6,384 SQ FT-20,771 SQ FT **AVAILABLE IN THE HEART OF** BIRMINGHAM'S BUSINESS DISTRICT



TWELFTH Eleventh Tenth



EIGHTH SEVENTH SIXTH FIFTH

THIRD SECOND

FIRST

GROUND











BUILDING SPECIFICATION



WiredScore Platinum



Communal WIFI and Bluepoint contactless visitor access



New reception with communal and break out spaces



Communal roof terrace with views of the city



55 cycle spaces



New showers, changing rooms, lockers and drying facilities



Secure on-site car and cycle parking, with EV charging points



EPC B





Open plan providing maximum flexibility for tenant fit out



Full height glazing on all sides



Raised access floor with average 150mm void



Fully refurbished to Grade A quality

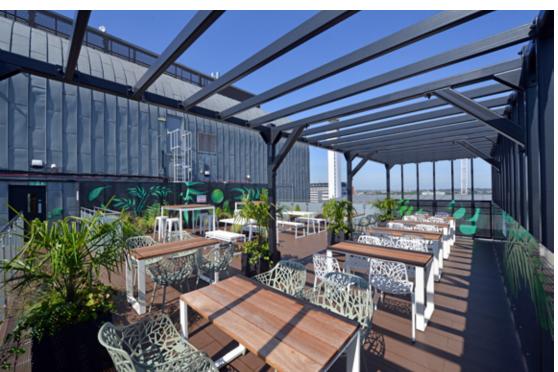


Upgraded central BMS controlled 4 pipe AC system for occupancy at up to 1:8 sq m

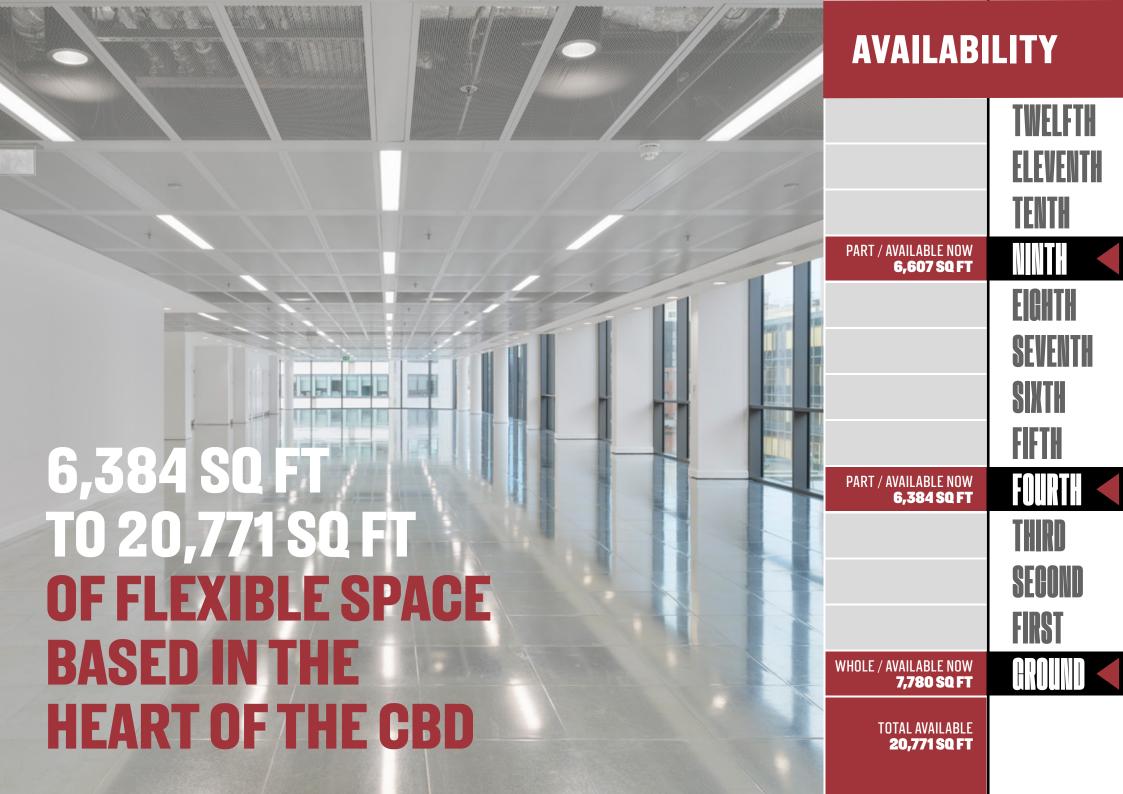












GROUND FLOOR 7,780 SQ FT

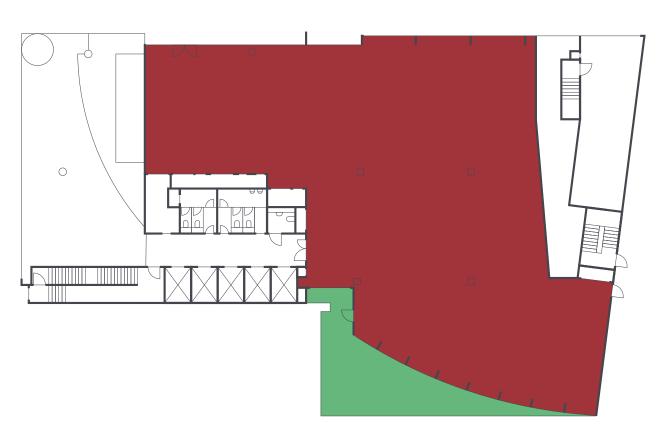
N

TWELFTH Eleventh Tenth

EIGHTH SEVENTH SIXTH FIFTH

THIRD SECOND FIRST

GROUND



OPPORTUNITY FOR SPACE TO BE SELF CONTAINED WITH PRIVATE ENTRANCE

FOURTH FLOOR 6,384 SQ FT

N

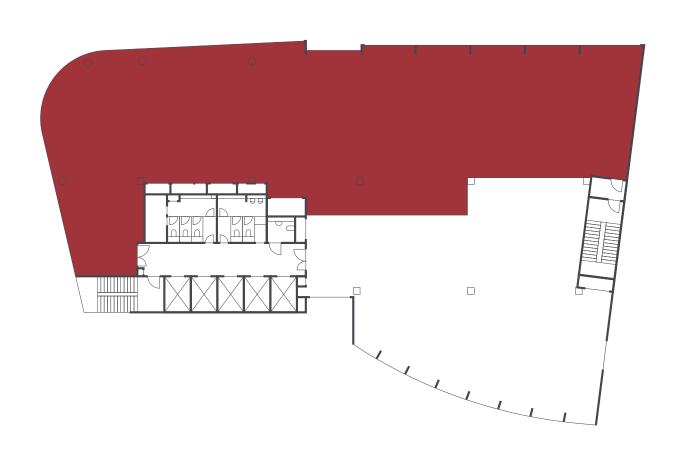


EIGHTH SEVENTI SIXTH FIFTH

THIRD SFRAN

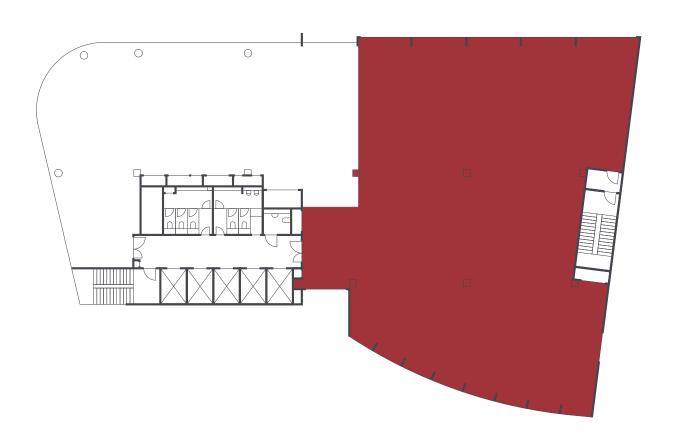
FIRST





NINTH FLOOR 6,607 SQ FT

