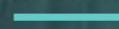




BASKERVILLE

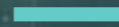
HOUSE

START EXPLORING SPACE



UP TO 98,462 SQ FT

GRADE A OFFICE SPACE



BIRMINGHAM

1ST FLOOR **25,803 SQ FT**  
2ND FLOOR **29,610 SQ FT**  
3RD FLOOR **15,056 SQ FT**  
4TH FLOOR **27,993 SQ FT**

**GRADE A** OFFICE SPACE

That's one  
small step  
for you,  
one giant  
leap for your  
business

# YOUR COUNTDOWN TO OCCUPATION

07

WELCOME

06

SPECIFICATION

05

SPACE NAVIGATION

04

AVAILABLE SPACE

03

HUB CONCEPTS

02

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01

AMENITIES

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LAUNCH



# 07

## WELCOME



Elegant and timeless, Baskerville House is one of Birmingham's most prominent landmark buildings set in a prime central location.

Classic in style, this imposing seven-storey Grade II listed building has been transformed to provide impressive headquarters style Grade A office accommodation, unrivalled in the marketplace.

**Tenants include:**  
EC Harris  
Kaplan  
Marketing Birmingham  
Legal Ombudsman



# 06

## SPECIFICATION

Offering premium Grade A office space, Baskerville House is situated on Centenary Square, one of the city's main public squares.

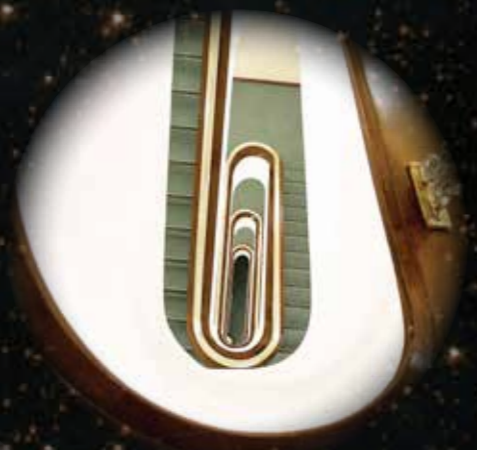
The building offers some of the largest floorplates in Birmingham:

