

RUTLANDHOUSE



FINAL TWO FLOORS REMAINING
PRIME BUSINESS DISTRICT LOCATION
6,923 - 14,717 SQ FT

AVAILABLE TO LET

RUTLANDHOUSE

Prominently located in the heart of Birmingham's established office core



DESCRIPTION

Rutland House is an eleven storey office building prominently located at the heart of Birmingham's office core, at the junction of Edmund Street and Church Street.

Following recent lettings to Bloomer Heaven and Forresters, Rutland House now has only two floors remaining.

Ready to occupy immediately, the vacant space has been refurbished to the highest standard. The floorplates are open plan and enjoy an abundance of natural light, overlooking Church Street Square.

Boasting an attractive manned reception with feature double height glazed atrium, Rutland House creates a warm welcome for both occupiers and visitors alike. Building tenants can also benefit from an onsite café located on the ground floor.

The location at the heart of Birmingham city centre provides a variety of business and leisure opportunities within a 5 minute walk. The building is a short distance from Snow Hill and New Street stations, providing occupiers with excellent public transport links.



Providing an exceptional workplace environment

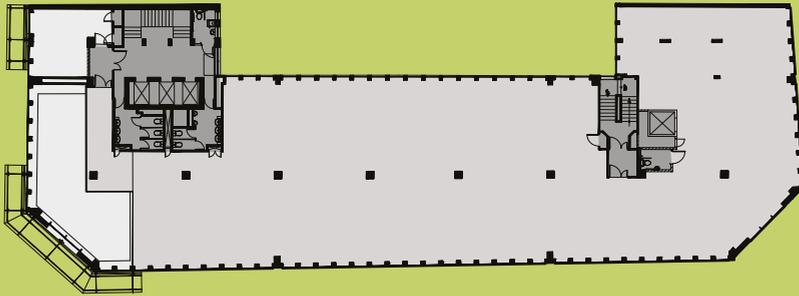
SPECIFICATION

- Raised access floors
- Suspended ceilings
- LG7 compliant lighting
- Comfort cooling
- Three passenger lifts
- Male, female and disabled WCs to each floor
- Shower facilities
- DDA compliant
- Feature manned reception
- Exclusive onsite café
- 24/7 security access
- Basement car park
- Secure bicycle storage
- EPC rating B (47)

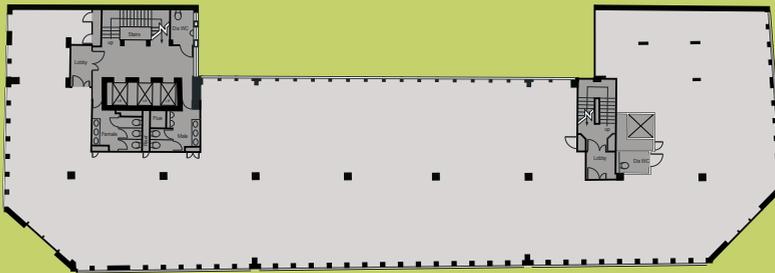
FLOOR SCHEDULE

	sq ft	sq m
1st	6,923	643.20
2nd	LET TO BLOOMER HEAVEN	
3rd	7,794	724.10
4th	LET TO FORRESTERS	
Total	14,717	1,367.30

