



INTERCHANGE

BIRMINGHAM

OFFICE TO LET
5,214 - 10,434 SQ FT



CHANGE FOR THE BETTER

CHANGE ESTABLISHED

Directly adjacent to Snow Hill railway station, Interchange proudly stands at the heart of the renowned Colmore Business District, Birmingham's thriving business destination.

Just a stone's throw away from the city's major retail and leisure amenities, it's an enviable location that's as lively after work as it is during office hours.

A clad metal exterior presents a prominent and striking street presence, dominating the corner of Livery Street and Edmund Street, whilst a large floating entrance sign invites occupiers and guests into the remodelled entrance and occupiers amenity facilities.



CHANGE YOUR VIEW

A newly refurbished, welcoming reception and seating area creates a positive first impression for visitors to Interchange.

Sitting alongside this, a bright and airy amenity space invites occupiers to take time out from the hubbub of the office environment.

It offers the perfect spot for solo thinking time or an informal place for project teams to grab a coffee and collaborate.

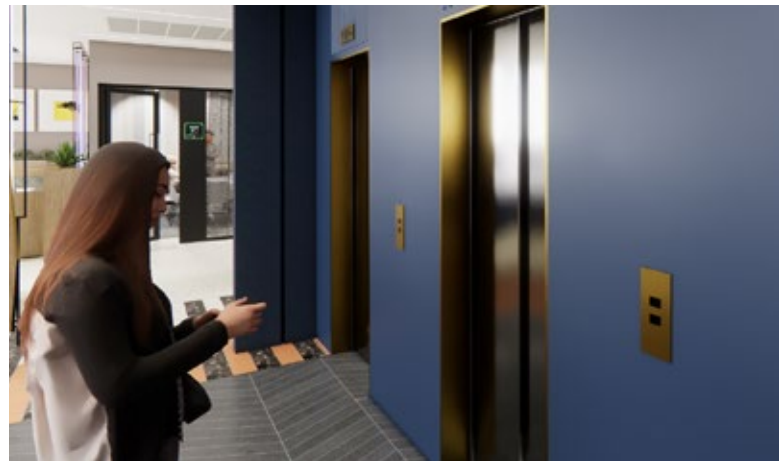
For larger gatherings, well-appointed meeting rooms are available, equipped with state-of-the-art AV capabilities, that can be enlarged to create an impressive townhall space.



CHANGE OF PACE

The ground floor of Interchange is designed to cater to the wellbeing of its occupants while providing a contemporary working environment.

It features an expansive breakout area that offers a relaxing environment for socialising or taking time away from the office, as well as flexible meeting rooms that can be adapted to suit various needs.



CHANGE FOR THE BETTER

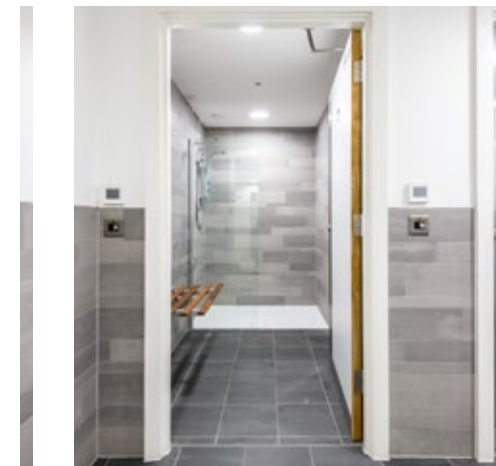
Interchange benefits from the full range of commercially-savvy amenities that will meet the needs of you and your staff.

With a focus on occupier wellbeing, Interchange offers the ideal mix of both traditional and new facilities in a complete package.

This includes a basement amenity hub with cycle storage, access-controlled showers and changing facilities, a drying room, as well as a cycle maintenance point with a suite of tools such as a pump, screwdriver, spanner and alan keys.

By catering to the needs of those working at Interchange, our aim is to make the space not just safe and secure, but a natural hub from which people can plan their daily activities, including their commute.

- | 40 Cycle racks
- | 4 Brompton lockers
- | 1 Drying room
- | 11 Showers
- | 72 Lockers
- | 4 DDA WCs
- | 1 Cycle Repair Hub



CHANGE YOUR SPACE

5,214 - 10,434 SQ FT

Grade A building presents high specification spaces ready for occupation.

