

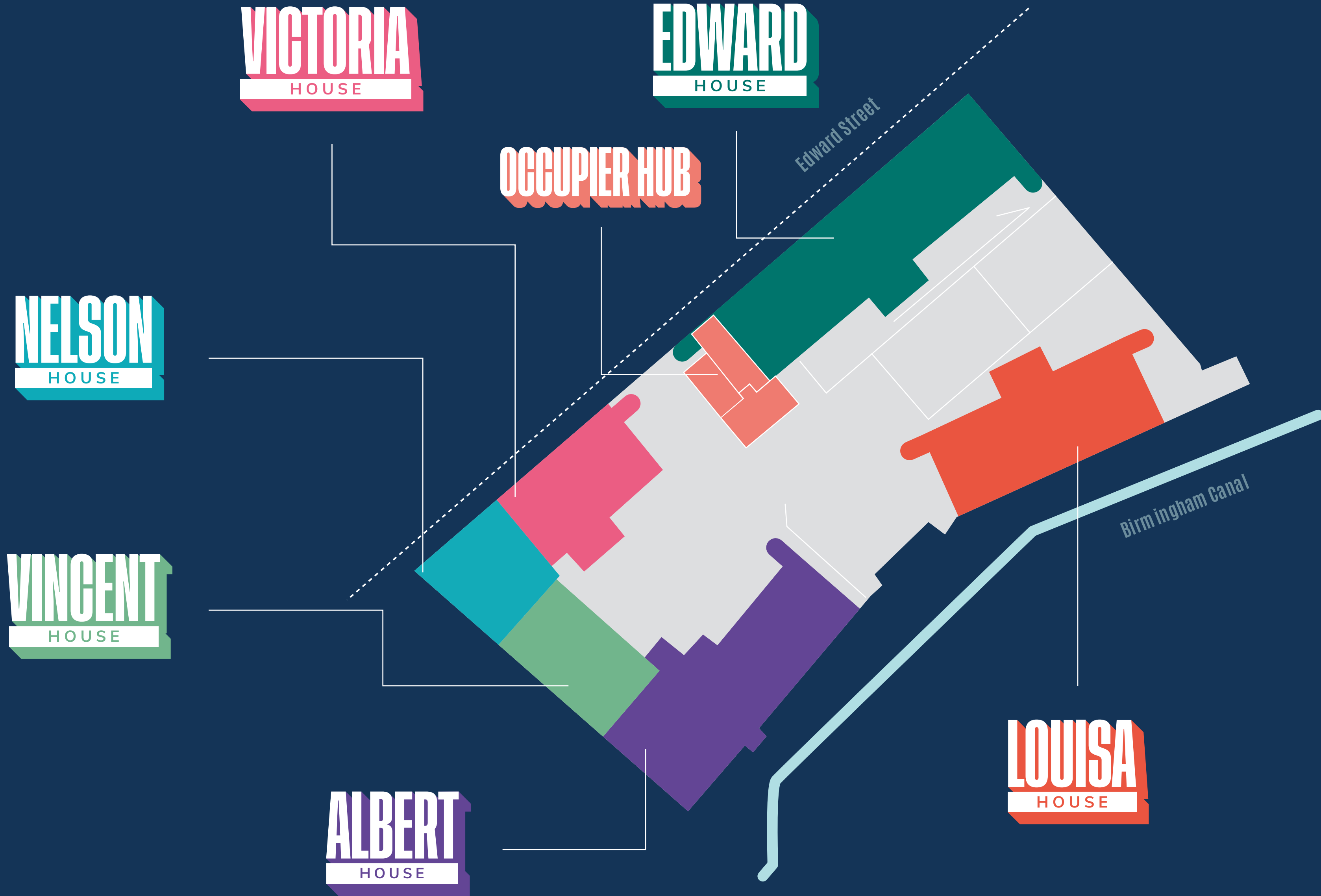
A CANALSIDE BUSINESS COMMUNITY

# QUAY PLACE

# FLOORPLANS

# SPECIFICATION

- Raised floors
- Air conditioning
- Suspended ceilings
- Lighting designed to comply with LED standards
- 24 hour manned security
- Vibrant canalside location
- Within the immediate vicinity of Brindleyplace, Utilita Arena Birmingham and ICC
- Secure onsite parking



# ALBERT

## HOUSE

Arranged over three floors, Albert House currently offers vacant accommodation on the second floor, providing 8,640 sq ft (IPMS 3).

