



NINE
BRINDLEYPLACE
BIRMINGHAM

Prime self-contained office suite to let - 4,351 sq ft (404 sq m)





AN EXCEPTIONAL
MIXED USE BUILDING,
NINE BRINDLEYPLACE
PROVIDES A TOTAL OF
53,000 SQ FT OF PRIME
ACCOMMODATION.

Overlooking a stylish public square, this elegant and contemporary property, boasts individuality and a strong identity with a prominent entrance and double height reception.

NINE
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THE SECOND FLOOR
OFFICE SUITE OFFERS
4,351 SQ FT OF SELF-CONTAINED
SPACE AND FIVE
SECURE BASEMENT
CAR PARKING SPACES.

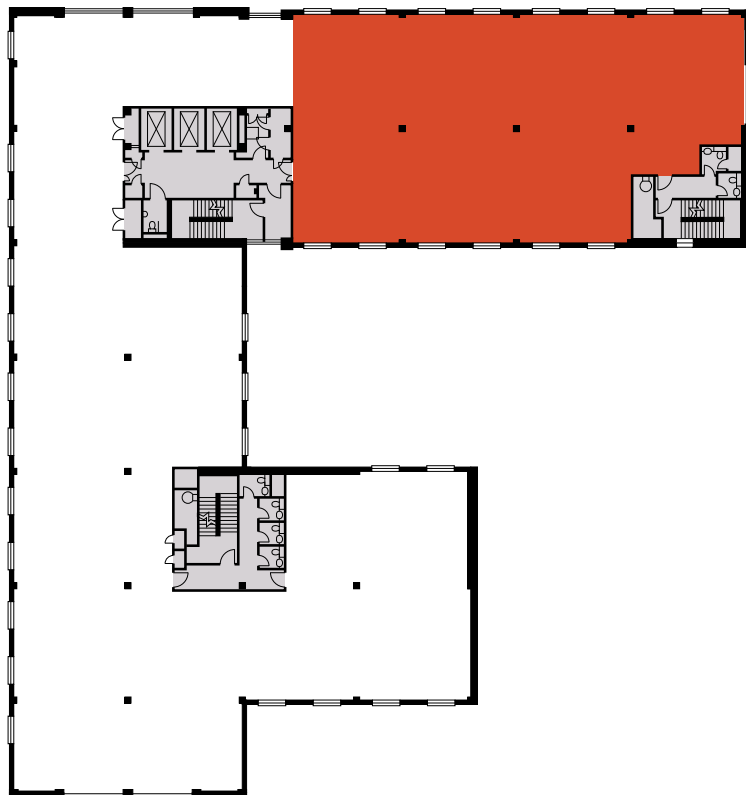
This self-contained office suite benefits from excellent levels of natural light and not only overlooks Oozells Square, but also the stylish internal courtyard of the building with private al-fresco seating area.

The fully refurbished open floorplate provides a flexible, efficient working environment finished to a quality specification, fit for today's modern business needs.

Nine Brindleyplace is open for tenants' use 24 hours, seven days a week with the central reception desk manned from 8am – 6pm Monday to Friday.



SECOND FLOOR 4,351 sq ft (404 sq m)



SPECIFICATION

- Four pipe fan coil air-conditioning
- 150mm raised access floor
- Floor to ceiling height of 2.7m
- Suspended metal ceilings
- LG7 lighting
- Male, female and disabled WCs on each floor
- 3 passenger lifts
- Feature reception
- Car parking ratio 1:500 sq ft
- 5 secure basement parking spaces
- Fully DDA compliant

A VIBRANT WORKING ENVIRONMENT WHICH IS COMPLEMENTED BY A **DIVERSE RANGE** OF RESTAURANTS, BARS AND SHOPS.

Locating your business to Brindleyplace allows you and your team to enjoy the estate's safe, clean and vibrant working environment which is complemented by a diverse range of leisure and shopping opportunities set within tree-lined boulevards and public squares.

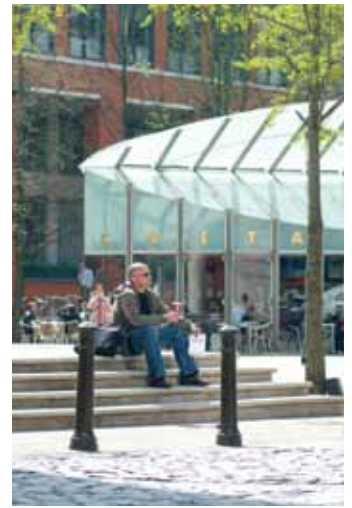
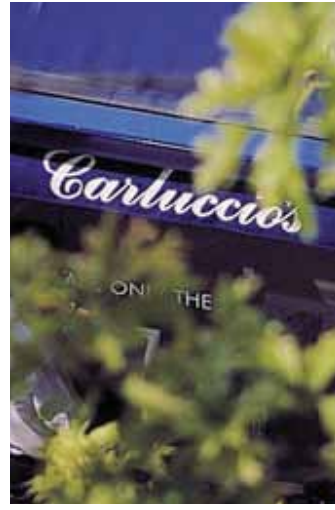
Tenants can enjoy the perfect work life balance, from an early morning workout at Bannatyne's health club to a spot of lunchtime retail therapy or quick bite to eat in one of the many venues on the estate.

The vibrancy of Brindleyplace by day spills into the evening with live music, theatre performances, art gallery tours and a diverse, high quality bar and restaurant scene.

Occupiers enjoy a safe and secure working environment, carefully overseen by the onsite Estate Management team.

From the award winning Canalside Car Park to round the clock security team presence, Brindleyplace offers a welcoming environment to be enjoyed day and night.

Around the World in 80 Dishes • Bank Restaurant • Carluccios • Cielo • City Café • Café Ikon • Café Rouge • Edmunds • Handmade Burger Co. • Mash House Café Bar • Piccolino • Pizza Express • Shogun Teppan-yaki • Thai Edge • Tin Tin • Yo Sushi • All Bar One • Bank Bar • Costa Coffee • Nuvo • Pitcher & Piano • The Slug and Lettuce • Bannatyne's Health Club • Ikon Gallery • The Crescent Theatre • The National SEA LIFE Centre • Baguette du Monde • Boots • Ethos • EAT • Number Nine the Gallery • Places • Sainsbury's • Spar in the City • City Inn • Saco @Livingbase





BRINDLEYPLACE IS A
UNIQUE DESTINATION
 LOCATED IN THE HEART
 OF BIRMINGHAM'S
 CONVENTION QUARTER.

The estate is easily accessible by road, bus and rail providing efficient commuter access from the motorway network of the M6, M5, M42 and M40, as well as three of Birmingham's main train stations – New Street, Snow Hill and Five Ways all within walking distance, together with an excellent range of bus services on nearby Broad Street.

In addition, Birmingham International Airport is only nine miles away (10 minutes by train), ensuring fast access to international travel for business or pleasure.



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