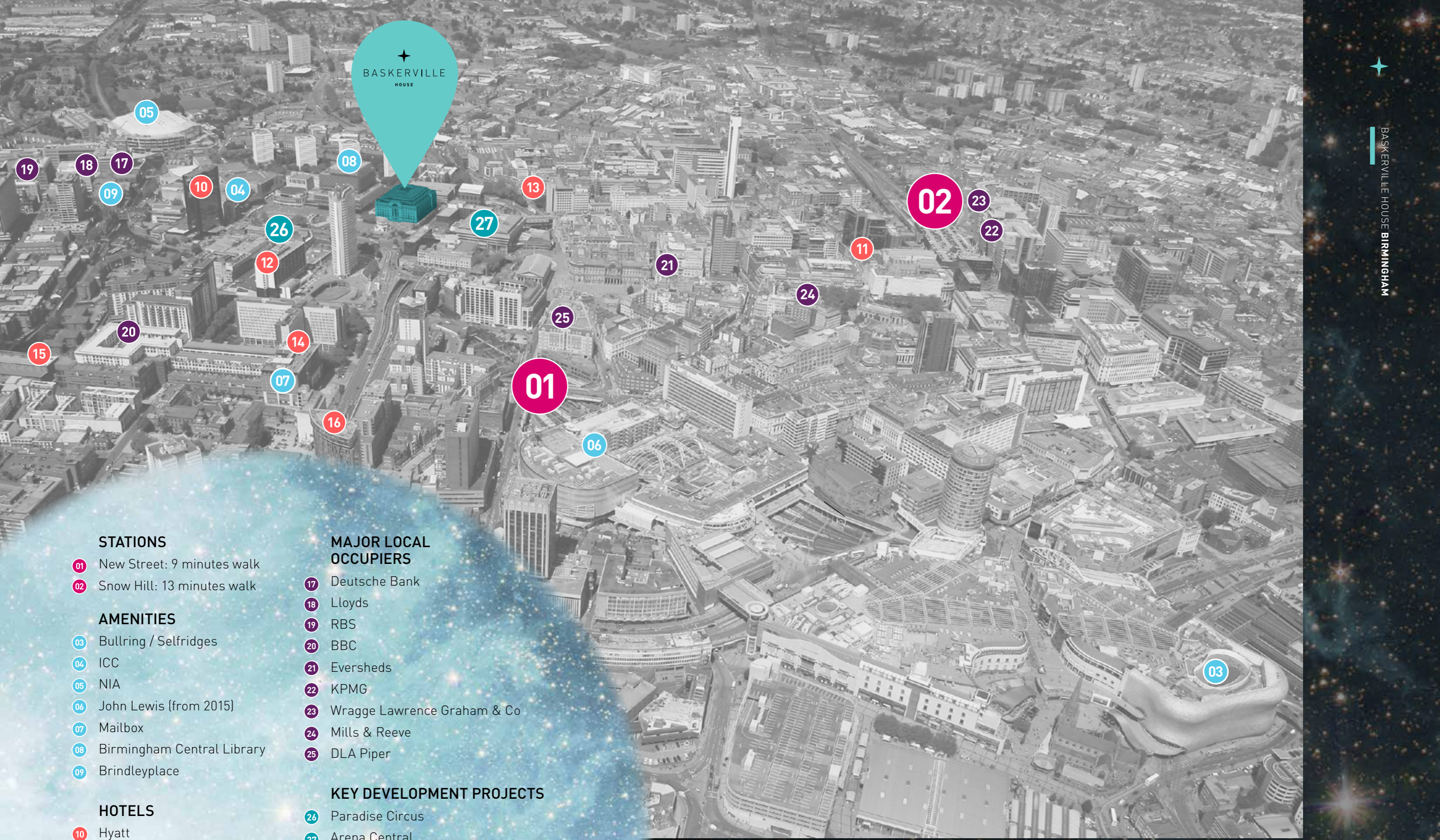
- 1ST FLOOR 25,803 SQ FT
- 2ND FLOOR 29,610 SQ FT
- 3RD FLOOR 15,056 SQ FT
- 4TH FLOOR 27,993 SQ FT

Open plan, with excellent natural light and fully air-conditioned, this striking building delivers a vibrant, flexible and efficient working environment to meet 21st century needs.

The building also benefits from a parking ratio of 1:1,400 sq ft consisting of 27 basement car parking spaces, together with 16 spaces in the secure courtyard and 100 spaces in the dedicated Baskerville House parking zone in the adjoining car park.

- Two new fully glazed atria from second to sixth floors
- Full air-conditioning via displacement ventilation and static cooling and heating system
- Fully DDA compliant
- Perforated metal suspended ceiling
- In the spirit of LG7 lighting with column and perimeter uplighting
- 7 lifts including 1 goods lift
- 2.6-2.9m floor to ceiling height
- Male, female and disabled toilets
- Lower ground floor shower facilities including disabled showers
- 24 hour on-site security with CCTV and 24/7 manned Reception
- On-site Building Manager
- Sustainability- BREEAM 'Very Good' accreditation, EPC 'B' rating





BASKERVILLE HOUSE

**STATIONS**

- 01 New Street: 9 minutes walk
- 02 Snow Hill: 13 minutes walk

**AMENITIES**

- 03 Bullring / Selfridges
- 04 ICC
- 05 NIA
- 06 John Lewis (from 2015)
- 07 Mailbox
- 08 Birmingham Central Library
- 09 Brindleyplace

**HOTELS**

- 10 Hyatt
- 11 Hotel du Vin
- 12 Crowne Plaza
- 13 IBIS
- 14 Malmaison
- 15 Ramada
- 16 Radisson