The suite provides efficient flexible open plan accommodation, which can easily be subdivided.

### TYPICAL SPECIFICATION INCLUDES:

- Raised floors
- Suspended ceiling
- LED lighting
- Male & female toilets
- Passenger lift
- VRF air conditioning
- EPC Rating - C (69)



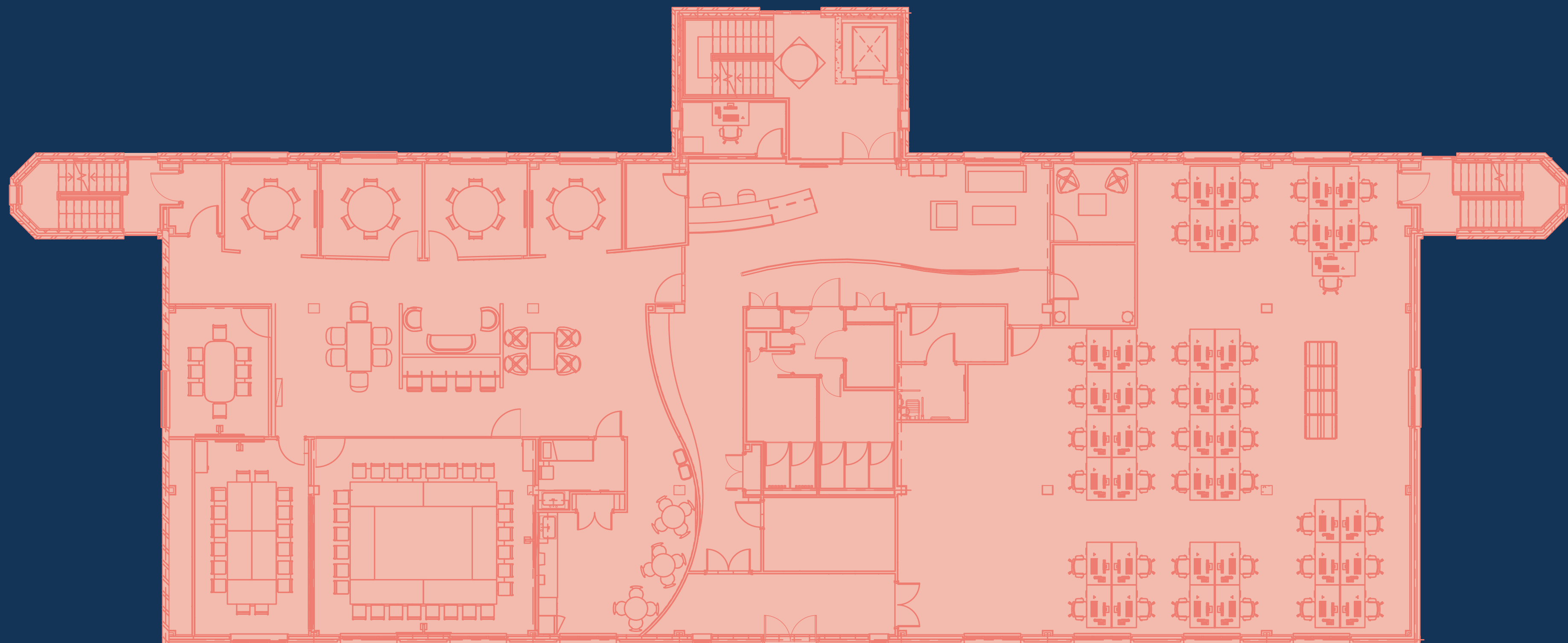
**SECOND FLOOR: 8,640 SQ FT**

# LOUISA HOUSE

Louisa provides a unique opportunity to take fully fitted turn key space for occupiers requiring space from 6,469 sq ft to 19,461 sq ft (NIA), as an own front door solution.

