



GREAT CHARLES

**Contemporary refurbished
office space with
new rooftop terrace**

**Suites available to let
from 1,340 to 3,722 sq ft**

gretcharles.co.uk



BOUTIQUE OFFICE SPACE IN A VIBRANT LOCATION

154 Great Charles provides the ideal combination of style and substance for occupiers seeking smaller floor-plates, with high quality workspaces featuring exposed brickwork, services and premium finishes throughout. The 33,000 sq ft building is spread over 9 floors of fully refurbished office space, providing suites from 1,030 sq ft situated in a dynamic, easily accessible location.

Perfect for small business, there are stylish meeting areas that are both communal and hireable for those larger company meetings. In addition, the refurbishment works boast new amenities including a stunning roof terrace exclusively for the tenants of 148 and 154 Great Charles.

154 is a workspace with powerful, flexible and ready-to-go connectivity. Working with Backbone Connect, we deliver a better connectivity experience with no hassles, delays or disruption. Simply move in, plug in and start working.



THE DETAIL IN THE DESIGN

Every detail has been considered from a business' point of view. 154 Great Charles brings together private and comfortable meeting areas with stylishly refurbished office suites.





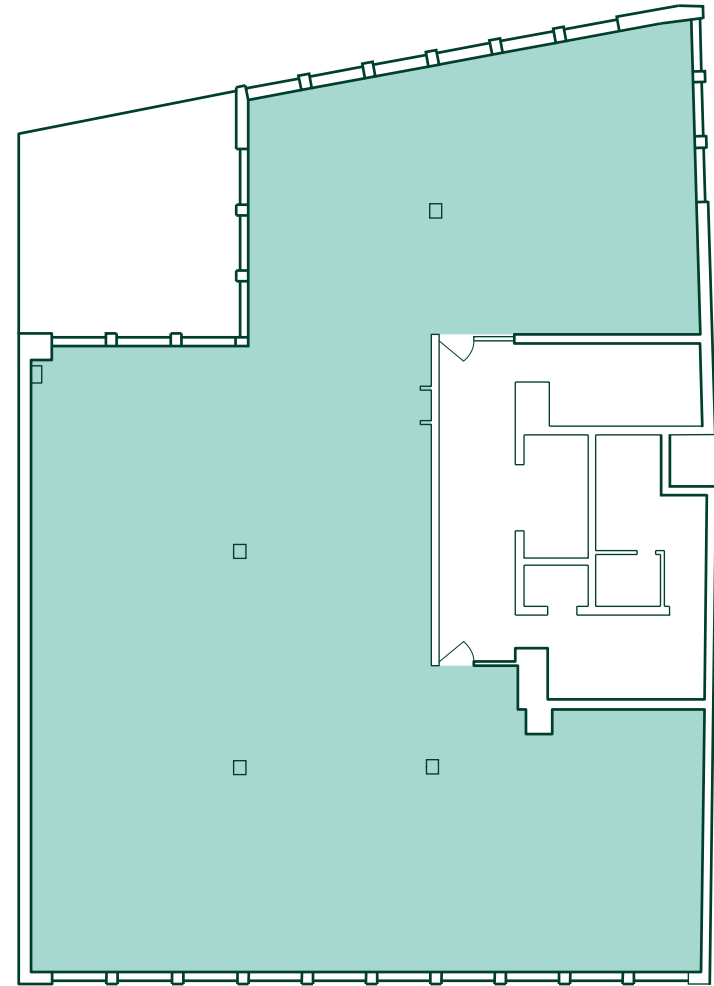


FLOOR	SQ FT	SQ M	
NINE STORAGE	821	76	
EIGHT	3,684	342	
SEVEN	3,722	346	AVAILABLE
SIX	3,702	344	AVAILABLE
FIVE FRONT REAR	2,366 1,342	220 125	AVAILABLE
FOUR FRONT	3,710	345	
THREE	3,726	346	
TWO	3,698	344	
ONE	3,507	326	
GROUND	2,754	256	

154 GREAT CHARLES



TYPICAL FLOORPLATE



PLANS

UNCONTAINED ENERGY

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SMOOTH TURN

Remove the delay and cost of wayleave agreements.