**MAJOR LOCAL OCCUPIERS**

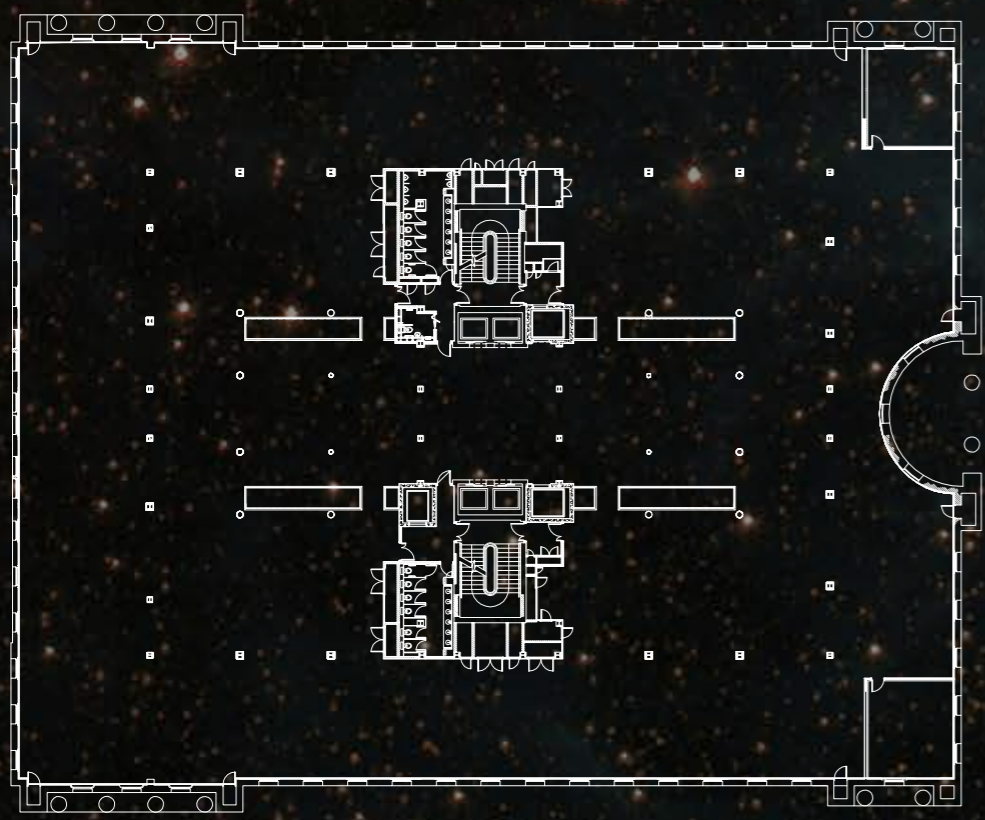
- 17 Deutsche Bank
- 18 Lloyds
- 19 RBS
- 20 BBC
- 21 Eversheds
- 22 KPMG
- 23 Wragge Lawrence Graham & Co
- 24 Mills & Reeve
- 25 DLA Piper

