



45  
ST.

# CHURCH

Grade A office space  
in the heart of the CBD  
available from 3,707 sq ft

BIRMINGHAM | B3 2RT



45  
ST. CHURCH

# HELLO

WELCOME

Contemporary  
workspace designed  
for modern business.

Newly refurbished Grade A  
offices in a prime CBD location,  
combining design, connectivity  
and convenience.

45  
ST. CHURCH



# RELAX



RECEPTION

Enjoy the newly refurbished reception with concierge, business lounge & flexi work pods.

# 45 ST. CHURCH

## GENERAL SPECIFICATION

With a specification to suit all modern business.



WiredScore Platinum



New reception with concierge



Communal and break out spaces



Communal roof terrace



New shower and changing facilities



Communal Wif-fi and contactless entry



Secure on-site parking with EV charging



EPC: B



55 cycle spaces



# S P E C

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# WORK

WORKSPACE

Newly refurbished Grade A workspace with natural light and stunning views of the city.



7,832 sq ft

# 45 ST. CHURCH



# WE C A R S

## AVAILABILITY

### Grade A workspace from 3,707 sq ft

12	LET	
11	AVAILABLE	5,135 SQ FT
10	LET	
09	LET	
08	LET	
07	LET	
06	AVAILABLE	3,707 SQ FT
05	AVAILABLE	3,893 SQ FT
04	LET	
03	LET	
02	AVAILABLE	7,832 SQ FT
01	AVAILABLE	5,744 SQ FT
G	AVAILABLE	7,747 SQ FT

