



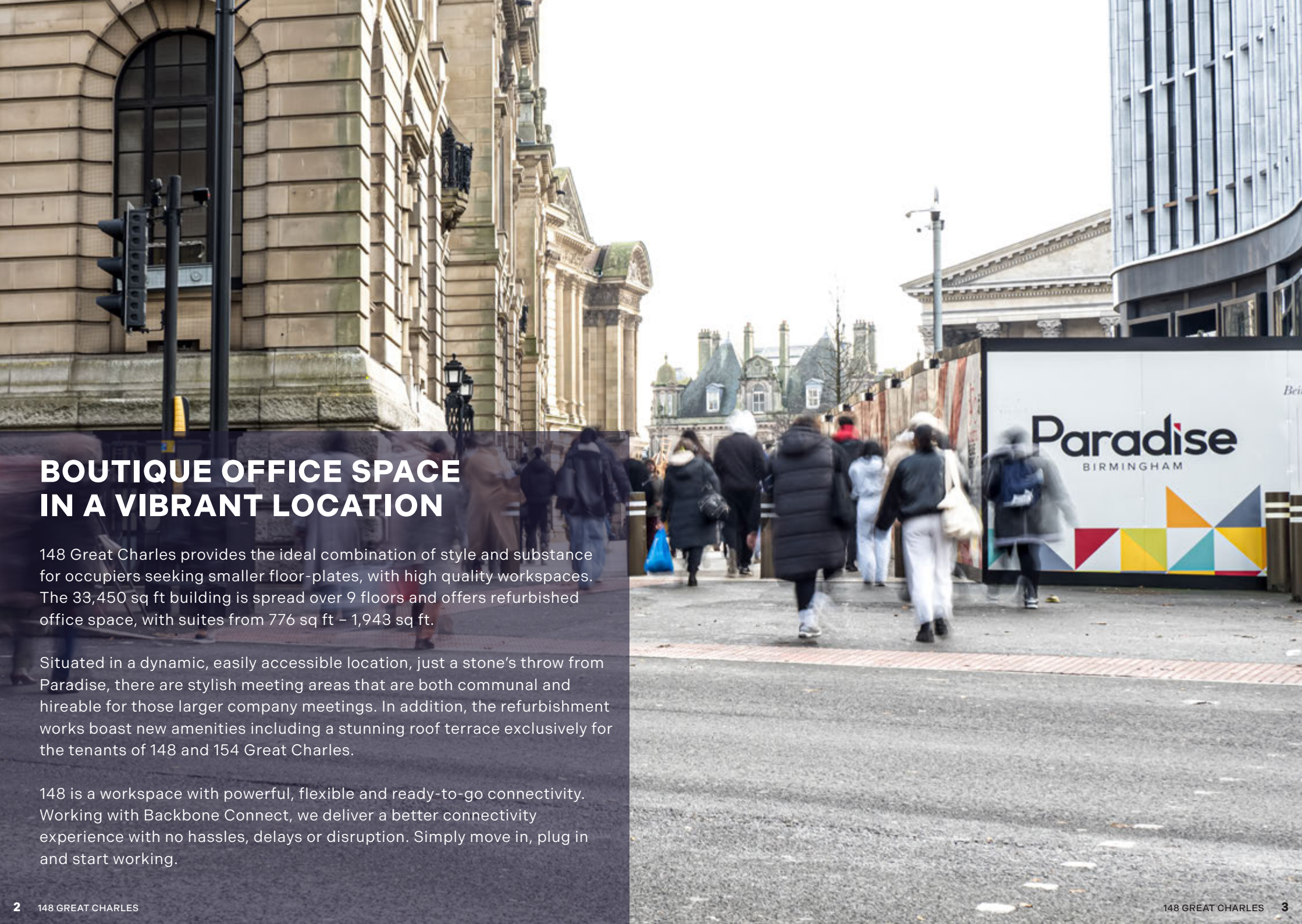
GREAT CHARLES

**Contemporary refurbished
office space with
rooftop terrace**

**Suites available to let
from 1,071 sq ft**

148
GREAT CHARLES

greatcharles.co.uk



BOUTIQUE OFFICE SPACE IN A VIBRANT LOCATION

148 Great Charles provides the ideal combination of style and substance for occupiers seeking smaller floor-plates, with high quality workspaces. The 33,450 sq ft building is spread over 9 floors and offers refurbished office space, with suites from 776 sq ft – 1,943 sq ft.