FAST AND NOT FURIOUS

Move faster and get connected to ultra-fast resilient connectivity.



LINKED

Partner with a trusted connectivity and IT services provider.

 **Backbone Connect**



SPECIFICATION

- VRF cooling and heating system
- Natural ventilation
- Exposed services
- 2 x nine passenger lifts
- EPC rating - C
- LED lighting
- Communal meeting rooms
- Backbone Connect
- Male and Female WCs
- Disabled WCs
- Shower facilities
- Secure basement cycle storage
- Roof terrace
- Ground floor lounge and coffee bar



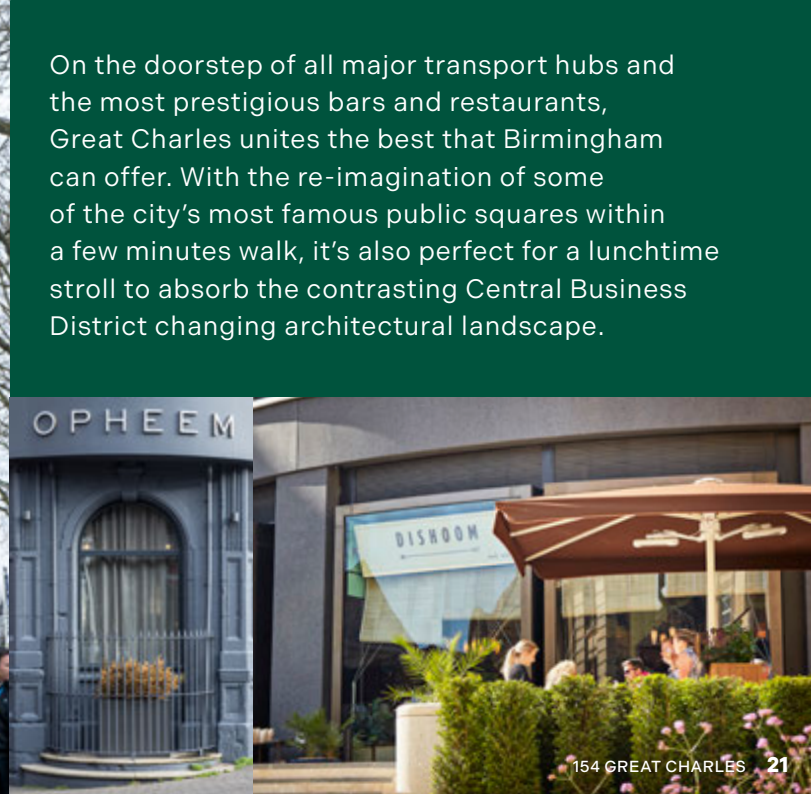
THE
ROOFTOP
AT 148

THE ROOFTOP AT 148



CITY CENTRE LOCATION

On the doorstep of all major transport hubs and the most prestigious bars and restaurants, Great Charles unites the best that Birmingham can offer. With the re-imagining of some of the city's most famous public squares within a few minutes walk, it's also perfect for a lunchtime stroll to absorb the contrasting Central Business District changing architectural landscape.



ST PAUL'S SQUARE,
JEWELLERY QUARTER



PARADISE
CHAMBERLAIN SQUARE



SNOW HILL

PRIME LOCATION

Great Charles is perfectly positioned to benefit from many of Birmingham's key transport hubs, amenities and attractions.

- Paradise, ⤴ 2 minutes
- Colmore Row, ⤴ 3 minutes
- St Philip's Cathedral Square, ⤴ 3 minutes
- New Street Station, ⤴ 5 minutes
- Jewellery Quarter, ⤴ 3 minutes
- Snow Hill Station, ⤴ 4 minutes



For further information or to arrange a viewing, contact:



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