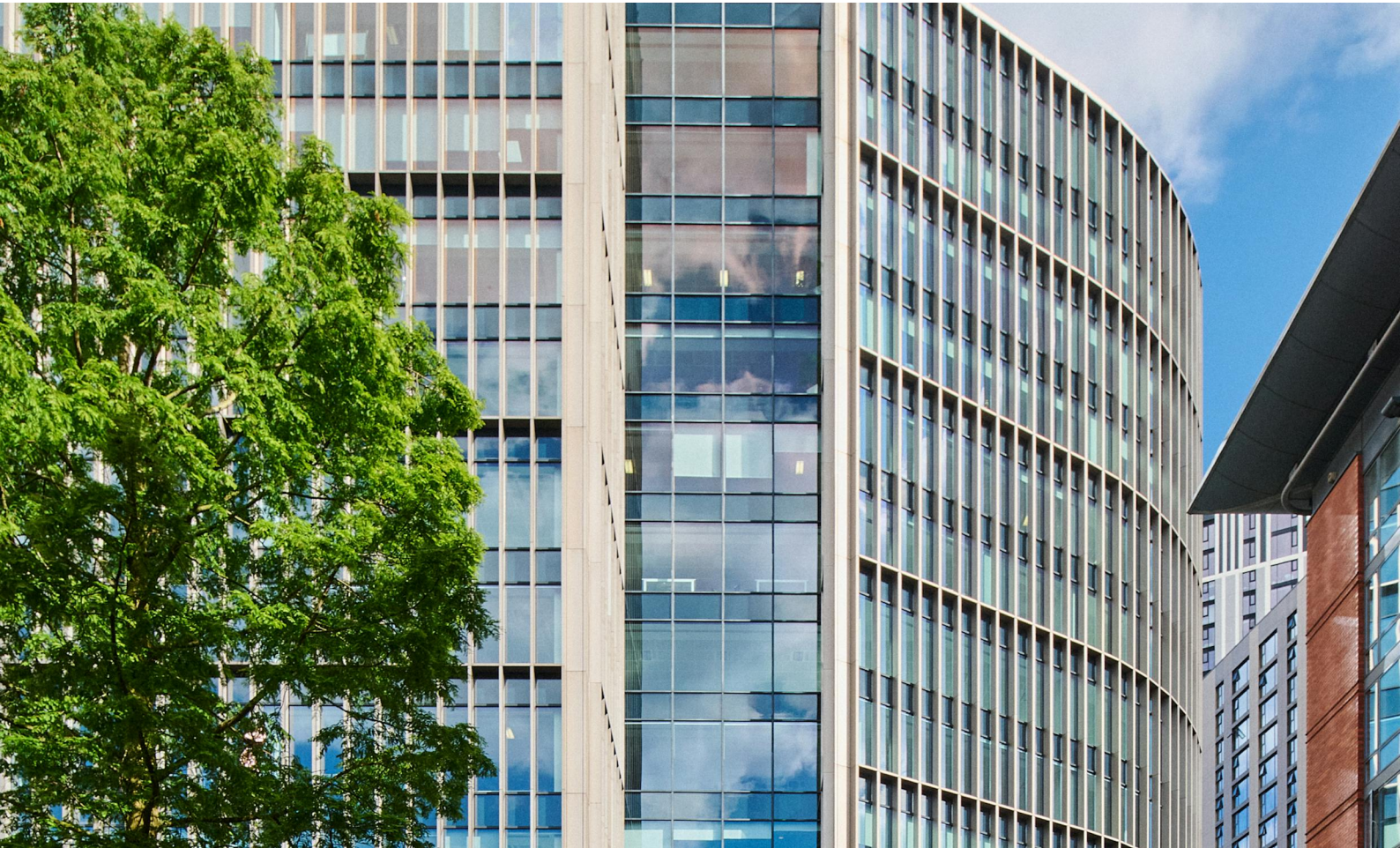




Eleven Brindleyplace

2 Brunswick Square, Birmingham, B1 2LP

Office / Serviced Office To Let, Birmingham

1,500 to 55,000 sq ft
(139.35 to 5,109.67 sq m)

- 8,832 - 38,865 sq ft
- Grade A office suites
- Flexible efficient floorplates
- Fully accessible raised floors throughout
- Four high speed passenger lifts including one goods lift
- Concierge reception and business lounges
- Male, female and access