**KEY DEVELOPMENT PROJECTS**

- 26 Paradise Circus
- 27 Arena Central

05

SPACE NAVIGATION



2ND FLOOR  
29,610 SQ FT

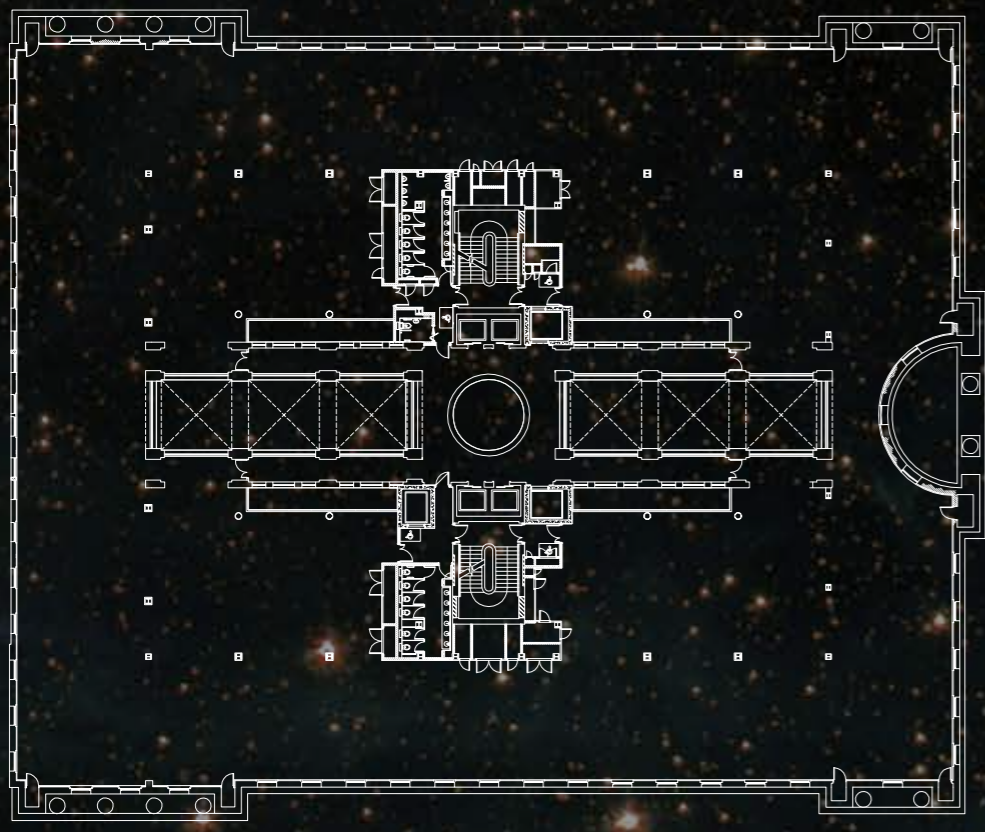
