



A UNIQUE SELF-CONTAINED HQ  
BUILDING OPPORTUNITY IN THE  
HEART OF BIRMINGHAM CITY CENTRE

# RUM RUNNER WORKS IS A SPACE WITH REINVENTION AT ITS CORE.

Once home to the historic Rum Runner Nightclub's alternative music scene, the building maintains a mix of period features and modern design. Excellent floor to ceiling heights, feature lighting, and exposed services give the glass and steel construction an industrial feel reflective of the scheme's manufacturing past. Terraces offer private outdoor space with a view and the central courtyard is ideal for events and functions.

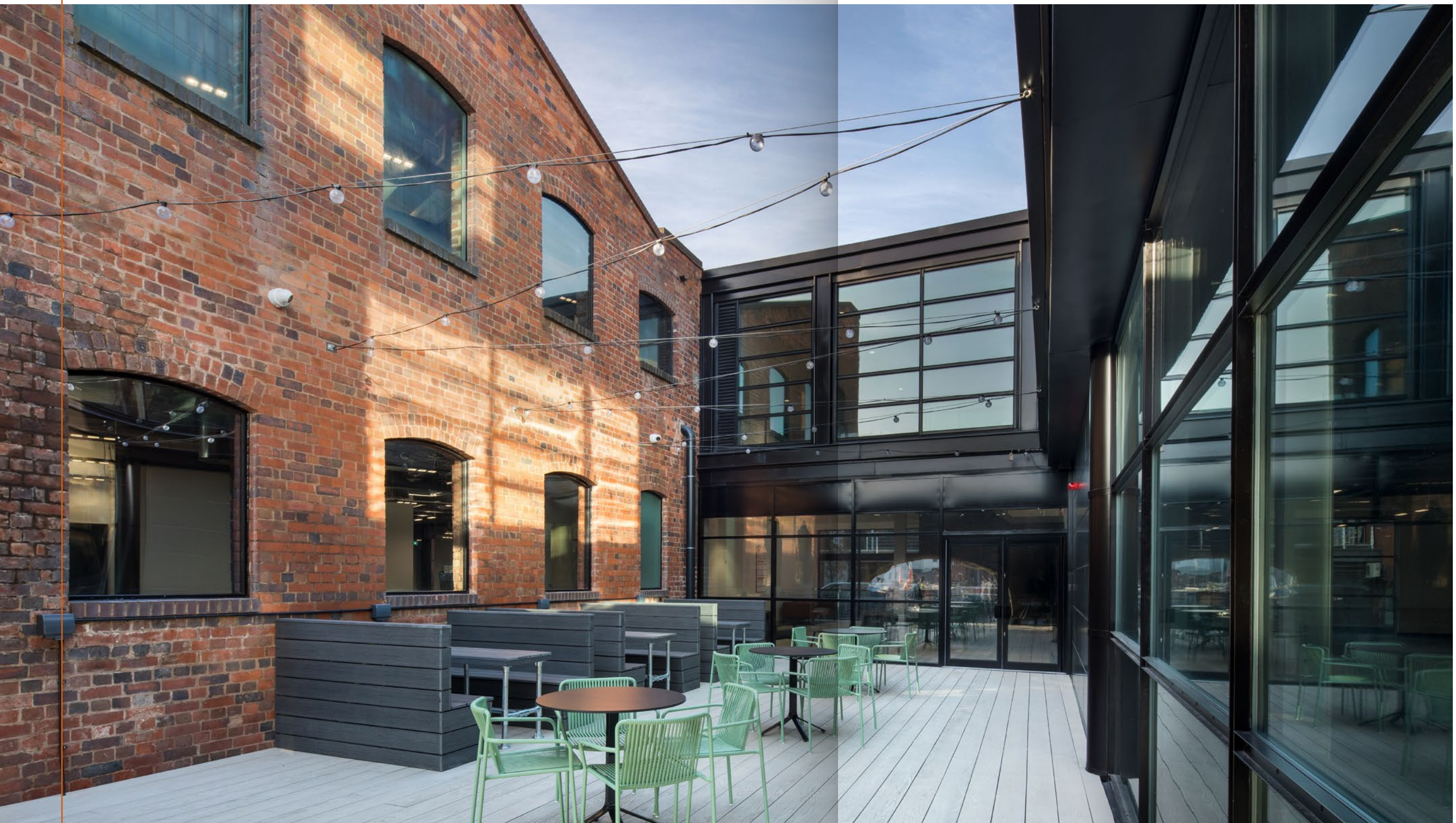




# MAKE AN ENTRANCE







PRIVATE OUTDOOR SPACE  
FOR HEALTH AND WELLBEING

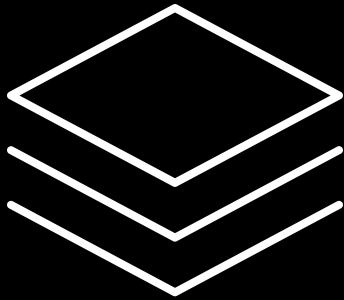


# FLEXIBLE, STYLISH AND BRIGHT

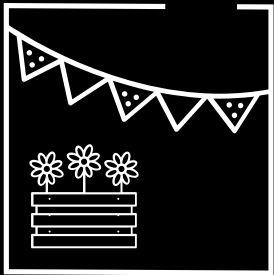




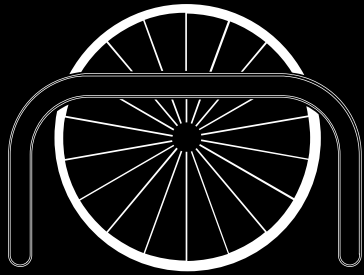
SPECIFICATION



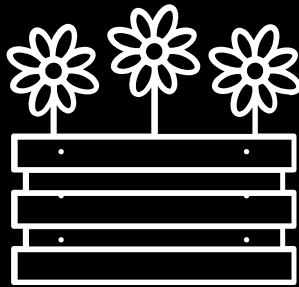
FULLY ACCESSED  
RAISED FLOOR



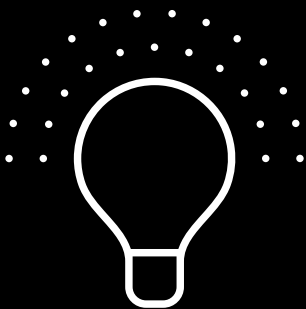
PRIVATE EXTERNAL  
SQUARE SUITABLE FOR  
FUNCTIONS AND EVENTS



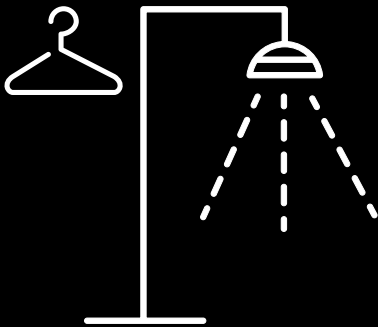
SECURE CYCLE HUB



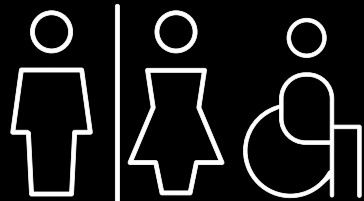
PRIVATE EXTERNAL  
COURTYARD