## FULLY FITTED SPACE INCLUDES:

- Raised floors
- LED lighting with PIR motion sensors
- VRF heating and cooling
- Carpeted throughout
- Male, female & disabled toilets
- Passenger lift
- 46 parking spaces
- EPC Rating - C (54)
- Fully fitted space including:
  - Meeting rooms
  - Break out space
  - Kitchens
  - Open plan office



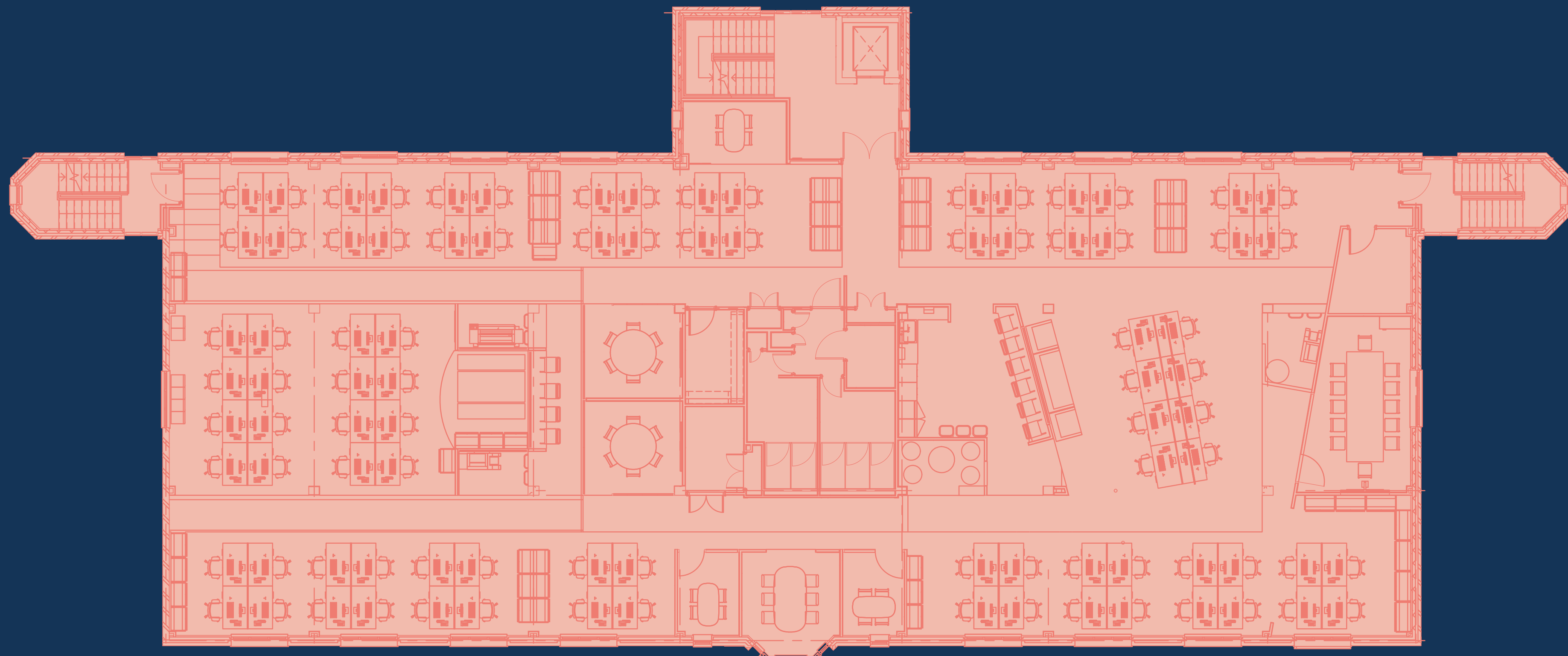
**GROUND FLOOR: 6,469 SQ FT**

# LOUISA HOUSE

Louisa provides a unique opportunity to take fully fitted turn key space for occupiers requiring space from 6,469 sq ft to 19,461 sq ft (NIA), as an own front door solution.

## FULLY FITTED SPACE INCLUDES:

- Raised floors
- LED lighting with PIR motion sensors
- VRF heating and cooling
- Carpeted throughout
- Male, female & disabled toilets
- Passenger lift
- 46 parking spaces
- EPC Rating - C (54)
- Fully fitted space including:
  - Meeting rooms
  - Break out space
  - Kitchens
  - Open plan office



