



A UNIQUE MODERN WORKPLACE
ENVIRONMENT SITUATED IN THE
HEART OF BIRMINGHAM CITY CENTRE



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

Formerly the location of the iconic 1970's Rum Runner Nightclub the building combines a mix of period character and efficient design. The blend of exposed brickwork with glass and steel construction provide an industrial feel reflective of the scheme's manufacturing past.

Designed with the modern office user in mind the internal spaces offer excellent floor to ceiling heights, feature lighting and exposed services.

Multiple external terraces offer private outdoor spaces overlooking the thriving Gas Street Canal Basin and the opportunity for events and functions.



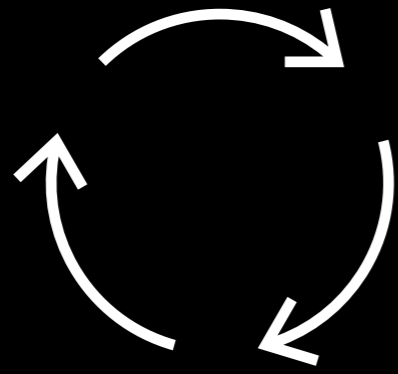
MAKE AN ENTRANCE



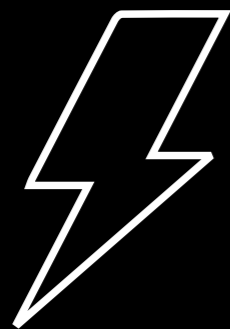


PRIVATE OUTDOOR SPACE
FOR HEALTH AND WELLBEING

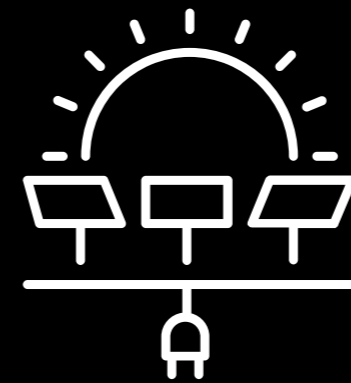
WELLBEING AND SUSTAINABILITY



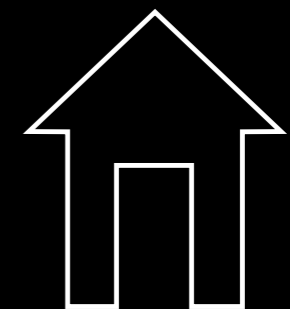
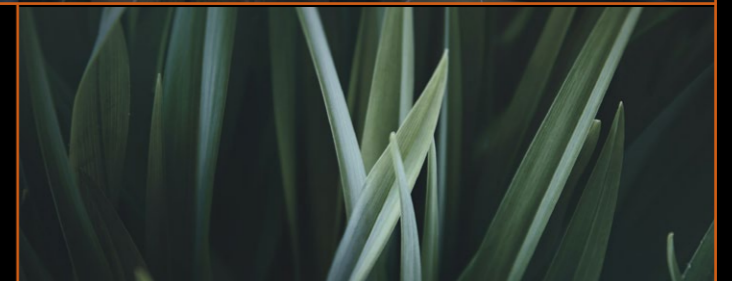
EXISTING BUILDING FABRIC RE-USED OR RECYCLED WHEREVER POSSIBLE DURING THE REFURBISHMENT TO REDUCE EMBODIED CARBON