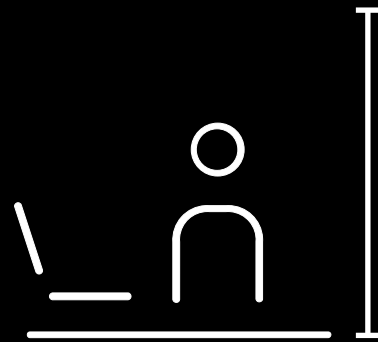
FEATURE PENDANT  
LED LIGHTING



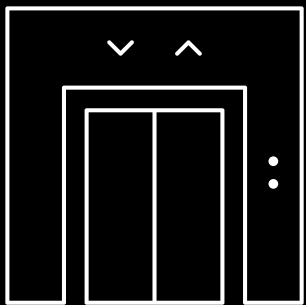
SHOWER AND  
CHANGING FACILITIES



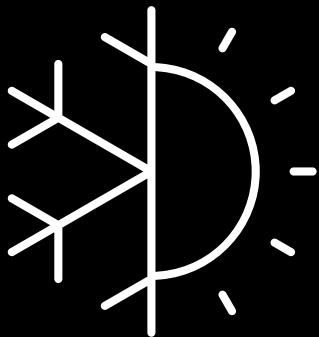
MALE/FEMALE/  
ACCESSIBLE W/C'S



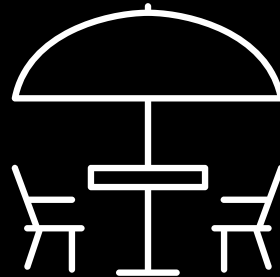
DOUBLE HEIGHT  
FEATURE RECEPTION



LIFT ACCESS



NEW EXPOSED VRF  
HEATING AND COOLING



PRIVATE EXTERNAL  
TERRACE

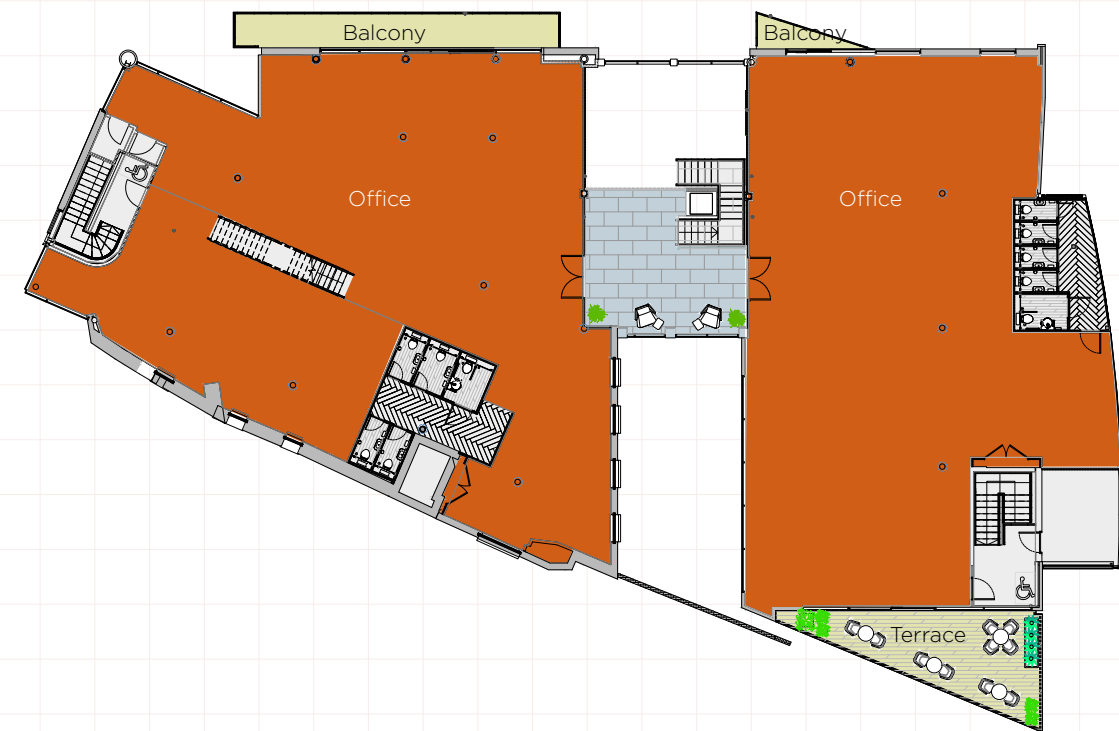
# FLOOR AREAS



Floor plans not to scale, for identification purposes only

GROUND	7,553 SQ FT
FIRST	8,627 SQ FT
TOTAL	16,180 SQ FT

Based on IPMS 3 (Offices)



