



TO LET

Move-in ready suites
1,401 sq ft and 1,500 sq ft



Set behind a Grade II listed period façade, 2 Edmund Gardens is a newly refurbished office building which is part of Edmund Gardens, a well-established office scheme of five buildings connected via a central courtyard. With individual suites of 1,401 sq ft and 1,500 sq ft available on flexible terms, occupiers benefit from high quality office space in an established business location, Birmingham's Colmore Business District.

Specification:

- Newly reconfigured modern entrance lobby
- Refurbished move-in ready small suites
- Flexible office space
- Fully carpeted
- Newly upgraded passenger lift
- Fitted kitchen facilities
- High quality WCs (including disabled WC)
- 24 hour access
- Onsite car parking
- Cycle storage
- Showers and lockers with drying room access
- EPC C (66)



Availability

	sq ft	sq m
3rd Floor	1,401	130
2nd Floor	1,500	139



2 Edmund Gardens
125 Edmund Street, Birmingham, B3 2HJ
edmundgardens.co.uk



Our Secret to Happiness

Our extensive refurbishment of Edmund Gardens not only delivers a great place to work, but also provides ready access to a host of leisure amenities located both within the Edmund Gardens development as well as locally on the developments doorstep. A range of boutique, independent and high street

shops are also within easy walking distance including the Mailbox, Bullring and Grand Central.

For commuters and business visitors, Snow Hill and New Street railway stations are just a 5 minute walk away, whilst a number of tram and bus stops are also conveniently located close by.



BARS

- 01. Utopia The Country Bar
- 02. The Alchemist
- 03. Pure Bar & Kitchen
- 04. Gingers
- 05. All Bar One
- 06. Primitivo

CAFÉS

- 07. Home Café/Deli
- 08. Urban Café
- 09. Pret A Manger
- 10. Philpotts
- 11. 200 Degrees
- 12. Pinchos Café & Tapas

RESTAURANTS

- 13. Fazenda
- 14. Gusto
- 15. Gaucho
- 16. Purnell's
- 17. Opus
- 18. Zen Metro
- 19. Asha's

HOTELS

- 20. Hotel du Vin
- 21. Premier Inn
- 22. Staybridge Suites
- 23. The Grand Hotel



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