2ND FLOOR



1ST FLOOR

# 04

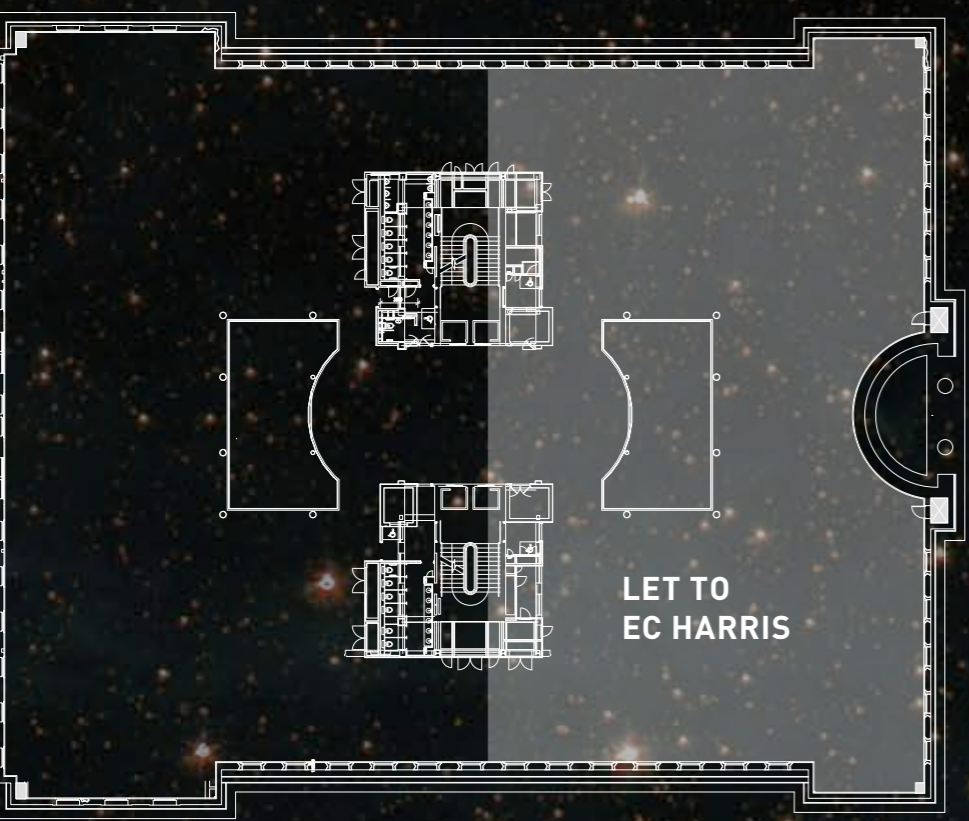
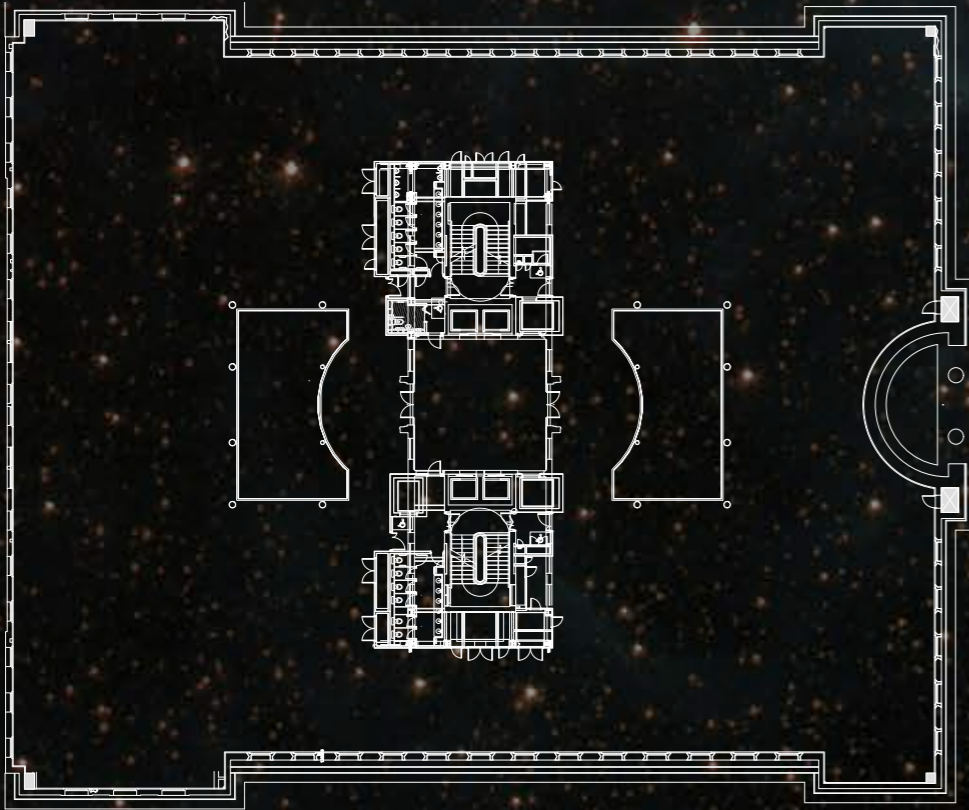
## AVAILABLE SPACE



