



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

LAST REMAINING SUITE AVAILABLE



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.

An external courtyard offers private outdoor space overlooking the thriving Gas Street Canal Basin and the opportunity for events and functions.



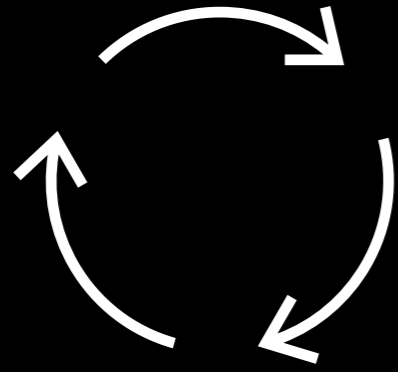
MAKE AN ENTRANCE



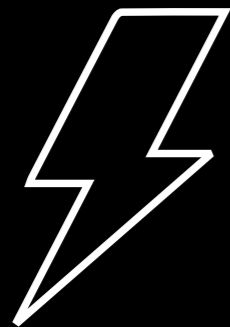


PRIVATE OUTDOOR SPACE
FOR HEALTH AND WELLBEING

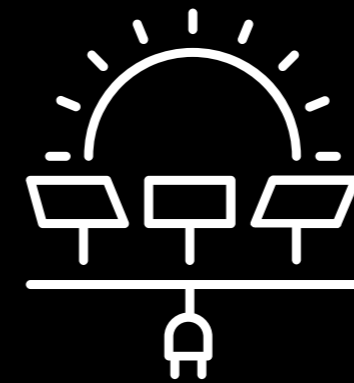
WELLBEING AND SUSTAINABILITY



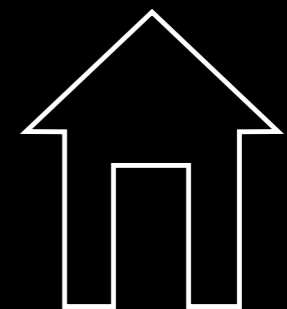
EXISTING BUILDING FABRIC
RE-USED OR RECYCLED
WHEREVER POSSIBLE DURING
THE REFURBISHMENT TO REDUCE
EMBODIED CARBON