ELECTRICITY - BUILDING 100% ELECTRIC, FOSSIL FUELS REMOVED



ROOFTOP PHOTO-VOLTAIC SOLAR PANELS SUPPLEMENT COMMON AREA ELECTRICITY, REDUCING CONSUMPTION FROM EXTERNAL POWER SUPPLIES

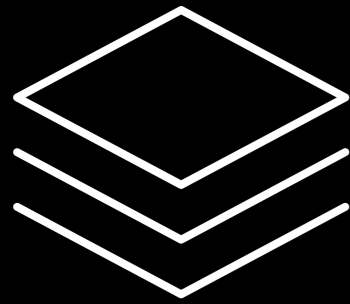


EPC B

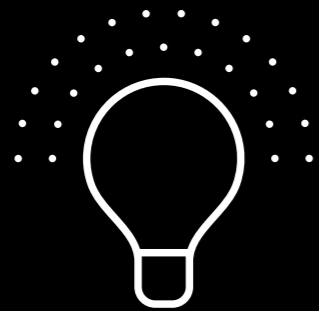
CONTEMPORARY, FLEXIBLE
AND BRIGHT



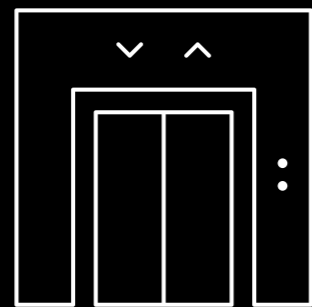
SPECIFICATION



FULLY ACCESSED
RAISED FLOOR



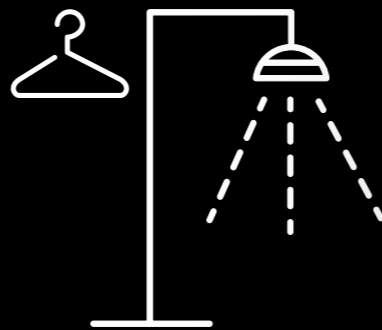
FEATURE PENDANT
LED LIGHTING



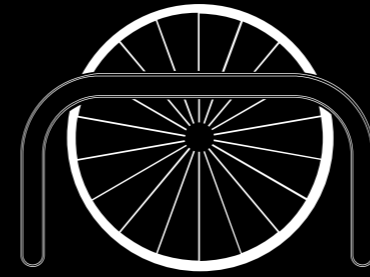
LIFT ACCESS



PRIVATE EXTERNAL