# 45 ST. CHURCH

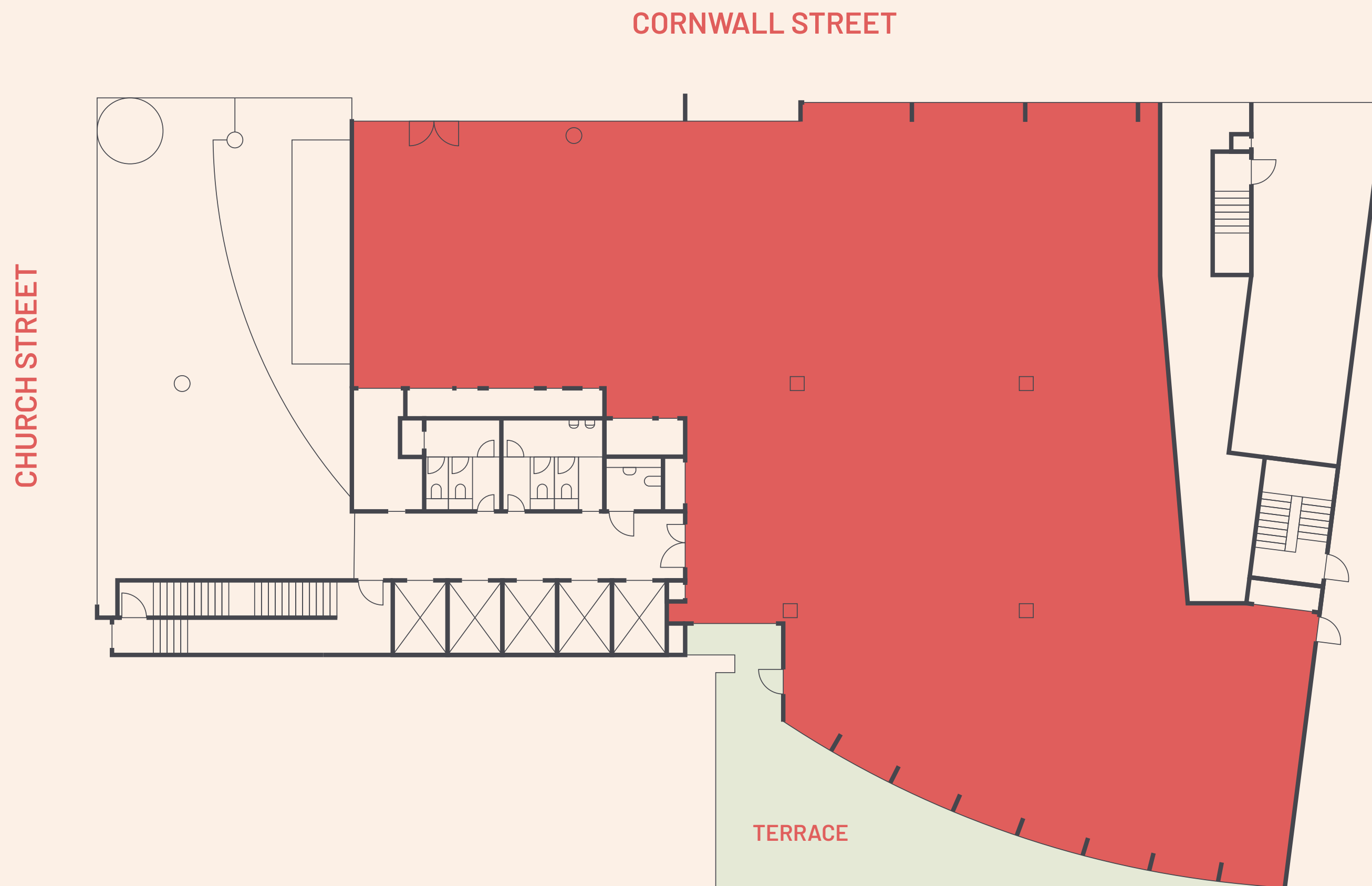
AVAILABILITY

# G

AVAILABLE

7,747 SQ FT

Opportunity for space to be self contained with private entrance.