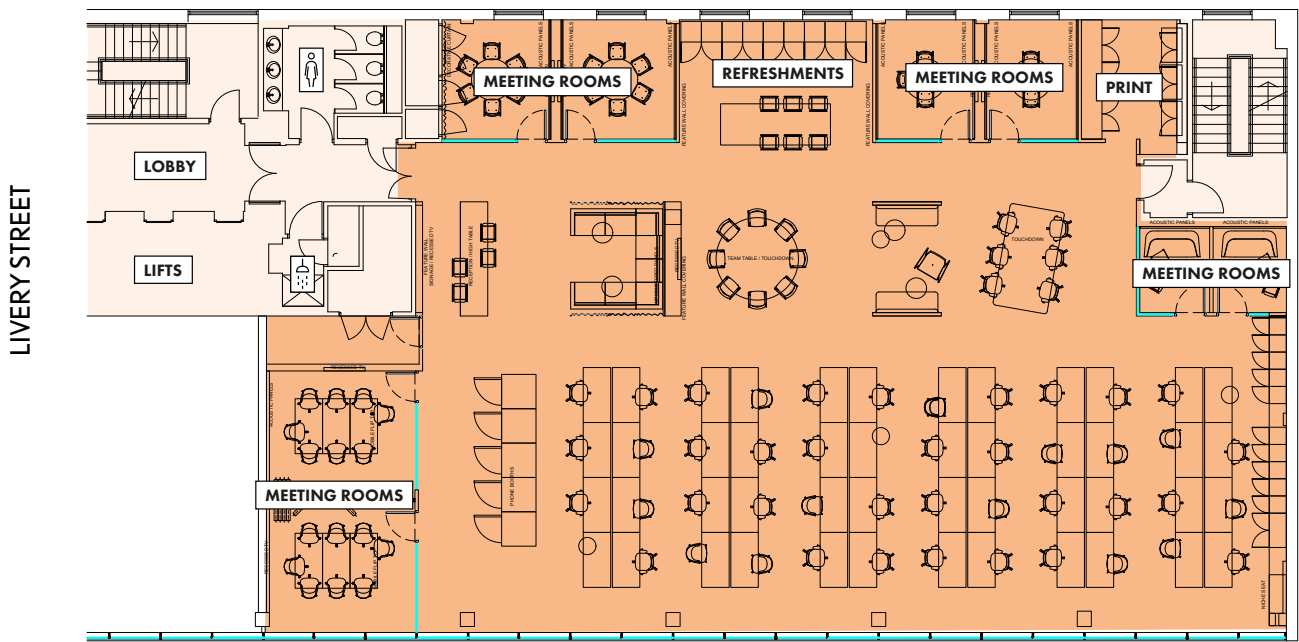
Opportunities include the part third and fourth floor comprising 5,214 and 5,220 sq ft respectively. Interchange offers flexibility alongside quality of space suitable to accommodate a range of business requirements.

Occupiers benefit from:

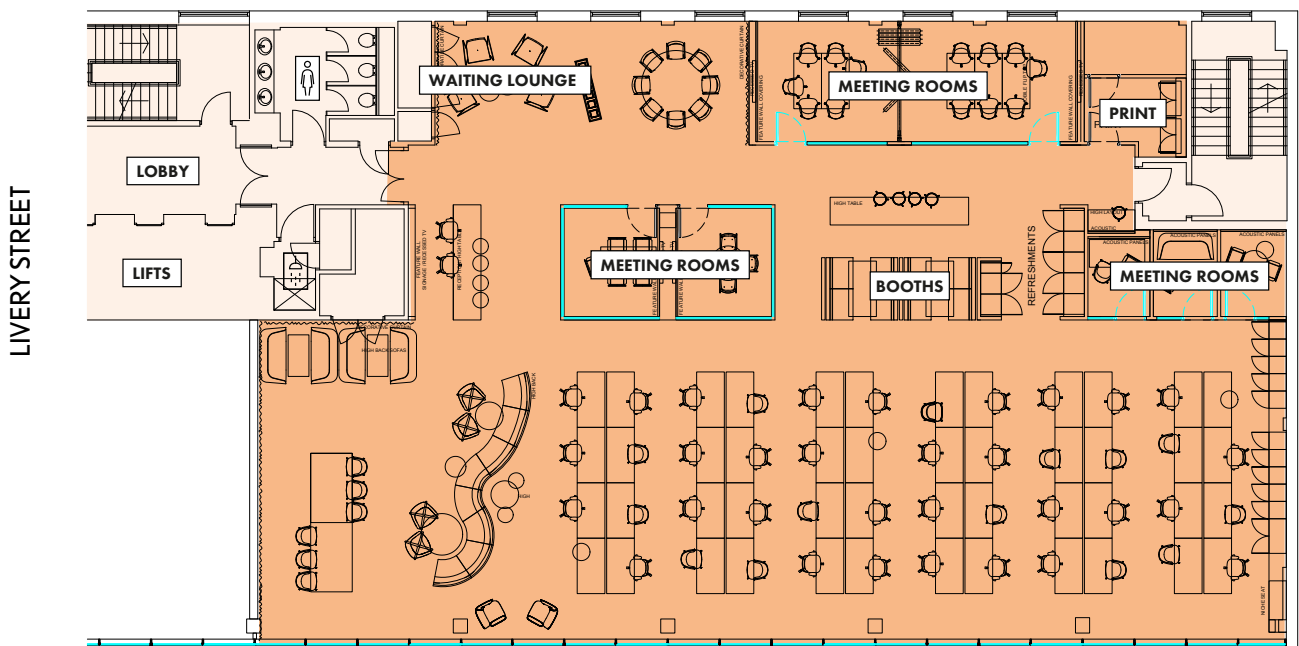
- Enhanced exterior and entrance
- Newly remodelled, double height reception
- Well-appointed meeting rooms and breakout facilities
- Traditional Grade A floorplates
- Three passenger lifts
- Basement car parking (ratio of 1:2,500 sq ft)
- Security, including CCTV and 24 hour controlled access
- WiredScore Platinum
- EPC rating A