**FIRST FLOOR: 6,480 SQ FT**



Theo Holmes  
T: 0121 627 5510 / 07967 802656  
E: theo.holmes@cbre.com



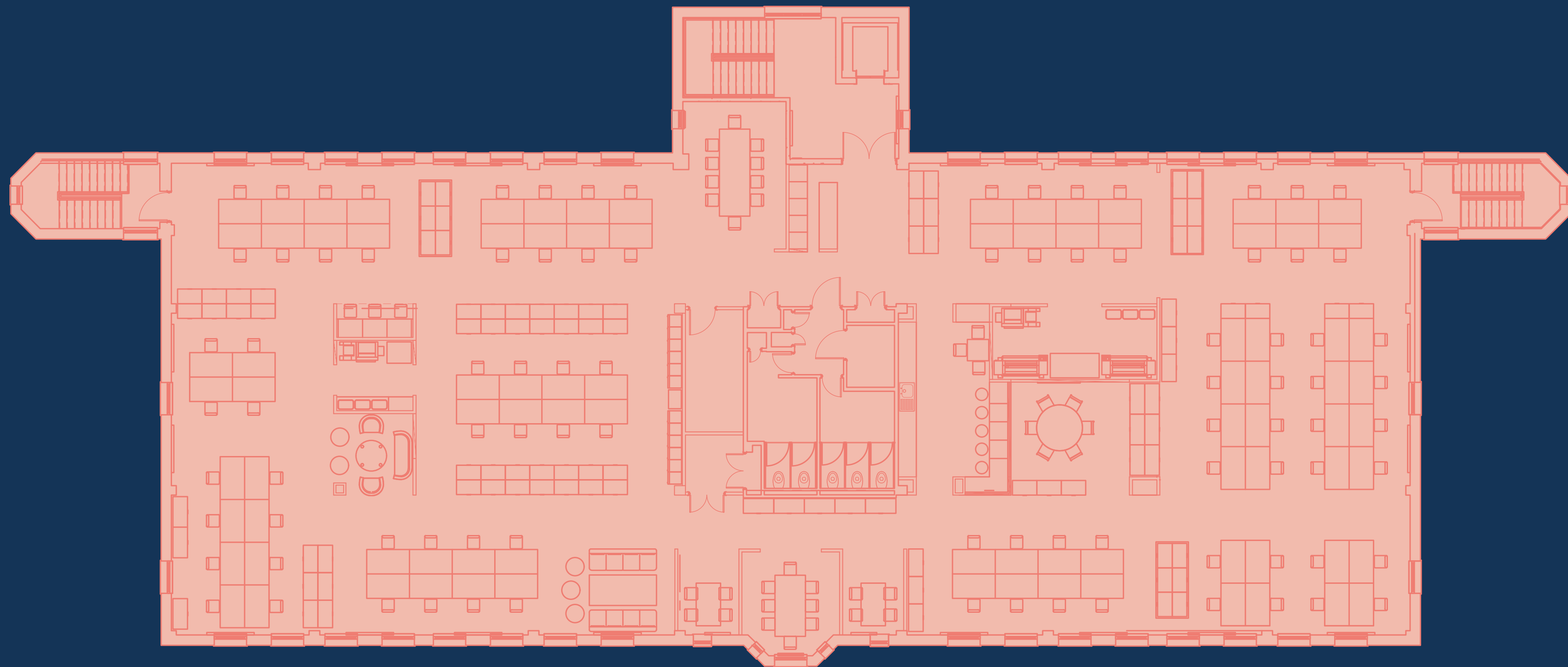
Andrew Riach  
T: 0121 634 6525 / 07872 462427  
E: andrew.riach@eu.jll.com

# LOUISA HOUSE

Louisa provides a unique opportunity to take fully fitted turn key space for occupiers requiring space from 6,469 sq ft to 19,461 sq ft (NIA), as an own front door solution.

## FULLY FITTED SPACE INCLUDES:

- Raised floors
- LED lighting with PIR motion sensors
- VRF heating and cooling
- Carpeted throughout
- Male, female & disabled toilets
- Passenger lift
- 46 parking spaces
- EPC Rating - C (54)
- Fully fitted space including:
  - Meeting rooms
  - Break out space
  - Kitchens
  - Open plan office