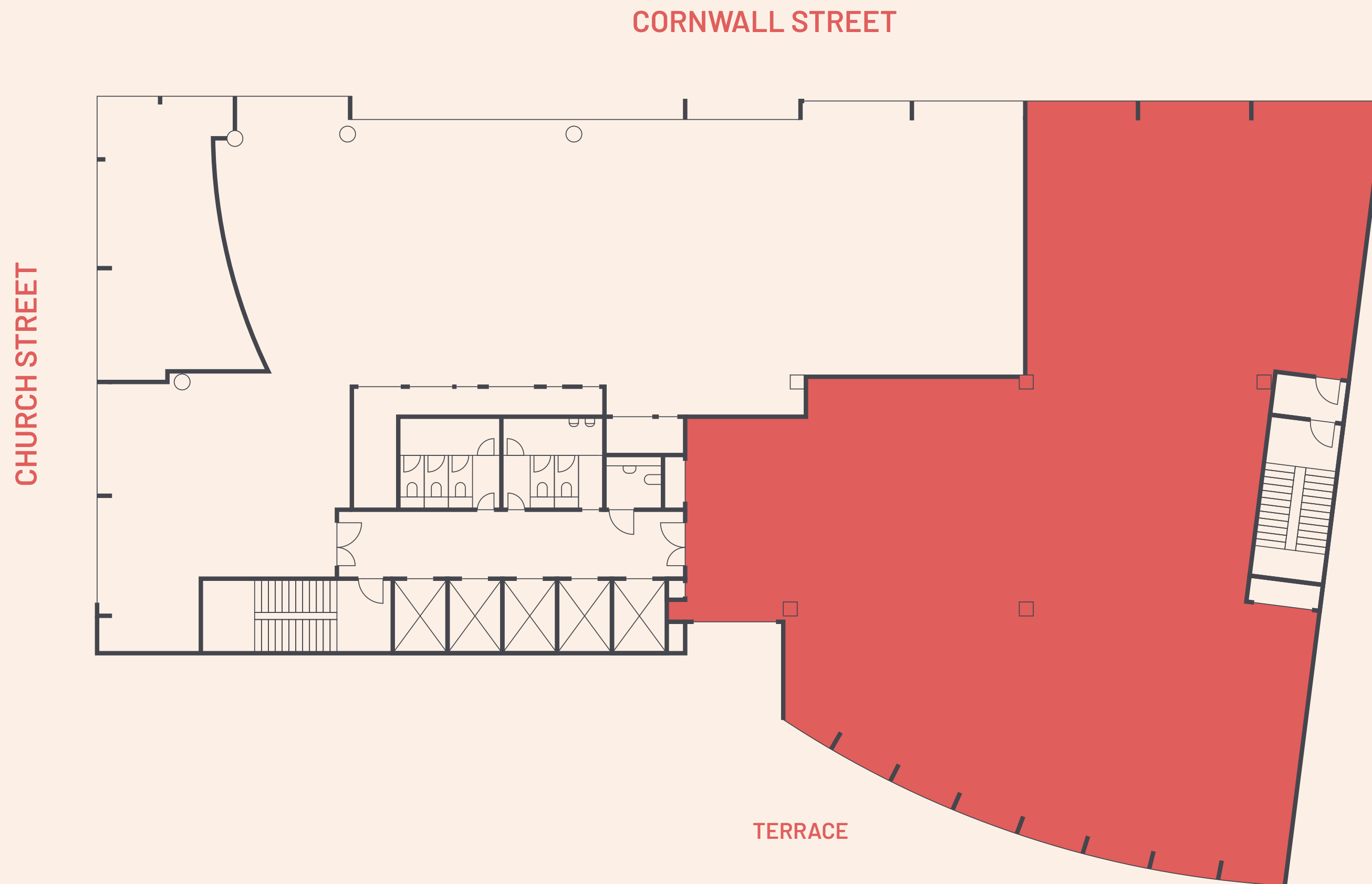
# 45 ST. CHURCH

AVAILABILITY

# 01

AVAILABLE

5,744 SQ FT



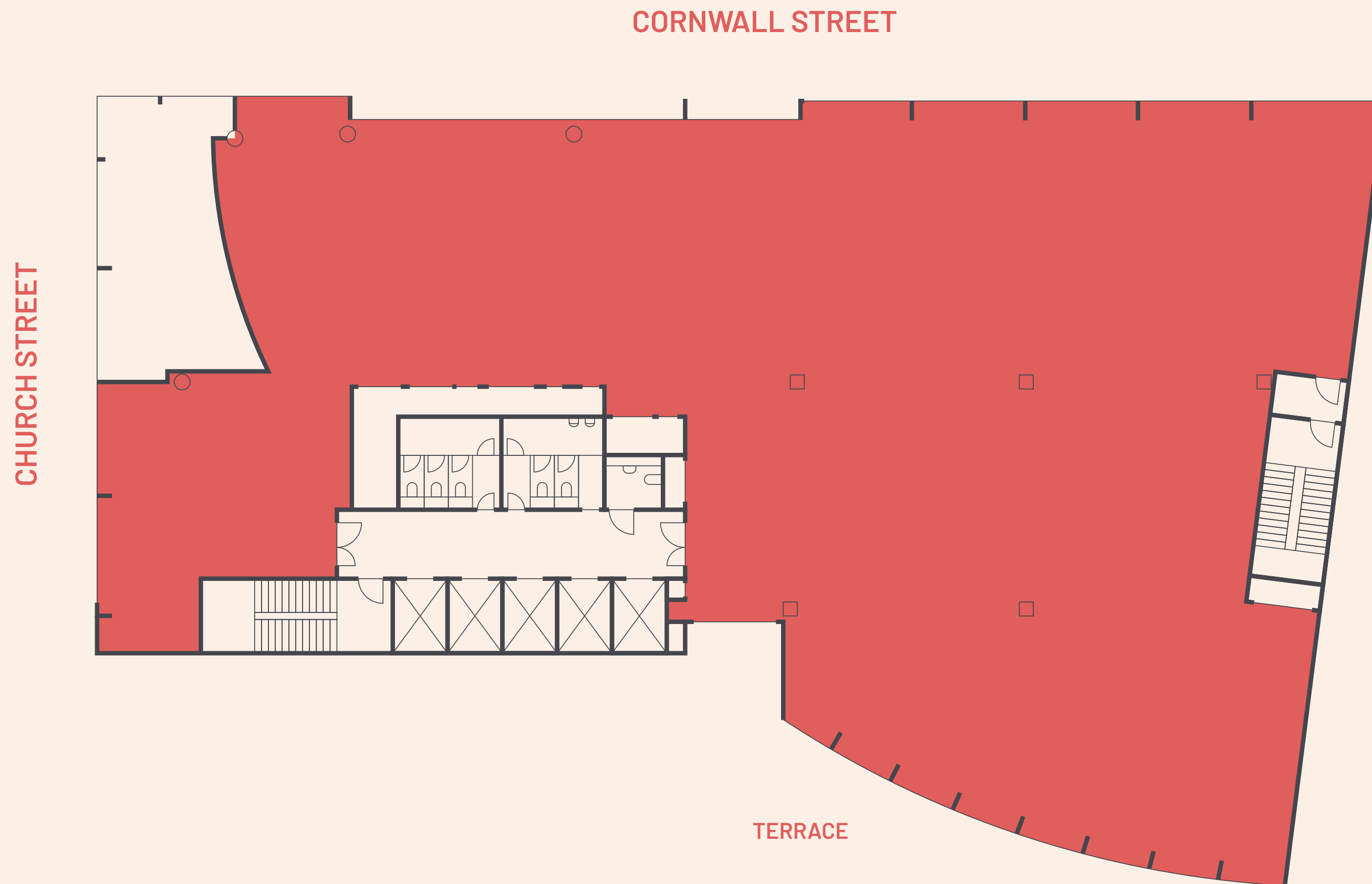
# 45 ST. CHURCH

AVAILABILITY

# 01

AVAILABLE

10,444 SQ FT



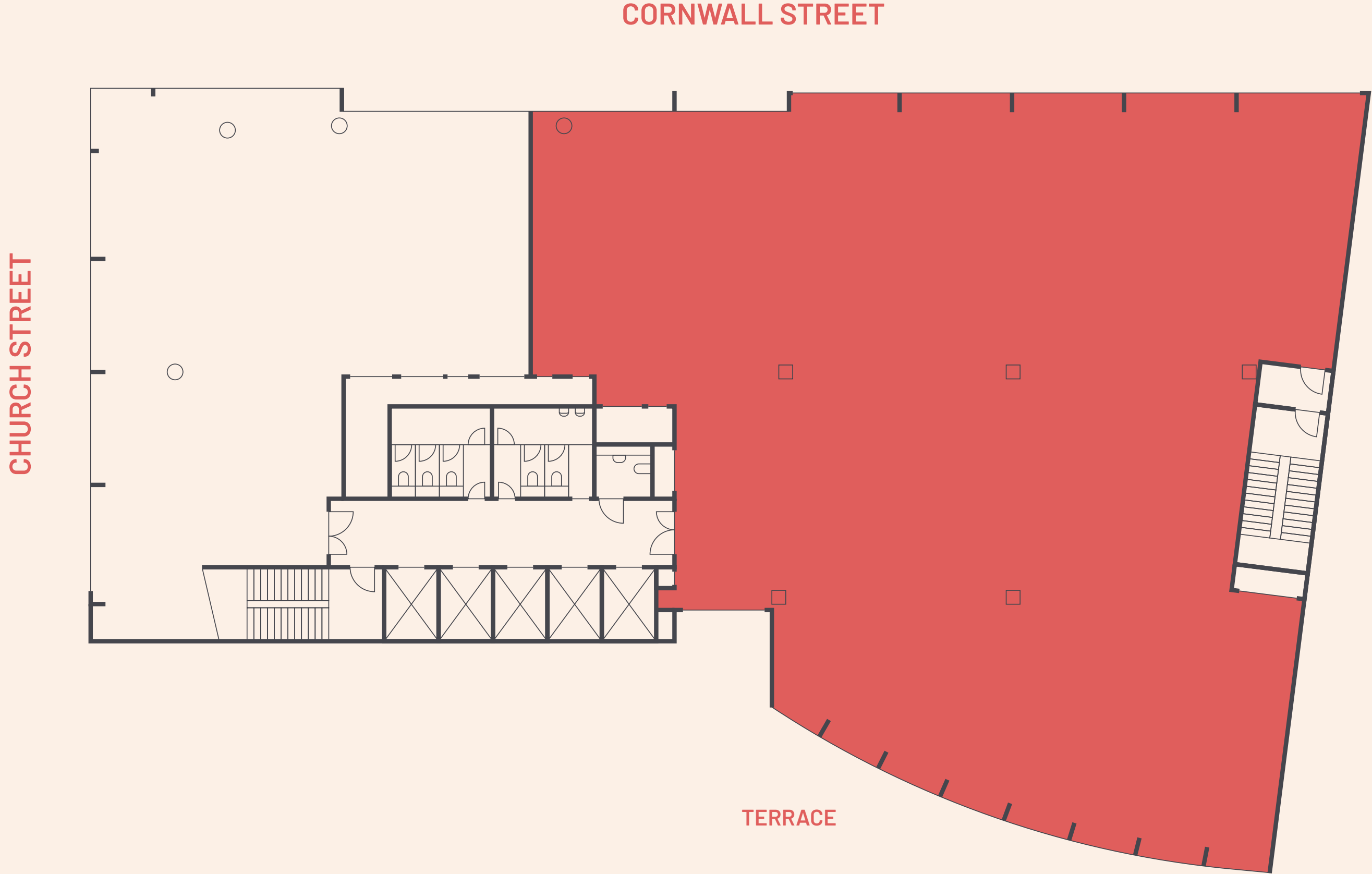
45  
ST. CHURCH

AVAILABILITY

02

AVAILABLE

7,832 SQ FT



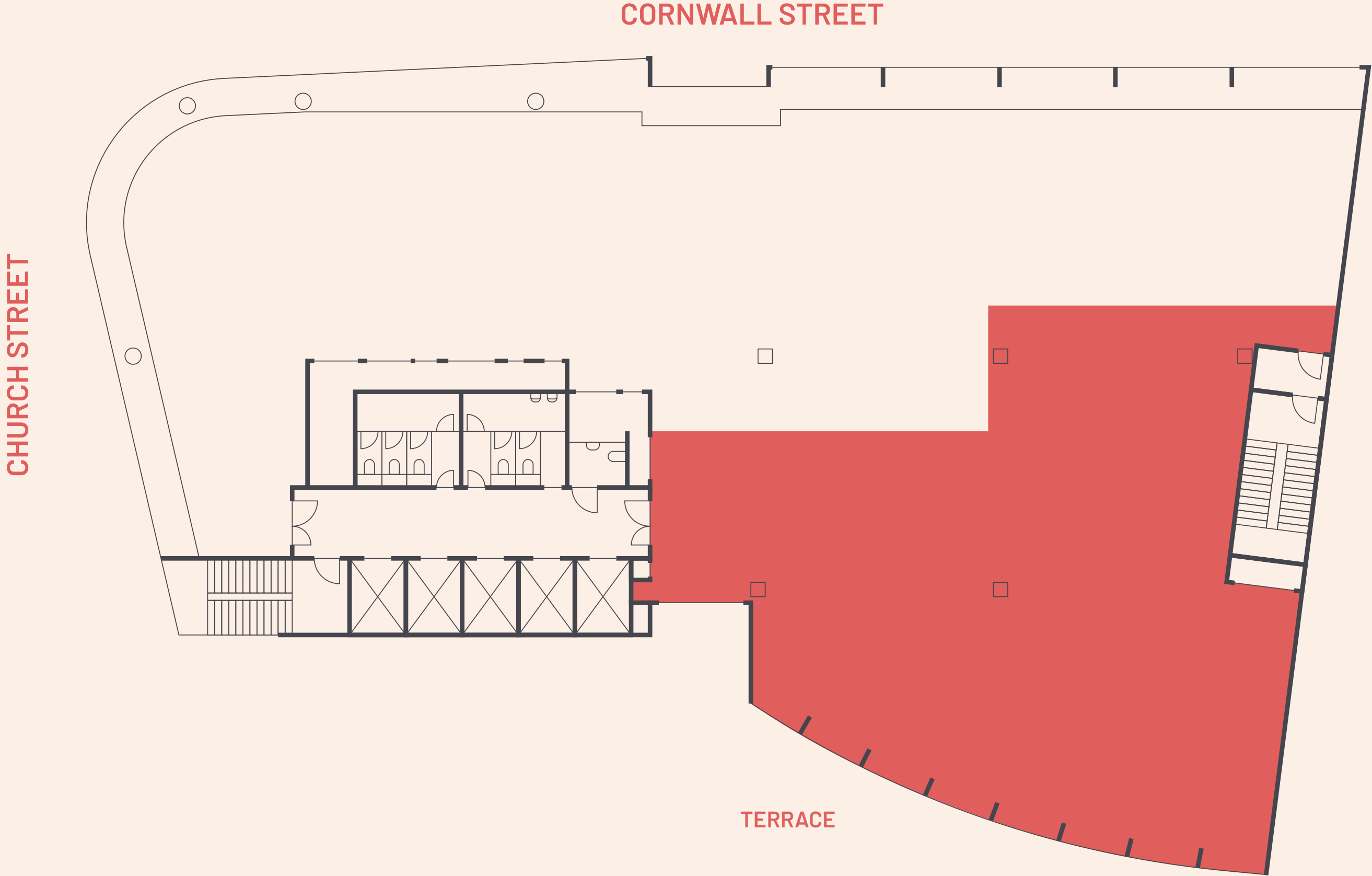
45  
ST. CHURCH

AVAILABILITY

05

AVAILABLE