SQUARE SUITABLE FOR
FUNCTIONS AND EVENTS



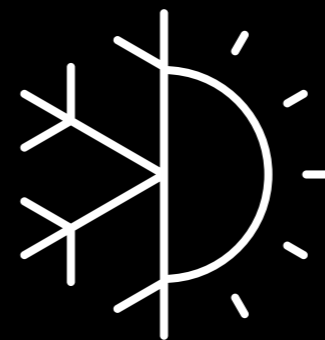
SHOWER AND
CHANGING FACILITIES



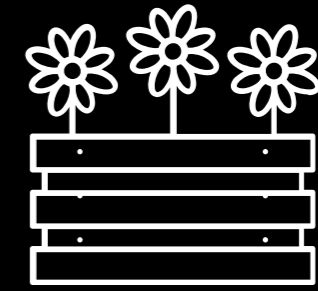
SECURE CYCLE HUB



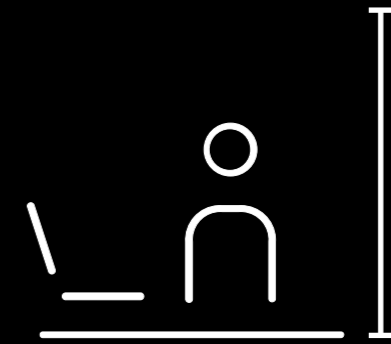
MALE/FEMALE/
ACCESSIBLE W/C'S



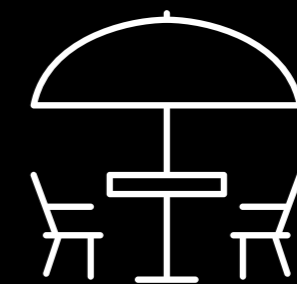
NEW EXPOSED VRF
HEATING AND COOLING



PRIVATE EXTERNAL
COURTYARD



DOUBLE HEIGHT
FEATURE RECEPTION



PRIVATE EXTERNAL
TERRACE

FLOOR AREAS

GROUND FLOOR



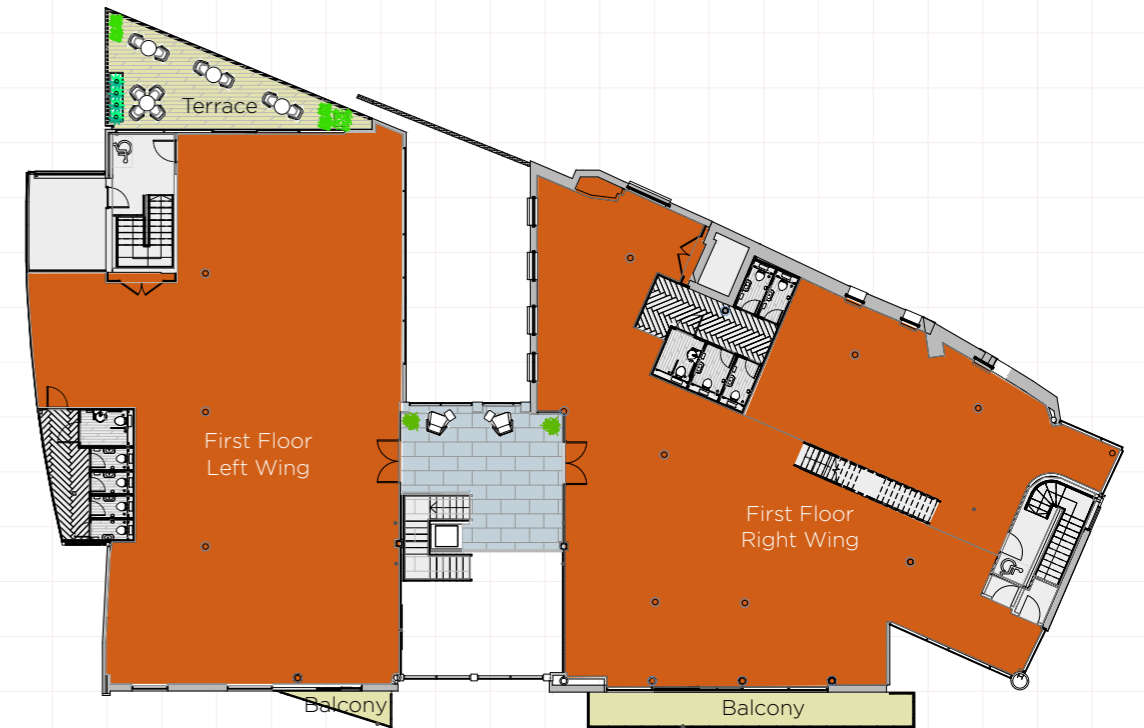
Floor plans not to scale, for identification purposes only