Situated in a dynamic, easily accessible location, just a stone's throw from Paradise, there are stylish meeting areas that are both communal and hireable for those larger company meetings. In addition, the refurbishment works boast new amenities including a stunning roof terrace exclusively for the tenants of 148 and 154 Great Charles.

148 is a workspace with powerful, flexible and ready-to-go connectivity. Working with Backbone Connect, we deliver a better connectivity experience with no hassles, delays or disruption. Simply move in, plug in and start working.

Paradise
BIRMINGHAM





THE DETAIL IN THE DESIGN

Every detail has been considered from a business' point of view. 148 Great Charles brings together private and comfortable meeting areas with stylishly refurbished office suites.

UNCONTAINED ENERGY

148 is a workspace with powerful, flexible and ready-to-go connectivity. Working with Backbone Connect, we deliver a better connectivity experience with no hassles, delays or disruption. Simply move in, plug in and start working.



SMOOTH TURN

Remove the delay and cost of wayleave agreements.



FAST AND NOT FURIOUS

Move faster and get connected to ultra-fast resilient connectivity.



LINKED

Partner with a trusted connectivity and IT services provider.

 **Backbone Connect**

SPECIFICATION

- 2 x nine passenger lifts
- EPC rating - C
- Communal meeting rooms
- Backbone Connect
- Male and Female WCs
- Disabled WCs
- Shower facilities
- Secure basement cycle storage
- Roof terrace
- Ground floor lounge and coffee bar





FLOOR	SQ FT	SQ M	
NINE			
REAR	806	75	AVAILABLE
EIGHT			
FRONT	1,671	55	AVAILABLE
REAR	1,884	175	AVAILABLE
SEVEN			
FRONT	1,755	163	
REAR	1,943	181	AVAILABLE
SIX			
FRONT	1,761	164	
REAR	1,943	181	
FIVE			
FRONT	1,758	163	AVAILABLE
REAR	1,935	179	
FOUR			
FRONT	1,747	162	
REAR LEFT	777	72	
REAR RIGHT	1,089	100	
THREE			
FRONT	1,748	162	AVAILABLE
REAR	1,910	177	AVAILABLE
TWO			
FRONT	1,760	163	AVAILABLE
REAR RIGHT	1,071	100	
REAR LEFT	776	72	AVAILABLE
ONE			
FRONT	1,744	162	
REAR RIGHT	1,072	100	AVAILABLE
REAR LEFT	667	62	AVAILABLE
GROUND			
REAR	2,193	204	
BASEMENT			
REAR	1,446		AVAILABLE