1ST FLOOR  
25,803 SQ FT

FIRST  
2,397 SQ M /  
25,803 SQ FT

SECOND  
2,751 SQ M /  
29,610 SQ FT

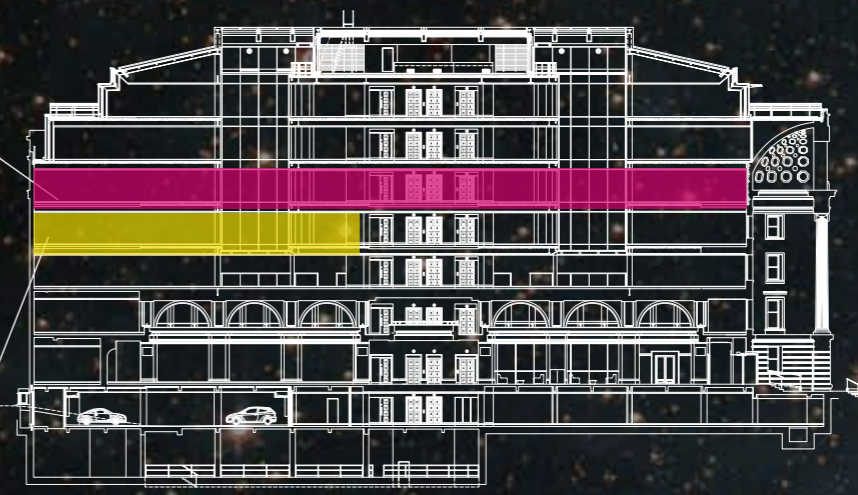


4TH FLOOR

4TH FLOOR  
27,993 SQ FT

3RD FLOOR

PART 3RD FLOOR  
15,056 SQ FT

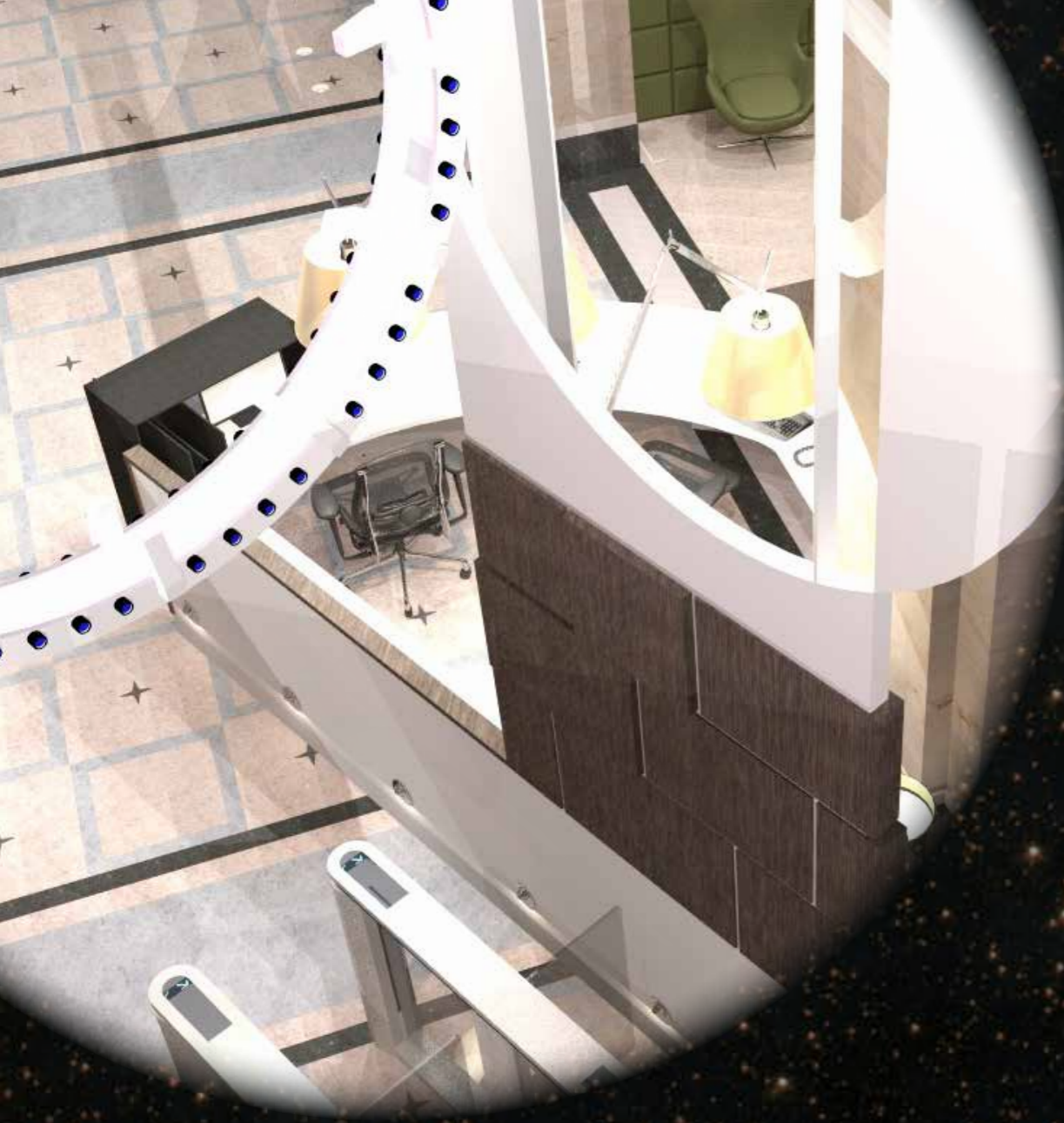


# 04

## AVAILABLE SPACE

THIRD  
**1,399 SQ M /  
15,056 SQ FT**

FOURTH  
**2,601 SQ M /  
27,993 SQ FT**



# 03

## HUB CONCEPTS

Proposed Reception and common area works.

