# 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:

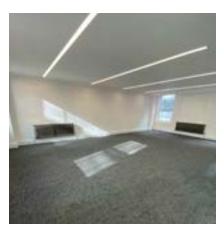
gardens

- 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)



Birmingham, B<sub>3</sub> 2HJ











## 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

Fazenda
 Gusto
 Gaucho
 Purnell's
 Opus
 Zen Metro
 Asha's
 Chilango

### HOTELS

- Hotel du Vin
   Premier Inn
- 23. Staybridge Suites

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