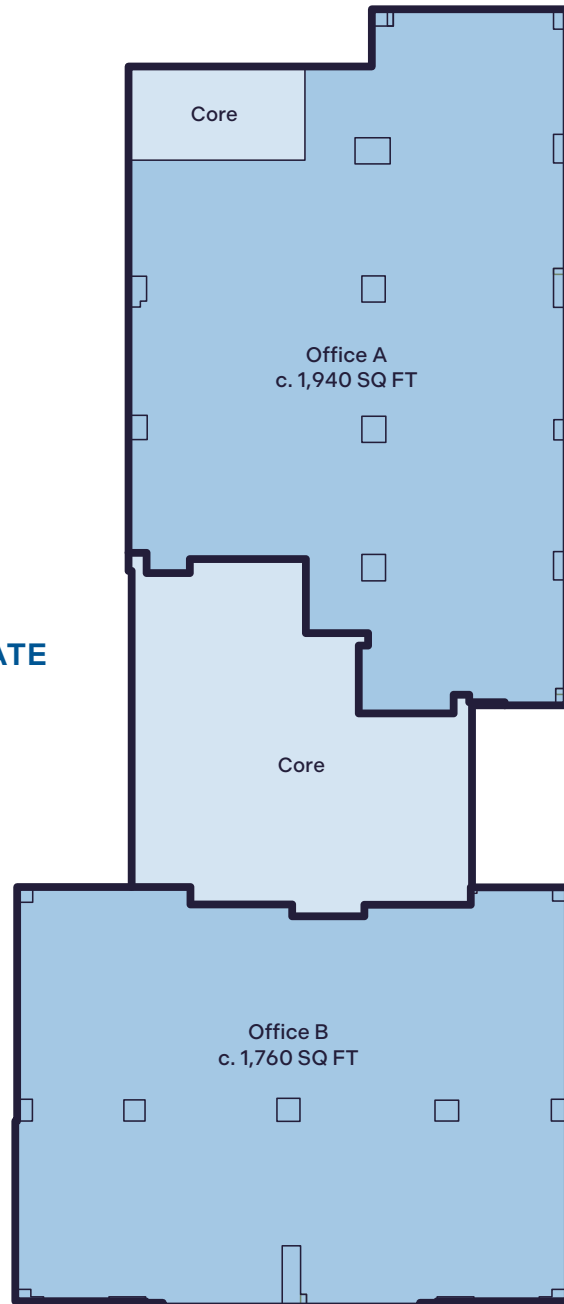


SPECIFICATION

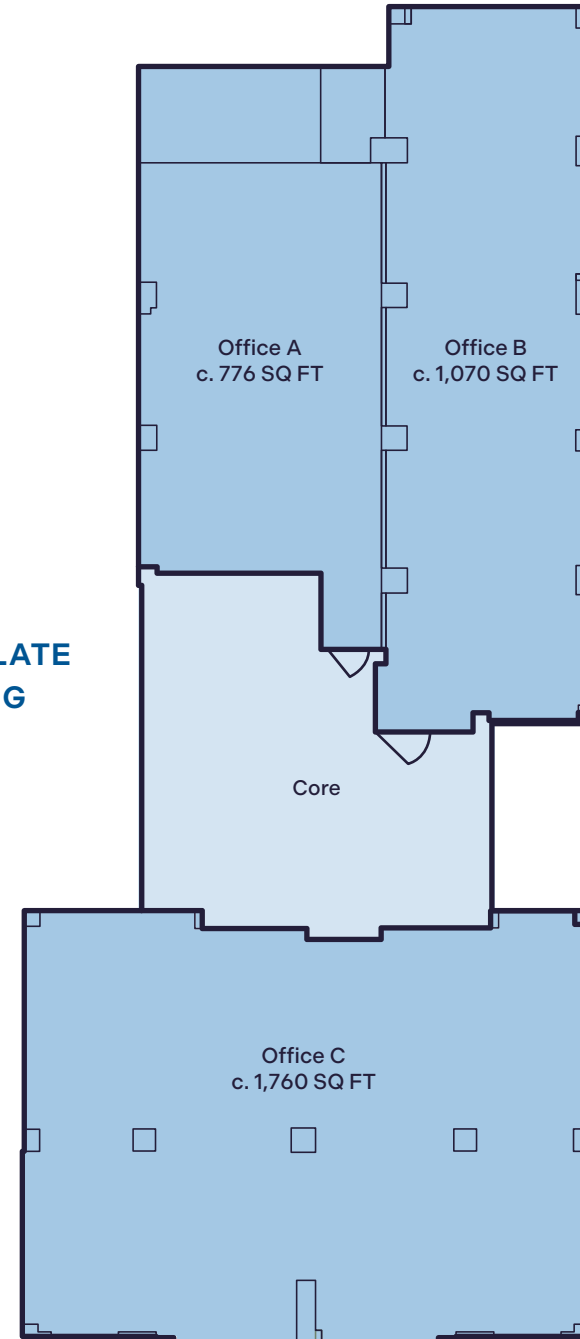
- VRF cooling and heating system
- Natural ventilation
- Exposed services
- EPC rating - C
- LED lighting
- Communal meeting rooms
- Backbone Connect

FLOOR PLANS

TYPICAL
UPPER
FLOORPLATE



TYPICAL
UPPER
FLOORPLATE
(SHOWING
SPLITS)