Working with a team of experienced designers and listed building consultants, the landlord will deliver remodeled and refreshed common areas mixing the striking original features of this Birmingham landmark with a complementing contemporary design.







# 02

VIEWING GALLERY



John Lewis

Birmingham  
New Street Station

#### PARADISE CIRCUS

Directly adjacent to Baskerville House, the much anticipated Paradise Circus development extends to 17 acres and will ensure the regeneration and revitalisation of the West of the traditional city core.



BASKERVILLE HOUSE BIRMINGHAM

#### BULLRING

Having opened in 2003 at a cost of £800million, the Bullring is Europe's largest city centre retail regeneration scheme and currently attracts 40 million shoppers per annum. The Bullring has lifted Birmingham to 3rd in the Experian ranking as a major retail destination ahead of cities such as Manchester and Leeds.



#### BRINDLEYPLACE

Once the largest mixed-use canalside development in the UK, this successful business environment to the West of the city core has become home to major occupiers including Deloitte, RBS, Lloyds and Deutsche Bank.



#### BIRMINGHAM CENTRAL LIBRARY

Now complete and open to the public, the new 330,000 sq ft civic library is the largest public library in the UK and one of the largest in Europe.



# 01

## AMENITIES

Set within Centenary Square next to the iconic Birmingham Central Library, Baskerville House provides a fantastic location from which to do business, surrounded by amenities offering anything from coffee and light bites to Michelin starred menus.

Baskerville House is central to Birmingham's leisure and retail offering, with the canalside settings of Brindleyplace and The Mailbox only a short walk away. Birmingham's nearby Conference Quarter and its associated hotel offering means that for occupiers gravitating to this location there is a truly universal collection.





BASKERVILLE HOUSE BIRMINGHAM

## LOCATION

The central location of this iconic building means that occupiers can enjoy a wealth of amenities including hotels, bars, restaurants and banks. The Mailbox and Brindleyplace canalside destinations offer an abundant choice in bars and restaurants with the Bullring providing a shopping extravaganza: A rich world of choice lies within a few minutes walk.

Transport links are superb. Baskerville House is just minutes from the A38 Aston Expressway which provides fast and efficient access to the Midlands' motorway network. The three main city train stations of Snow Hill, Moor Street and New Street are situated within a few minutes walk. Baskerville House also benefits from extensive bus services.

### MIDLAND METRO

The £130million metro extension linking Snow Hill to New Street station is set for completion in 2015. The new line will deliver 3.5 million passengers into the heart of the city.

### HS2

This high-speed link between Birmingham and London has full backing from Parliament. The project will improve the journey time between the UK's second city and the capital to 49 minutes and will eventually provide much improved linkage between London, Birmingham, Manchester and Leeds. HS2 is expected to have a £5.2billion impact on the city.

### NEW STREET GATEWAY

The £600million redevelopment of New Street station is well underway with phase 1 open. This major infrastructure project is unique as it will provide 200,000 sq ft of retail space anchored by John Lewis above one of the busiest transport hubs in the UK.

### BIRMINGHAM AIRPORT EXTENSION

The only consented and under construction runway extension in the UK will be fully operational by early 2015. The extension will expand the international hub to permit direct flights to increased numbers of long haul destinations and will increase passenger numbers from 9 million to 18 million.



**Key**  
Proposed Metro Line

BASKERVILLE HOUSE, CENTENARY SQUARE, BIRMINGHAM B1 2ND  
[WWW.BASKERVILLEHOUSE.CO.UK](http://WWW.BASKERVILLEHOUSE.CO.UK)



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