ELECTRICITY - BUILDING 100%
ELECTRIC, FOSSIL FUELS REMOVED



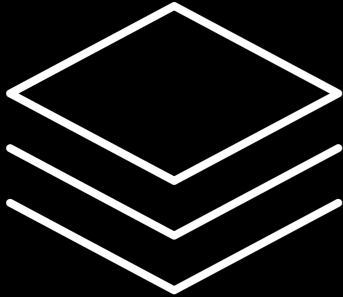

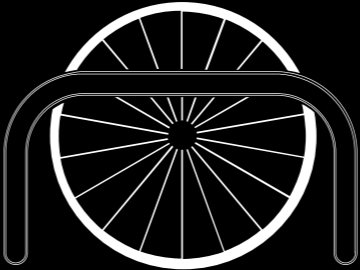
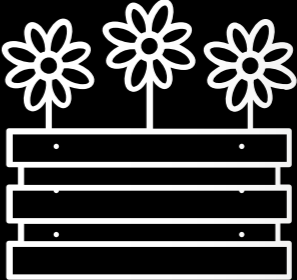
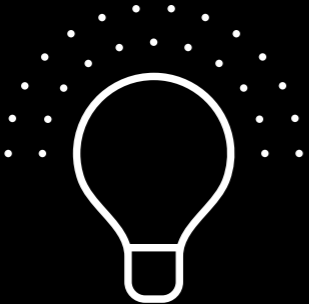
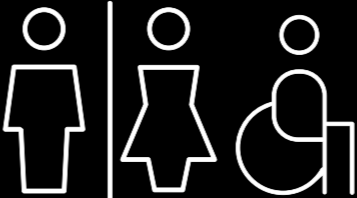
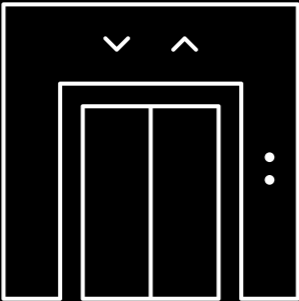
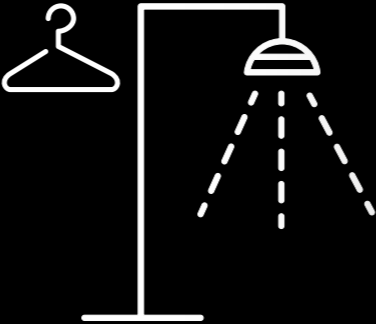
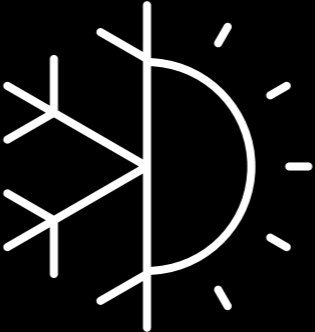
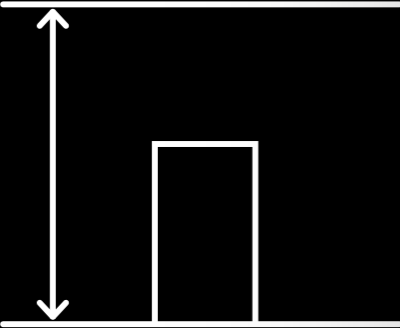
ROOFTOP PHOTO-VOLTAIC
SOLAR PANELS SUPPLEMENT
COMMON AREA ELECTRICITY,
REDUCING CONSUMPTION
FROM EXTERNAL POWER
SUPPLIES



EPC B

CONTEMPORARY, FLEXIBLE AND BRIGHT



SPECIFICATION	 <p>FULLY ACCESSED RAISED FLOOR</p>	 <p>PRIVATE EXTERNAL SQUARE SUITABLE FOR FUNCTIONS AND EVENTS</p>	 <p>SECURE CYCLE HUB</p>	 <p>COMMUNAL EXTERNAL COURTYARD</p>	
	 <p>FEATURE PENDANT LED LIGHTING</p>		 <p>MALE/FEMALE/ ACCESSIBLE W/C'S</p>		
	 <p>LIFT ACCESS</p>	 <p>SHOWER AND CHANGING FACILITIES</p>	 <p>NEW EXPOSED VRF HEATING AND COOLING</p>	 <p>DOUBLE HEIGHT FEATURE RECEPTION</p>	