UP TO THREE INDIVIDUAL SPACES FROM 3,209 SQ FT

GROUND	3,209 SQ FT
FIRST	8,130 SQ FT
TOTAL	11,339 SQ FT

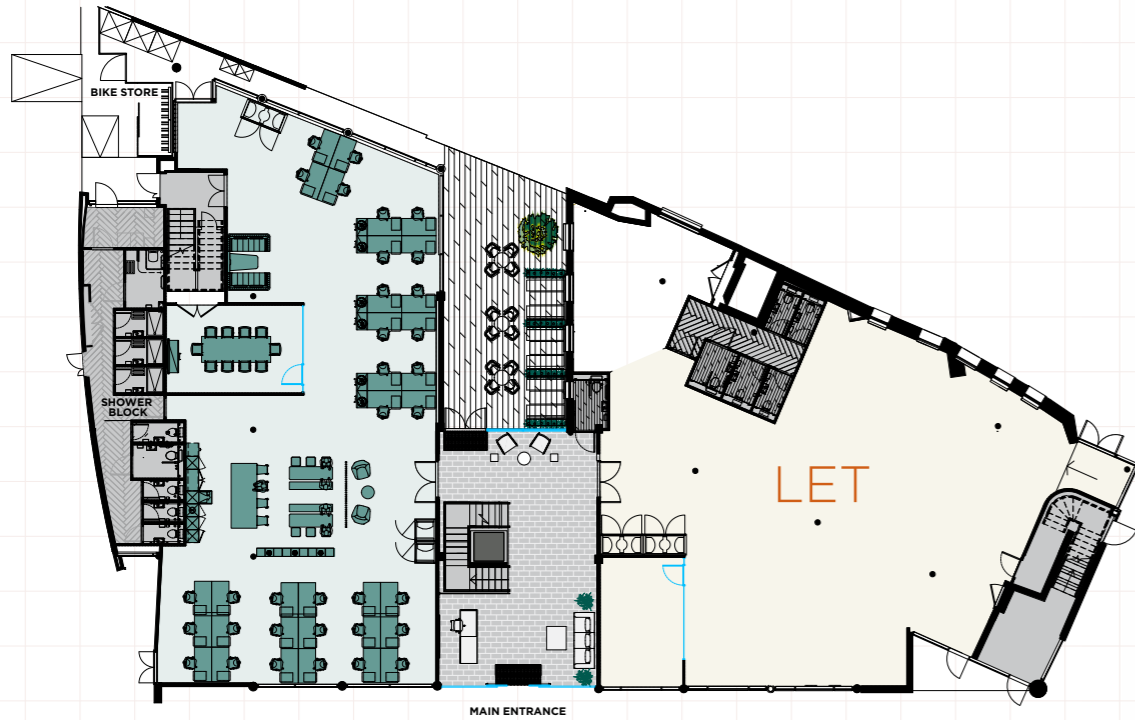
Based on IPMS 3 (Offices)

FIRST FLOOR



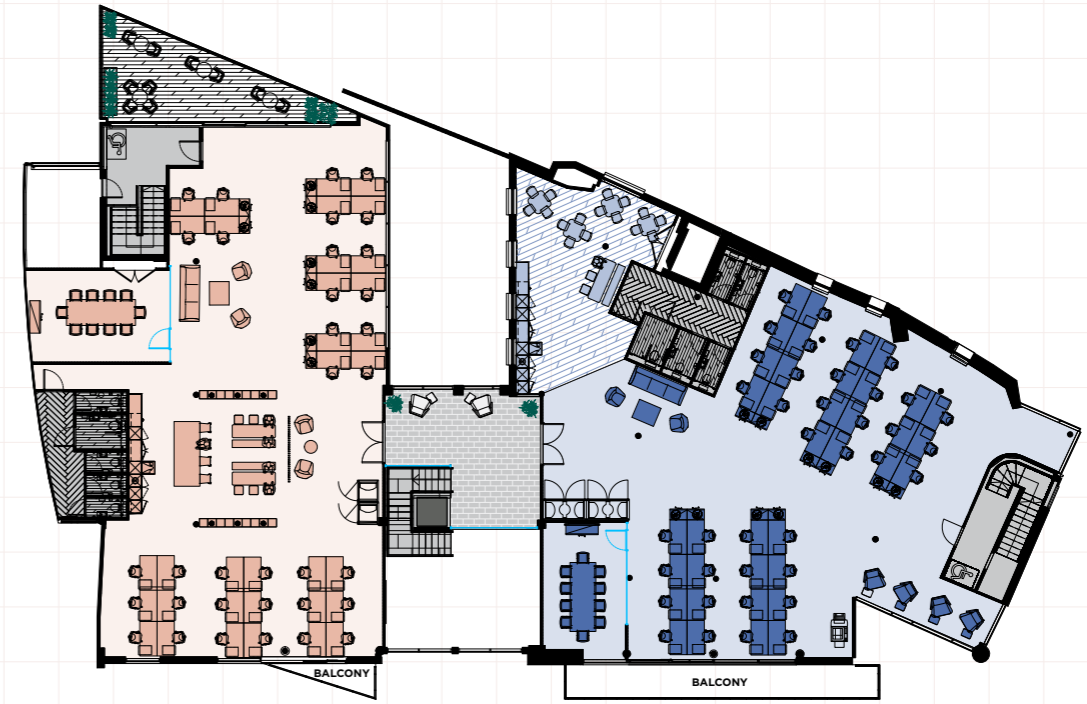
Floor plans not to scale, for identification purposes only