FIRST FLOOR

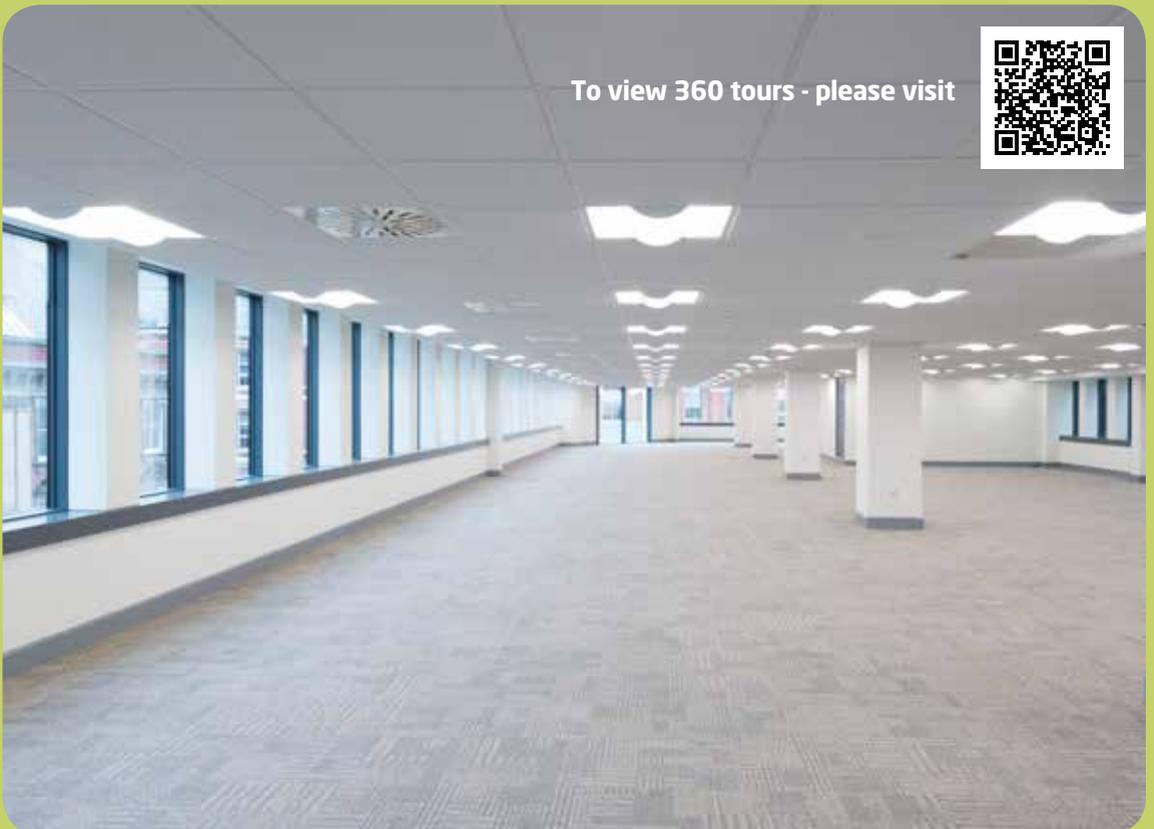


THIRD FLOOR

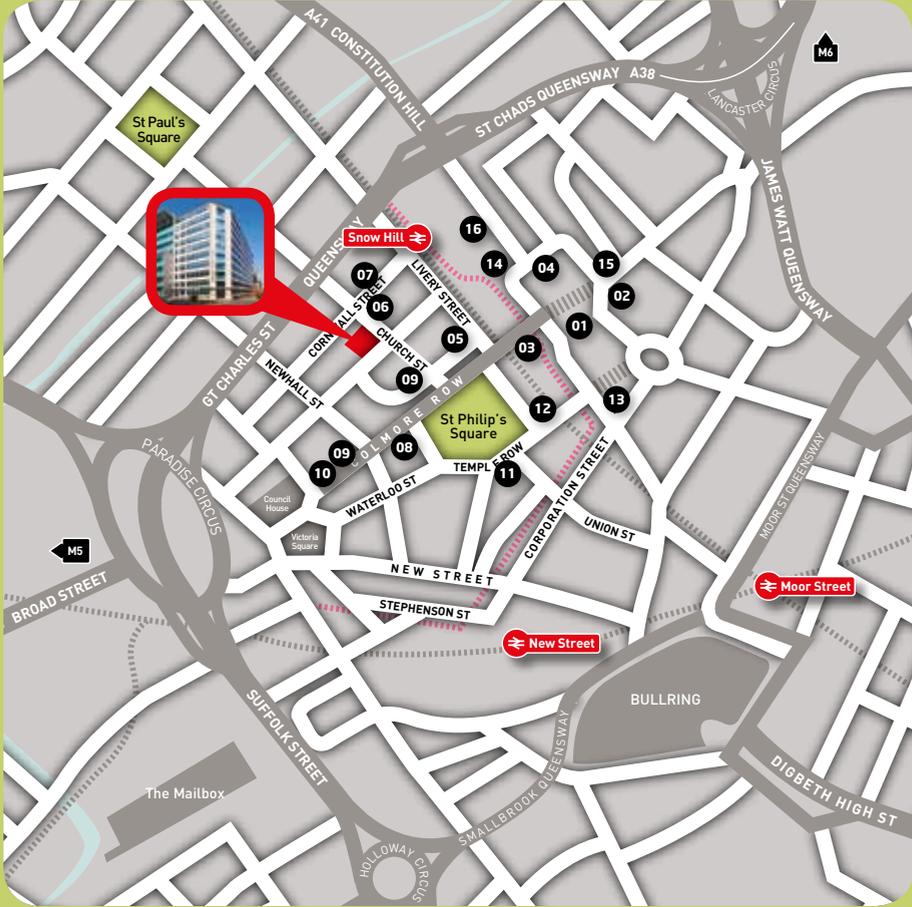


PERFECTSETTING

To view 360 tours - please visit



LOCATION



Metro extension

01. Ernst & Young / SGH Martineau 02. Handelsbanken 03. Royal Sun Alliance / AON
 04. Wesleyan / Pinston Masons 05. Direct Line 06. Coutts & Co / Mazars / Hymans Robertson
 07. PwC 08. Mills & Reeve 09. Eversheds 10. Lloyds Banking Group 11. AXA / Baker Tilly
 12. RBS 13. The Court Service 14. KPMG / Barclays / DWF 15. Grant Thornton 16. Wragge & Co.



OPUS Restaurant



Hotel Du Vin



St Philip's Square



Church Street Square



E ben.thacker@gbpb.com



E david.rigby@cushwake.com

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