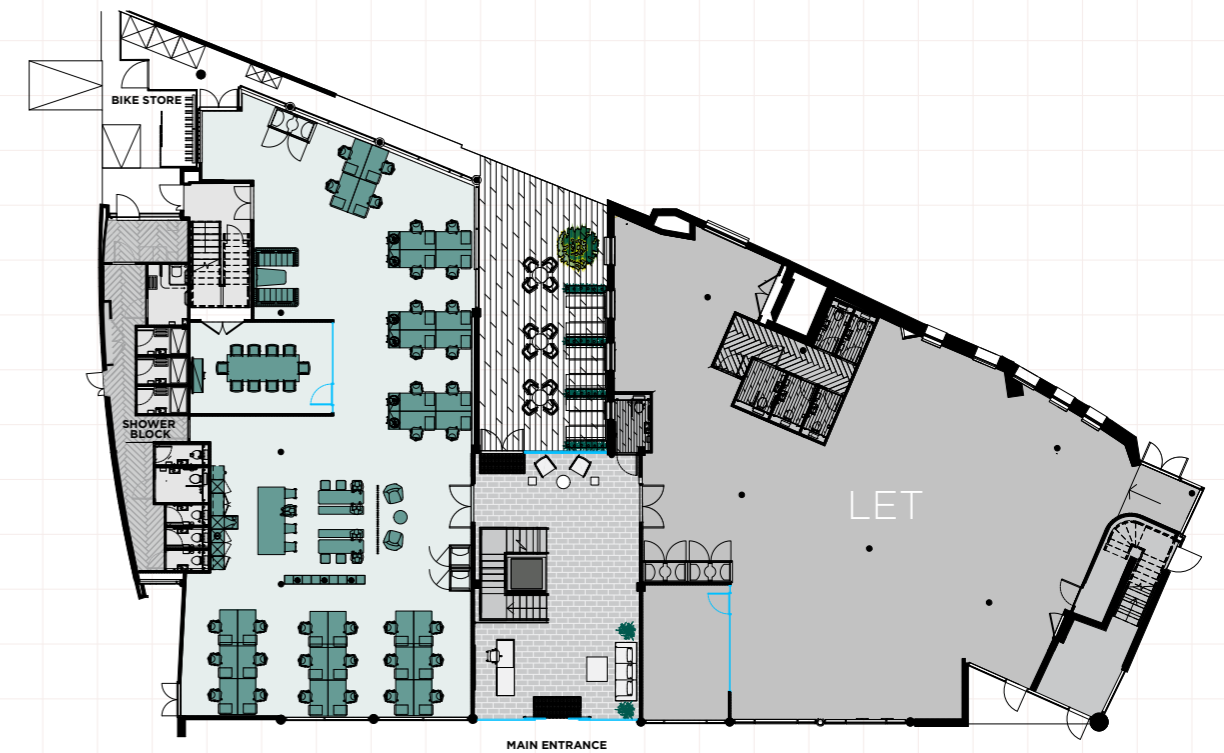
FLOOR AREAS

GROUND FLOOR



Floor plans not to scale, for identification purposes only.