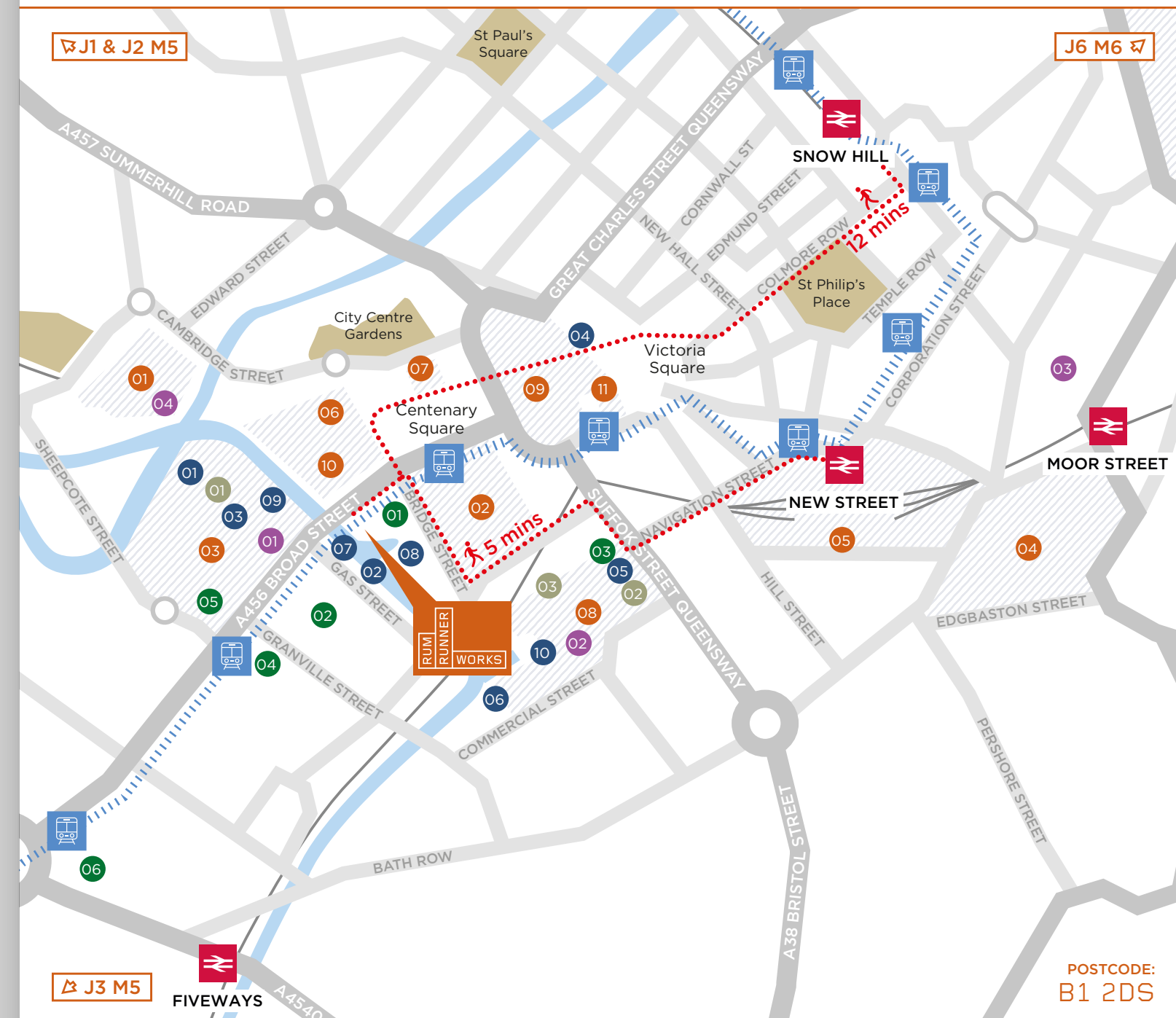
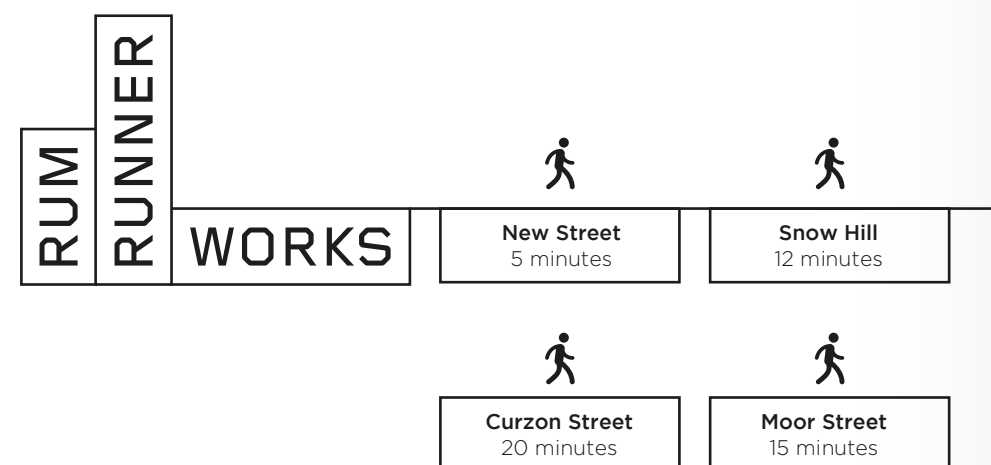
Floor plans not to scale, for identification purposes only

# THE DESIRABLE CANALSIDE LOCATION IS A SHORT WALK TO BIRMINGHAM'S MAIN RAILWAY STATIONS:

The desirable canal side location is a short walk to Birmingham's main railway stations: New Street (5 mins), Snow Hill (12 mins) and Moor Street (15 mins). Curzon Street Railway Station is just a 20 minutes' walk away, which will connect Birmingham to London via HS2. And the West Midlands Metro is right on our doorstep with connections direct to New Street and Snow Hill and out along Broad Street to Hagley Road giving direct access from the west side of the city.