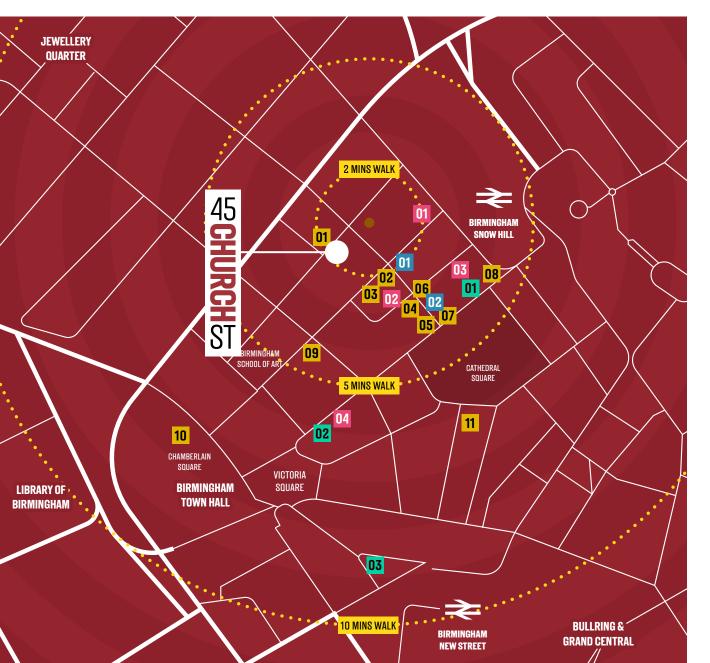




TWELFTH ELEVENTH **THIRD** SECOND

A LOCATION FOR PEOPLE

Located in the Central Business District, 45 Church Street is perfectly positioned to provide a quick sandwich in between meetings, fine dining to impress your top clients, and everything in between.



RESTAURANTS

- 01 Reginas
- 02 Tiger Bites Pig
- 03 Plates
- 04 Fazenda
- 05 Gaucho
- 06 Issacs
- 07 Gusto
- Pasture
- 09 Ashas
- 10 Dishoom
- 11 The Oyster Club

BARS

- The Old Contemptables
- 02 Roebuck
- 03 Primitivos
- 04 The Colmore

CAFES

- 01 200 degrees
- 02 Java Roastery
- 03 Yorks

HOTELS

- 01 Hotel Du Vin
- 02 The Grand











PLACES

As well as having 2 train stations within a 6 minute walk, you also have access to Birmingham's City Centre Metro, the bus services from Colmore Row and Corporation Street and both J6 of the M6 and the A38 - linking you to the wider motorway network and Birmingham Airport.

TRAIN =



LONDON **79 MINS** **BRISTOL** 80 MINS **MANCHESTER 88 MINS**

LEEDS 118 MINS

BIKE



JEWELLERY QUARTER 5 MINS

MOSELEY **21 MINS**

HARBORNE 23 MINS

SUTTON COLDFIELD 61 MINS

DRIVE



A38 8 MINS **J6 M6** 15 MINS **BIRMINGHAM AIRPORT 25 MINS**

METRO 🚊



JEWELLERY QUARTER 6 MINS

EDGBASTON VILLAGE 13 MINS

HAWTHORNS 13 MINS

WOLVERHAMPTON **44 MINS**



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