7th floor rear
1,943 sq ft



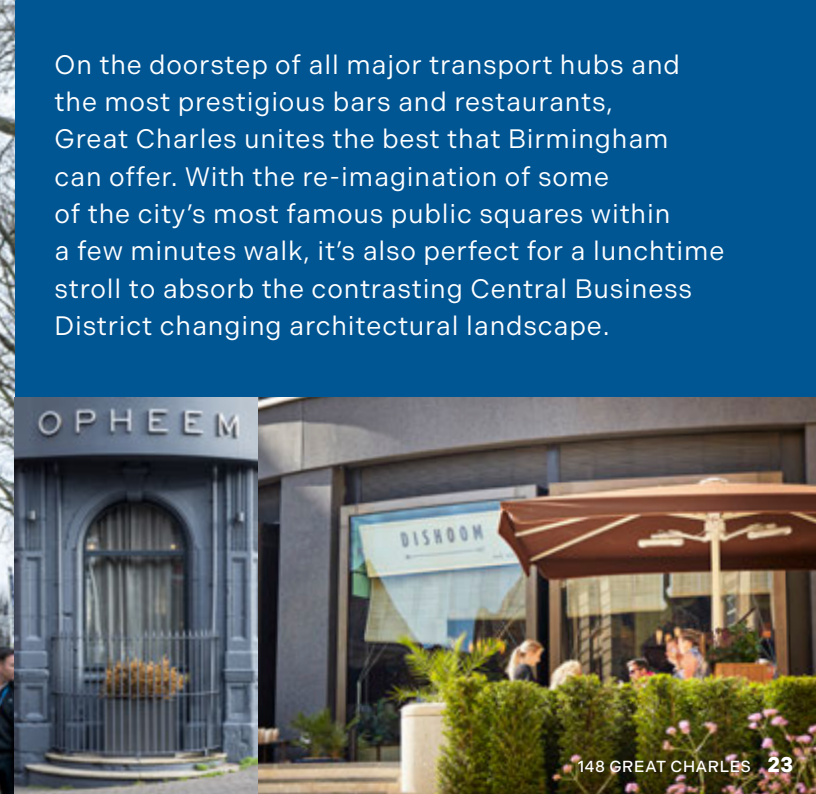
A rooftop terrace with a wooden deck, several green square tables, and metal chairs. Potted trees and plants are scattered throughout the space. In the background, a city skyline with various buildings and a construction crane is visible under a clear sky.

THE ROOFTOP



CITY CENTRE LOCATION

On the doorstep of all major transport hubs and the most prestigious bars and restaurants, Great Charles unites the best that Birmingham can offer. With the re-imagining of some of the city's most famous public squares within a few minutes walk, it's also perfect for a lunchtime stroll to absorb the contrasting Central Business District changing architectural landscape.



ST PAUL'S SQUARE,
JEWELLERY QUARTER

SNOW HILL

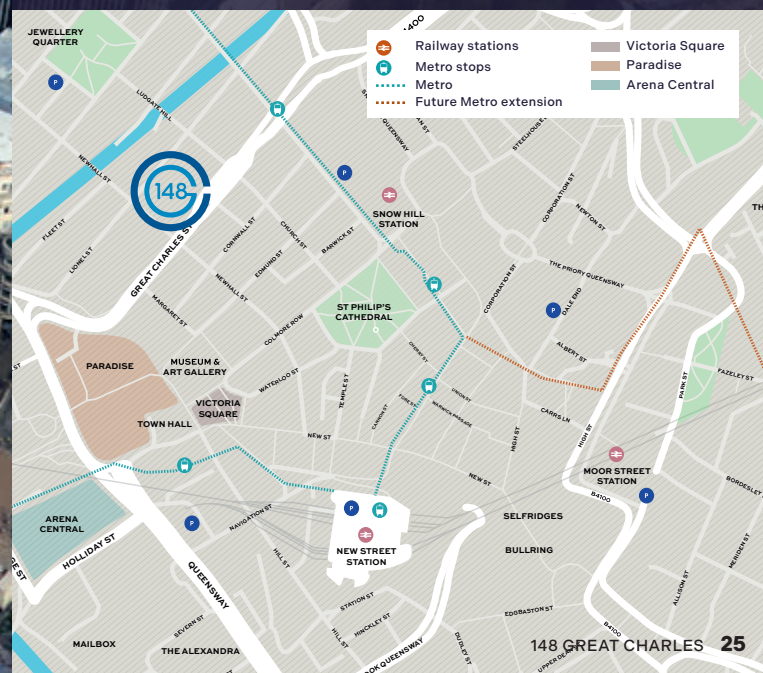
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PARADISE
CHAMBERLAIN SQUARE

PRIME LOCATION

Great Charles is perfectly positioned to benefit from many of Birmingham's key transport hubs, amenities and attractions.

Paradise, ⤴ 2 minutes
Colmore Row, ⤴ 3 minutes
St Philip's Cathedral Square, ⤴ 3 minutes
New Street Station, ⤴ 5 minutes
Jewellery Quarter, ⤴ 3 minutes
Snow Hill Station, ⤴ 4 minutes



For further information or to arrange a viewing, contact:



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