SPACE PLAN



GROUND FLOOR LEFT WING: 3,209 SQ FT

- 34 OPEN PLAN DESKS (1,600MM)
- 1 KITCHEN/BREAKOUT SPACE
- 1 RECEPTION
- 1 10 PERSON MEETING ROOM
- 3 INFORMAL MEETING ZONES



FIRST FLOOR LEFT WING: 3,377 SQ FT

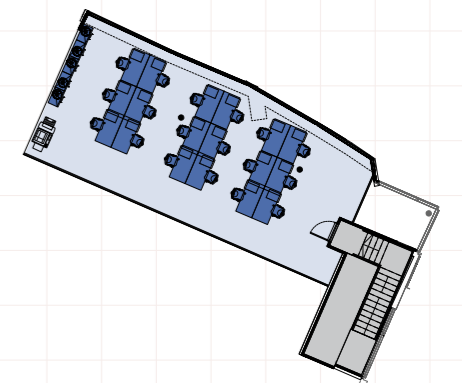
- 34 OPEN PLAN DESKS (1,600MM)
- 1 KITCHEN/BREAKOUT SPACE
- 1 RECEPTION
- 1 10 PERSON MEETING ROOM
- 2 INFORMAL MEETING ZONES
- 2 PRIVATE BALCONIES

FIRST FLOOR RIGHT WING: 3,741 SQ FT

- 38 OPEN PLAN DESKS (1,600MM)
- 1 KITCHEN/BREAKOUT SPACE
- 1 RECEPTION
- 1 10 PERSON MEETING ROOM
- 3 INFORMAL MEETING ZONES
- 1 PRIVATE BALCONY

FIRST FLOOR MEZZANINE: 1,012 SQ FT

- 18 OPEN PLAN DESKS (1,600MM)