3,893 SQ FT



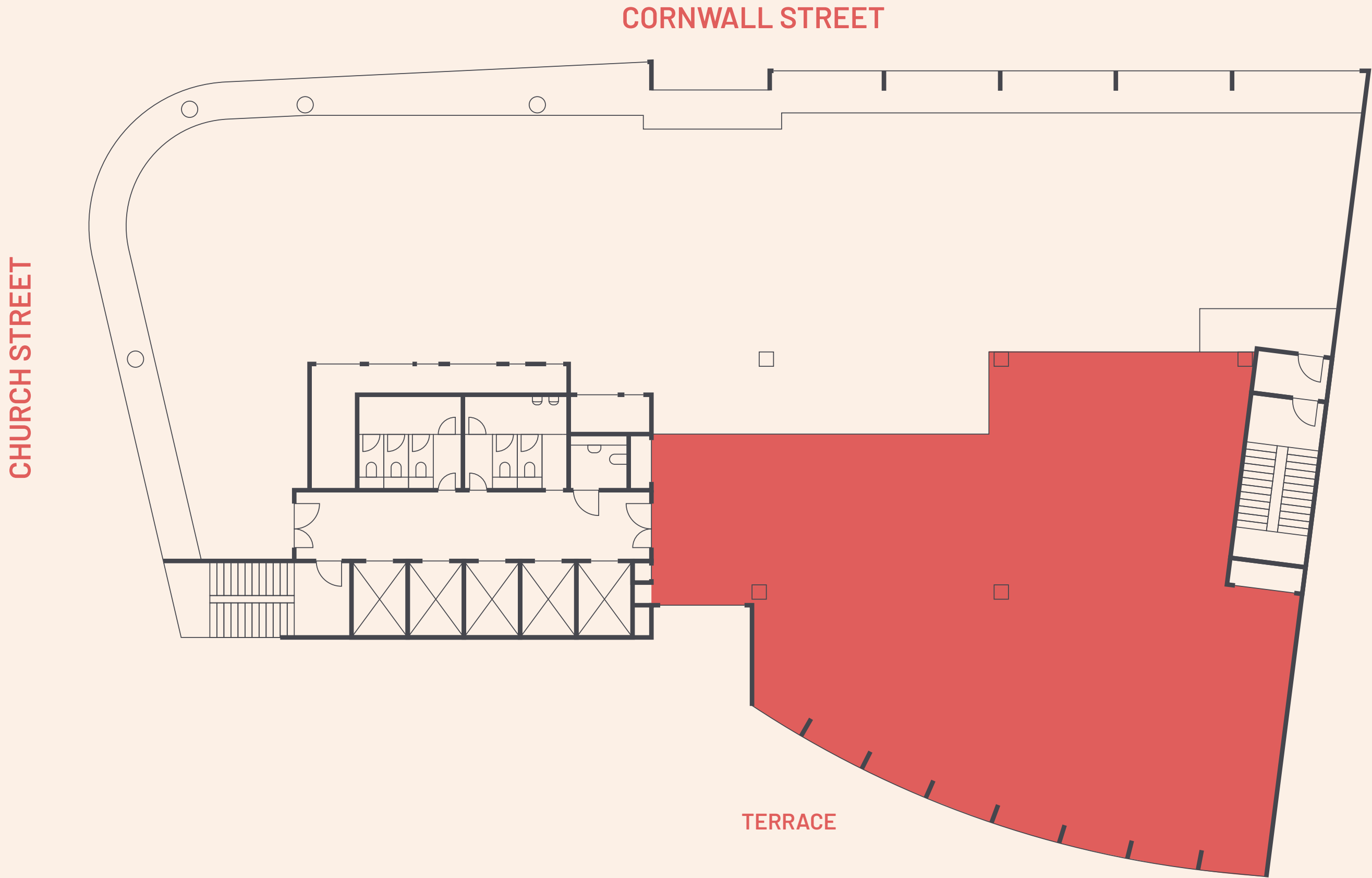
45  
ST. CHURCH

AVAILABILITY

06

AVAILABLE

3,707 SQ FT



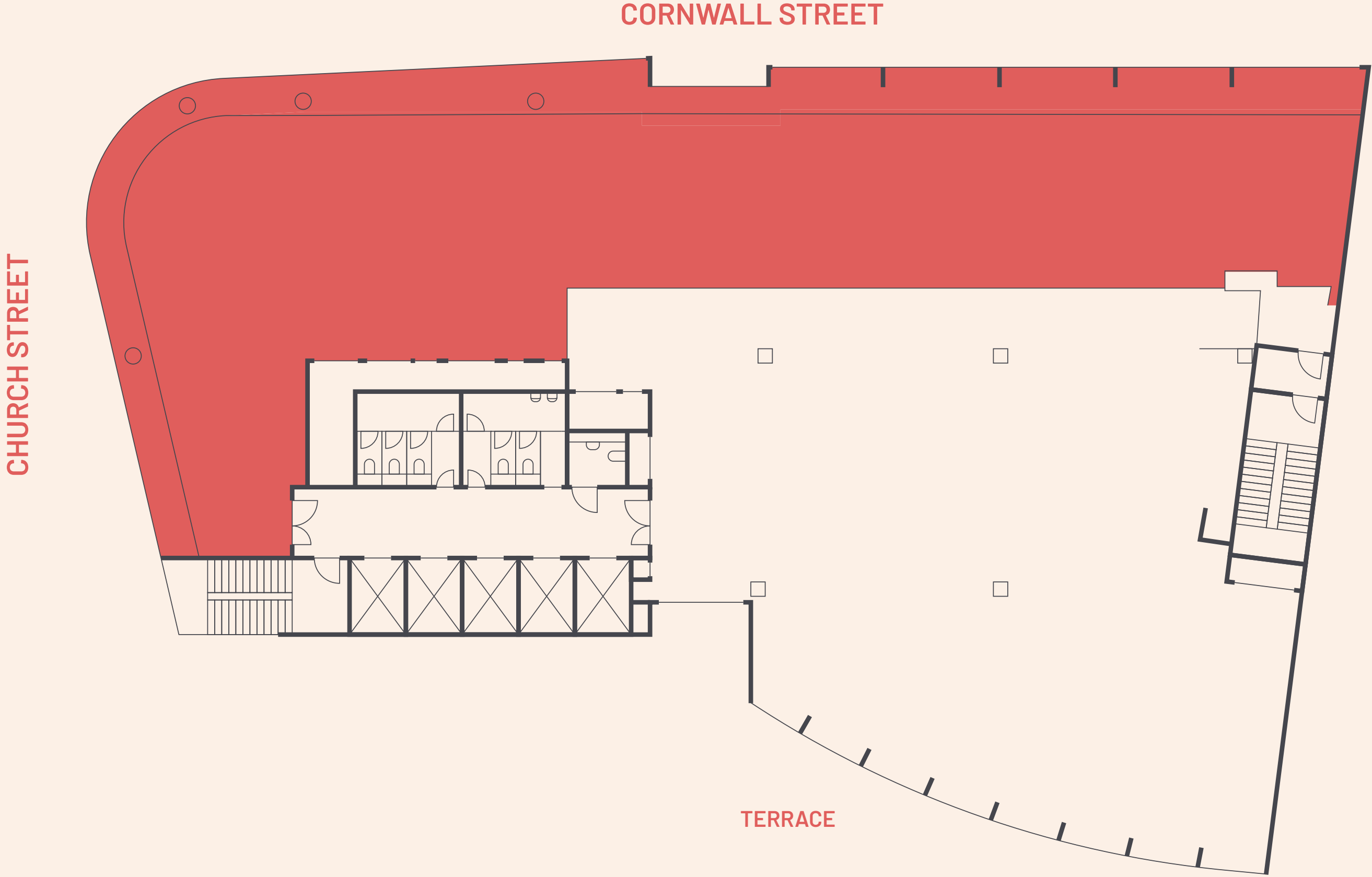
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ST. CHURCH

AVAILABILITY

11

AVAILABLE

5,135 SQ FT



GENERAL SPECIFICATION

# Contemporary office floors built around modern occupier needs.



LED lighting  
throughout