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Summary

Available Size	1,500 to 55,000 sq ft
Rent	£25 - £30 per sq ft
Rates Payable	£12 per sq ft
Service Charge	£12.50 per sq ft
Car Parking	£2,000 per space / annum
VAT	Applicable
Legal Fees	Upon Enquiry
Estate Charge	£1.50 per sq ft
EPC Rating	Upon enquiry

Description

Eleven Brindleyplace has been designed specifically to meet the needs of occupiers looking for efficient office accommodation that doesn't compromise on quality. The flexible 8,832 sq ft floorplates can accommodate a variety of configurations that allow businesses to create environments that perfectly suit their needs.

Situated adjacent to the building's impressive entrance there is a business lounge which offers a stylish environment in which to meet visitors, hold an informal business meeting, or take ten minutes to relax with a coffee. For a highly professional and personal level of service, look no further than Eleven Brindleyplace. Our relaxed and inspiring space is guaranteed to make you, your colleagues and visitors feel at home.

Brindleyplace situated just outside the heart of Birmingham's city centre, and benefits from the excellent connectivity offered by a Metro terminal on your doorstep. The Metro offers access to both New Street and Snowhill Stations in under 10 minutes.

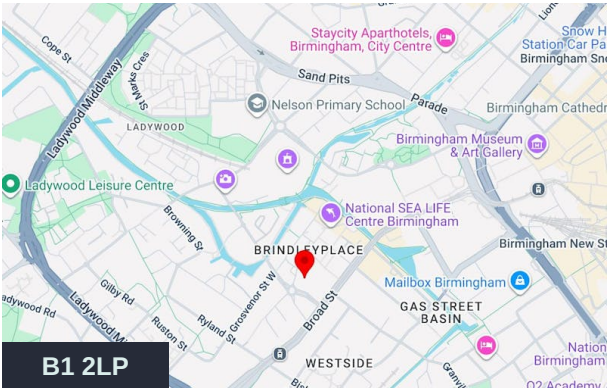
Brindleyplace comprises a number of mixed use buildings built around three attractive public squares - Brunswick, Central and Oozells. Over 10,000 people work in Brindleyplace for some of the UK's leading businesses and it is a thriving and vibrant location both throughout the daytime and evening.

Brindleyplace comprises the largest concentration of Grade A office space in the city and is well serviced by a wealth of amenities. Alongside this the estate includes The Water's Edge, one of Birmingham's premier leisure pitches, The Crescent Theatre, Utilita Arena, International Convention Centre, Symphony Hall, Ikon Gallery, and Bannatyne's gym.

Our canalside destination is truly at the heart of Birmingham, with something to match every occasion. You'll enjoy the best of work and play in the heart of the city and be part of Birmingham's premier business and leisure destination.

Located within the award-winning mixed use Brindleyplace estate, Eleven Brindleyplace offers access to an unrivalled array of restaurants, bars and caf  s to suit every taste and budget, and is also supported by an eclectic blend of shops, galleries, attractions and even a 35,000 sq ft health club with pool. There is also an on site, pay-on-foot car park managed by Q-Park, which is open 365 days a year.

The floorplates across Eleven Brindleyplace's 12 floors are exceedingly versatile, with occupiers able to choose from a variety of configurations to best suit their needs.



Viewing & Further Information



Charles Warrack
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Floor to ceiling glazing on all floors provides occupiers with excellent natural light and amazing views which ensures that all employees benefit from a bright and inspiring office environment.

Eleven Brindleyplace provides flexible floorplates offering a variety of configurations to meet your exact requirements together with the following specification:

- Grade A office suites.
- 24 hour, 7 day a week access.
- Flexible efficient floorplates with full height glazing, offering unrivalled views of the city.
- A PC-based Building Management System providing the optimum internal environment incorporating fan coil units for cooling.
- Air Quality sensors which increases airflow when required.
- Fully accessible raised floors throughout.
- Four high speed passenger lifts including one goods lift.
- Double height concierge reception and business lounge.
- Male, female and accessible WCs on all floors.
- Shower facilities.
- Lockers and bicycle storage.
- Comprehensive integrated security system complete with CCTV and speed lanes.
- Secure basement car parking available.