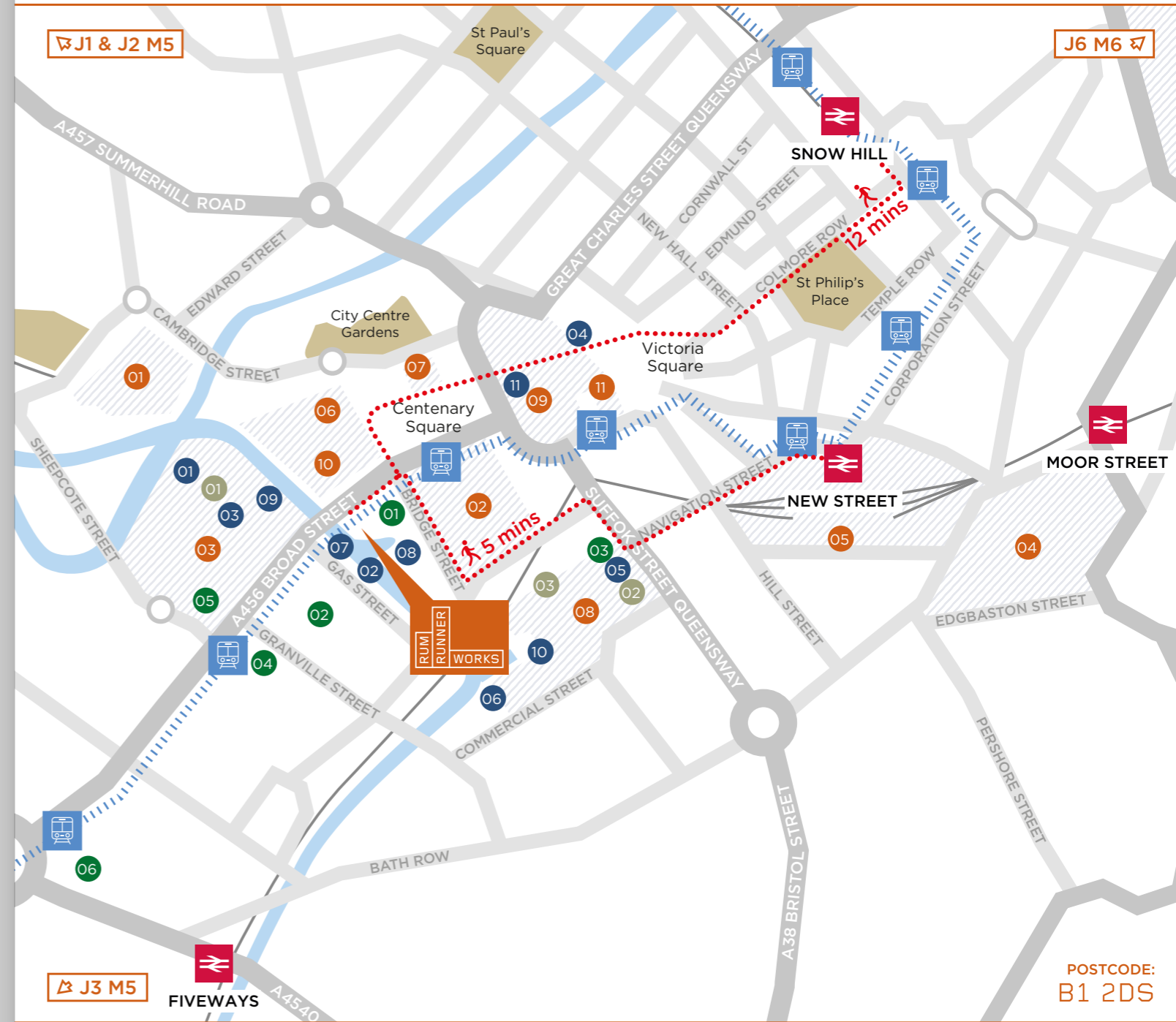
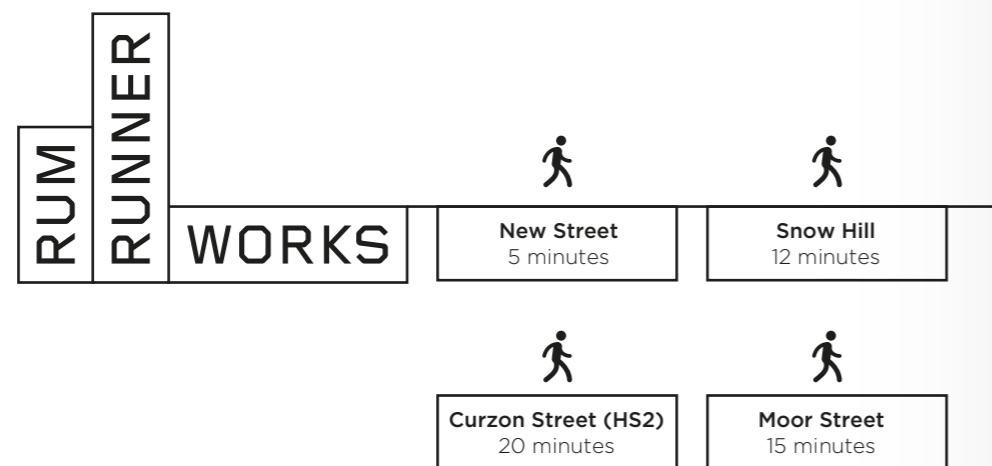
Floor plans not to scale, for identification purposes only

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 National Indoor Arena
- 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
- 11 Albert Schloss
- **HOTELS**
- 01 Hyatt
- 02 Jury's Inn
- 03 Malmaison
- 04 Travelodge
- 05 Novotel
- 06 Park Regis
- **COFFEE SHOPS**
- 01 Costa Coffee
- 02 Starbucks
- 03 Café Nero

POSTCODE: B1 2DS



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
HOTELS, BARS AND
RESTAURANTS ON
YOUR DOORSTEP



WITHIN SHORT
WALKING DISTANCE
FROM NEW STREET
AND SNOW HILL
RAILWAY STATIONS



CLOSE PROXIMITY
TO BIRMINGHAM'S
CULTURAL
AND LEISURE
ATTRACTIONS



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