Floor	Sq ft	Sq m
Part 4th	5,220	485
Part 3rd	5,214	484

SPACEPLAN OPTION 1



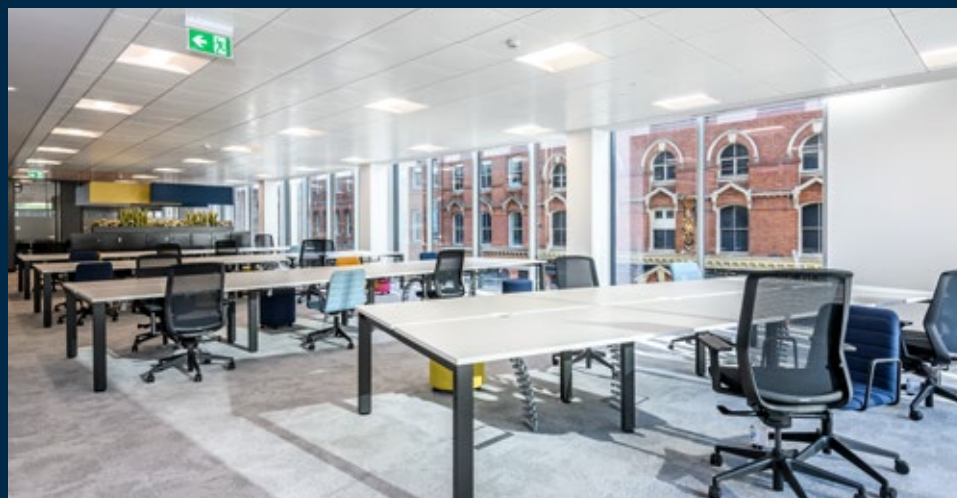
SPACEPLAN OPTION 2



CHANGE YOUR OFFICE

Demonstrating quality and style, each office space includes full height glazing providing high levels of natural light, creating inspiring and productive working environments for every occupier.

Accessed from the lift lobby, the virtually column-free floorplates have been designed to the highest Grade A specification, and offer flexibility to adapt the space to accommodate a multitude of working configurations.



With features including raised access flooring, metal suspended ceiling tiles and new LED lighting, occupiers can expect the highest of standards throughout.



- | Virtually column-free floorplates
- | New VRF air-conditioning
- | Raised access floors
- | Metal suspended ceilings with new LED lighting
- | EPC rating A
- | 100% renewably sourced electricity
- | WiredScore Platinum





5th floor

CHANGE OF SCENERY

Birmingham continues to evolve and Interchange takes its rightful place in this dynamic landscape.

In the centre of the Colmore Business District, it has the ability to offer occupiers and their visitors the very best that the UK's second city has to offer.

And, with rail, tram and bus connections just a two-minute walk away, it's a truly connected place.



From hotels, cafés, bars and restaurants to bespoke retailers, markets and malls such as Bullring and Mailbox, Interchange is at the heart of everything that matters in Birmingham.

