

TO LET

Refurbished Office Space
Last remaining suite
691 sq ft



3 Edmund Gardens is a fully refurbished, high quality Grade II listed commercial building forming part of Edmund Gardens, a newly refurbished, well-established office scheme of four buildings connected via a central courtyard. With one suite remaining of 691 sq ft the building presents a fine example of truly classic and contemporary office space, situated in an established business location, Birmingham's Colmore Business District.

Specification:

- Boutique office space
- Move in ready small suite
- 24 hour access
- Inset LED lighting
- Lift access to the suite with coded access
- Fitted carpets
- WC facilities
- Intercom system to front door
- Onsite car parking
- Cycle storage
- Showers and lockers with drying room access
- Energy rating C(75)



3 Edmund Gardens
117-119 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
- 20. Chilango

HOTELS

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



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**BNP PARIBAS
REAL ESTATE**

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