GROUND FLOOR - SPACE PLAN 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

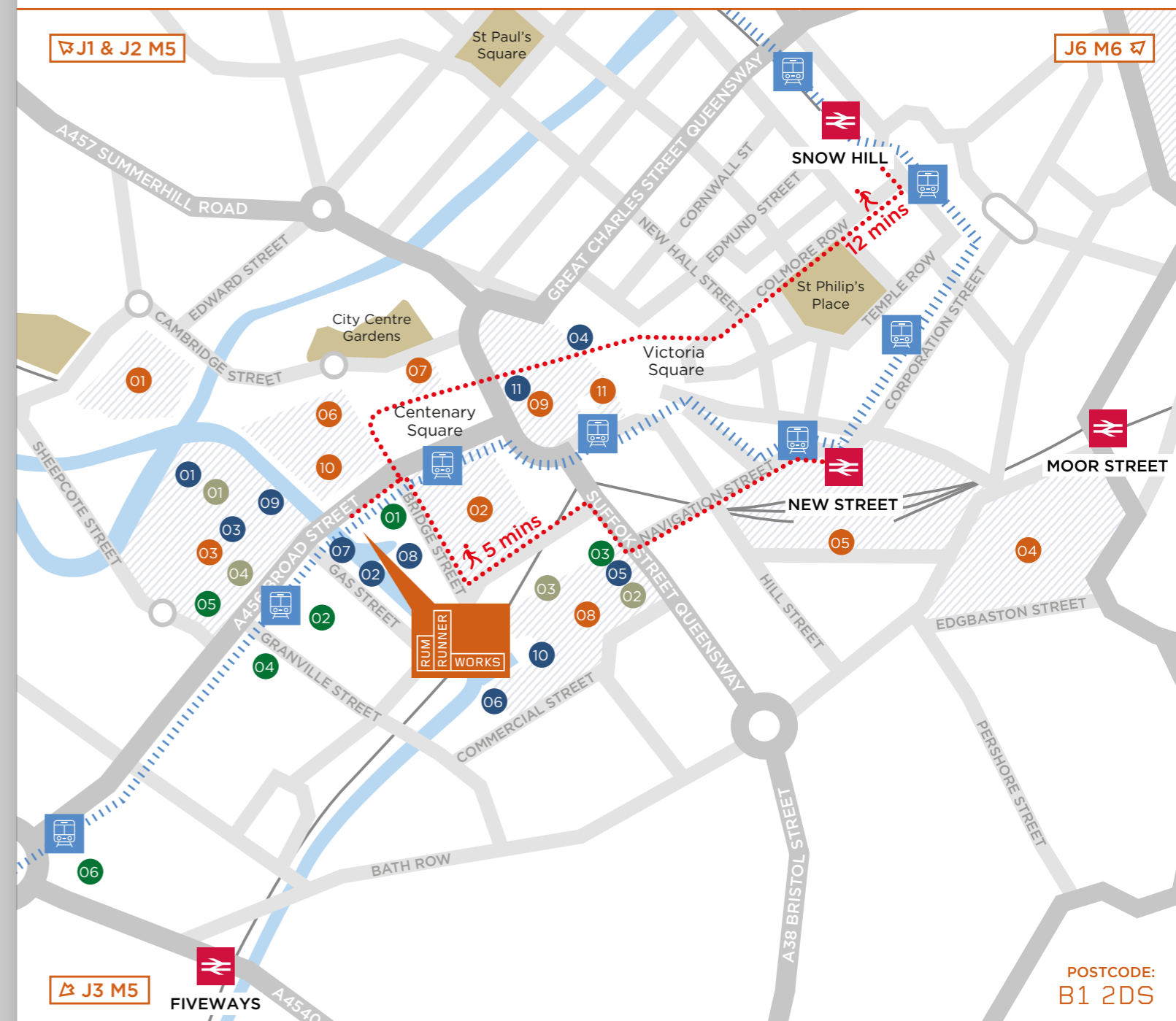
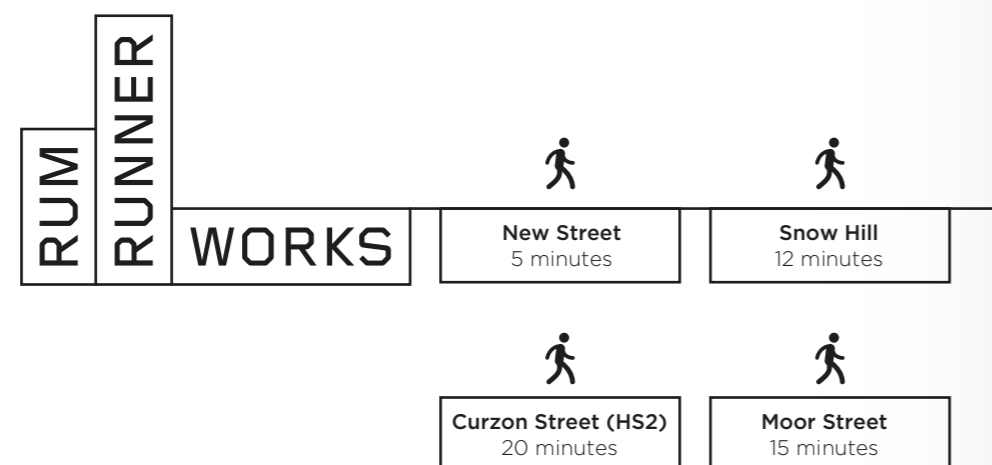


THE DESIRABLE CANALSIDE LOCATION IS A SHORT WALK TO BIRMINGHAM'S MAIN RAILWAY STATIONS:

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 Rudy's Pizza Napoletana
- 04 Dishoom
- 05 Mal at Malmaison
- 06 Marco Pierre White
- 07 Tap & Spile
- 08 The Botanist Gas Street Basin
- 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
- 04 Odissi



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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