Birmingham's iconic landmarks and key destinations are in close proximity including Brindleyplace, Mailbox, The Cube, Paradise, Arena Central, The International Convention Centre, Utilita Arena Birmingham, and Symphony Hall.

**The building is perfectly located to take advantage of the many canal walks and cycle routes to the office.**



## LANDMARKS

- 01 Arena
- 02 Arena Central
- 03 Brindleyplace
- 04 Bullring
- 05 Grand Central
- 06 ICC
- 07 Library of Birmingham
- 08 Mailbox
- 09 Paradise
- 10 Symphony Hall
- 11 Town Hall

## RESTAURANTS & BARS

- 01 Bank
- 02 Bistrot Pierre
- 03 Cielo
- 04 Dishoom
- 05 Mal at Malmaison
- 06 Marco Pierre White
- 07 Tap & Spile
- 08 The Canal House
- 09 Wagamama
- 10 Zizzi

## HOTELS

- 01 Hyatt
- 02 Jury's Inn
- 03 Malmaison
- 04 Travelodge
- 05 Novotel
- 06 Park Regis

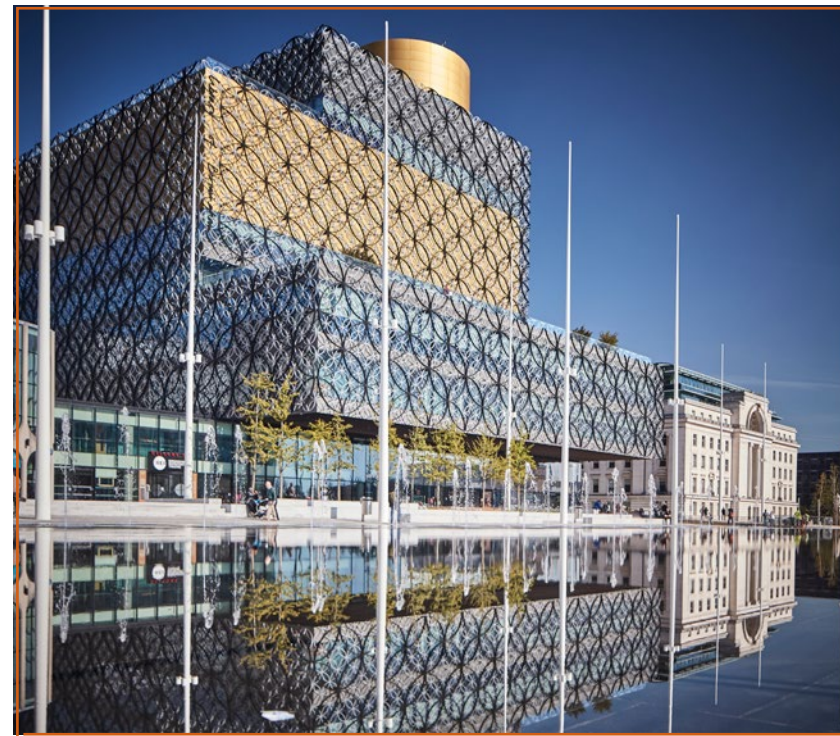
## SUPERMARKETS

- 01 Sainsbury's Local
- 02 Tesco Express (Mailbox)
- 03 Marks & Spencer

## COFFEE SHOPS

- 01 Costa Coffee
- 02 Starbucks
- 03 Café Nero





HS2 WILL BRING  
THE CITY WITHIN  
**49 MINUTES**  
OF LONDON

MIDLAND METRO  
EXTENSION  
DELIVERS A  
DEDICATED STOP  
ADJACENT TO THE  
SCHEME



TAKE ADVANTAGE OF  
THE BEST BARS  
AND RESTAURANTS  
LITERALLY ON YOUR  
DOORSTEP!



SHORT DISTANCE  
FROM THE RETAIL  
LANDMARKS OF  
GRAND CENTRAL  
AND BULLRING



CLOSE PROXIMITY  
TO BIRMINGHAM'S  
CULTURAL  
AND LEISURE  
ATTRACTIONS





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