**SECOND FLOOR: 6,512 SQ FT**



Theo Holmes  
T: 0121 627 5510 / 07967 802656  
E: theo.holmes@cbre.com



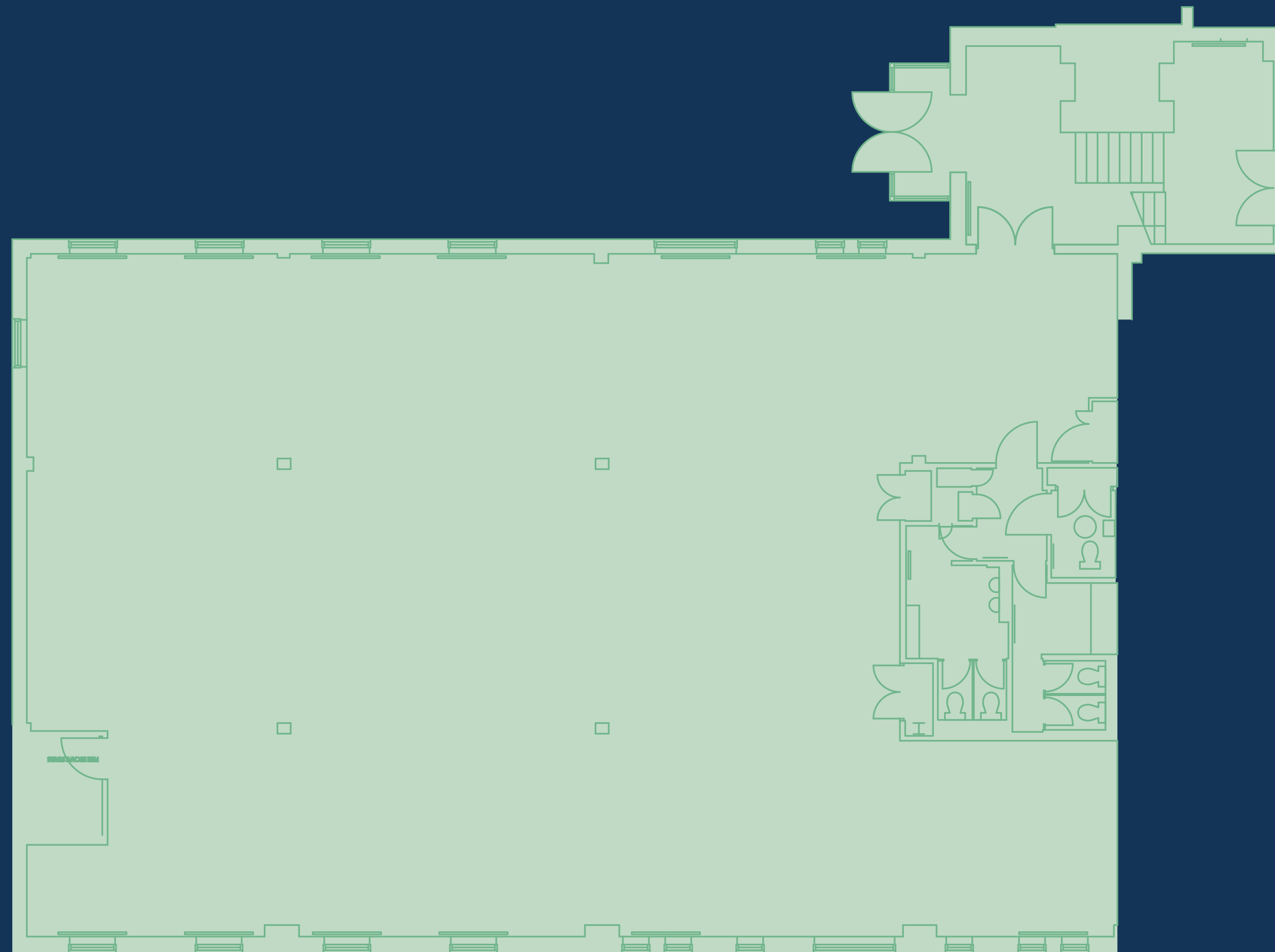
Andrew Riach  
T: 0121 634 6525 / 07872 462427  
E: andrew.riach@eu.jll.com

# VINCENT HOUSE

Vincent House comprises a soon to be refurbished three storey office building and currently provides a total of 3,712 sq ft (NIA) of Grade A office accommodation available on the ground floor.

## TO BE REFURBISHED TO INCLUDE:

- Raised floors
- Feature LED lighting
- VRF heating & cooling
- Carpeted throughout
- Male and Female toilets
- EPC Rating - B (49)



**GROUND FLOOR: 3,712 SQ FT**



Theo Holmes  
T: 0121 627 5510 / 07967 802656  
E: theo.holmes@cbre.com



Andrew Riach  
T: 0121 634 6525 / 07872 462427  
E: andrew.riach@eu.jll.com



# QUAY PLACE



Theo Holmes  
T: 0121 627 5510 / 07967 802656  
E: theo.holmes@cbre.com



Andrew Riach  
T: 0121 634 6525 / 07872 462427  
E: andrew.riach@eu.jll.com

CBRE or Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are give notice that: WW(i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission 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 representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. CB Richard Ellis or Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. October 2021.

Crafted by cab Property.