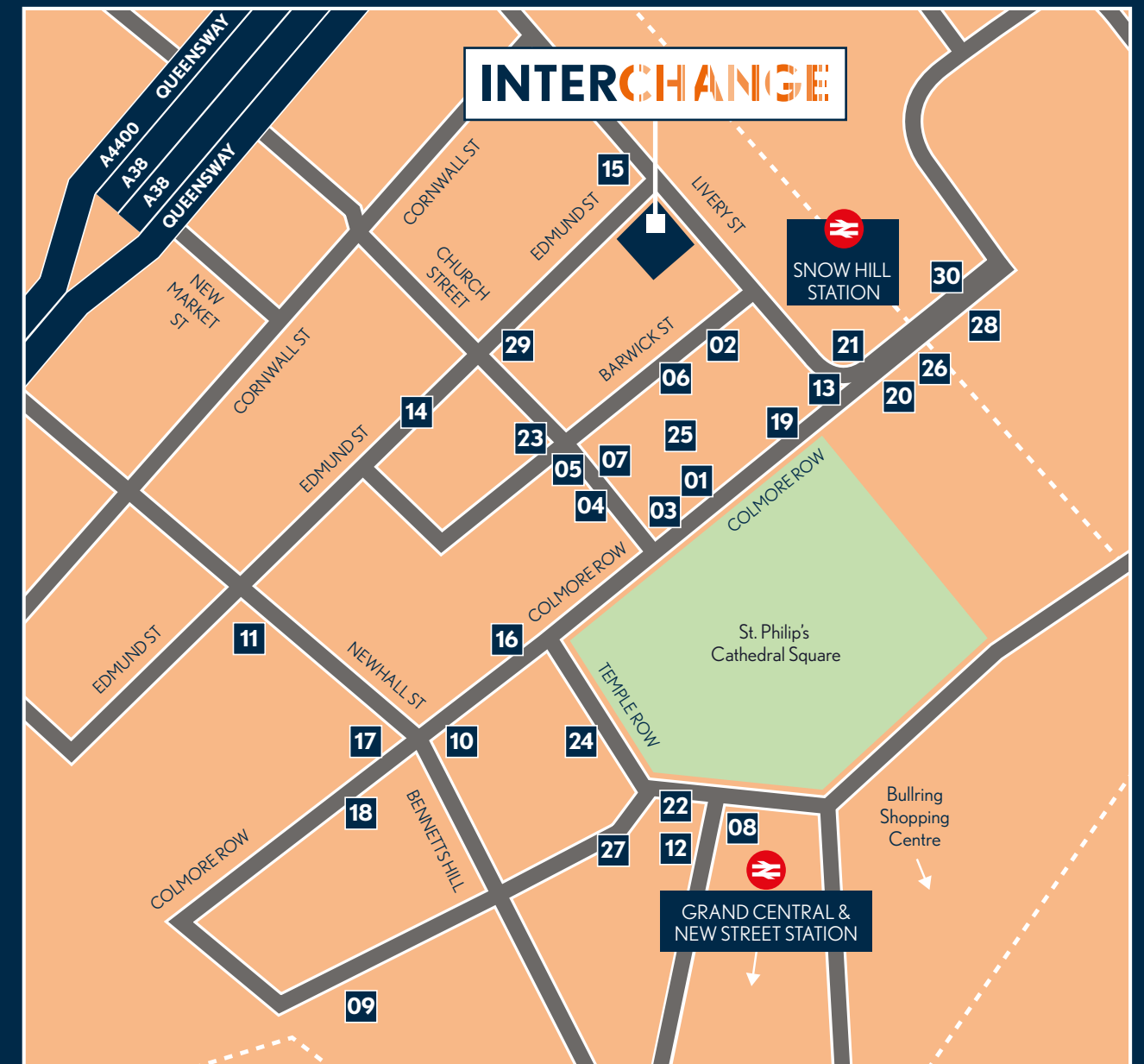
BARS, RESTAURANTS & COFFEE

- | | | | |
|------------------|---------------|-----------------------|---------------------|
| 1. The Alchemist | 7. Isaacs | 13. Pasture | 19. 200 Degrees |
| 2. Primitivo | 8. The Ivy | 14. Plates | 20. Pret A Manger |
| 3. Gusto | 9. Adams | 15. Old Contemptibles | 21. Costa Coffee |
| 4. Gaucho | 10. Vagabond | 16. Six by Nico | 22. Fumo |
| 5. Fazenda | 11. Asha's | 17. Orelle | 23. The Roebuck |
| 6. Tattu | 12. San Carlo | 18. Henman & Cooper | 24. Old Joint Stock |

SUPERMARKETS AND HOTELS

- | | | |
|---------------------|-----------------|-----------------|
| 25. The Grand Hotel | 27. Premier Inn | 29. Sainsbury's |
| 26. Hotel du Vin | 28. Tesco | 30. Co-Op Food |

West Midlands Metro



TIME FOR CHANGE



Lambert
Smith
Hampton

JONATHAN CARMALT

07967 184 245
jonathan.carmalt@jll.com

EVIE DAVIES

07561 878 180
evie.davies@jll.com

ANDY RIACH

07743 978 109
ariach@lsh.co.uk

RICHARD WILLIAMS

07468 727 158
rjwilliams@lsh.co.uk

Lambert Smith Hampton and JLL for themselves and for the vendors or lessors of this property, whose agents give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Lambert Smith Hampton and JLL has any authority to make any representation of warranty whatsoever in relation to this property. All images for illustrative purposes only. Crafted by Core | www.core-marketing.co.uk | 0121 232 5000. July 2024.

INTERCHANGE-BIRMINGHAM.CO.UK