Open plan providing  
maximum flexibility for  
tenant fit out



Full height glazing  
on all sides



Raised access floor  
with 150mm void



Fully refurbished to  
Grade A quality



Upgraded central  
BMS



4 Pipe AC  
System



Occupancy at up  
to 1:8 sq m



# S P E C

# 45 ST. CHURCH



# PLAY



## RESTAURANTS

- 01 Reginas
- 02 Tiger Bites Pig
- 03 Plates
- 04 Fazenda
- 05 Gaucho
- 06 Issacs
- 07 Gusto
- 08 Pasture
- 09 Ashas
- 10 Dishoom
- 11 The Oyster Club
- 12 The Ivy

## BARS

- 01 The Old Contemptables
- 02 Roebuck
- 03 Primitivos
- 04 The Colmore
- 05 Old Joint Stock

## CAFES

- 01 200 degrees
- 02 Java Roastery

## HOTELS

- 01 Hotel Du Vin
- 02 The Grand

Located in the Central Business District, 45 Church Street is perfectly positioned to provide a quick sandwich in between meetings, fine dining to impress your top clients, and everything in between.



# 45 ST. CHURCH

## LOCATION

At the centre of Birmingham's business, transport and economic growth.

400,000

New jobs by 2055 – highest employment growth among regional cities

No.1

Birmingham was recently ranked the UK's most investable city by PWC

£85Bn

GDP city economy

Largest

Workforce of any regional city

18

Universities within an hour's drive of the city

40%

of the population is under 25

# BIRMINGHAM

45 Church Street benefits from exceptional connectivity, with Snow Hill and New Street stations both within easy walking distance, alongside direct access to the Metro, major bus routes, the A38 and wider motorway network.



LONDON	79 MINS
BRISTOL	80 MINS
MANCHESTER	88 MINS
LEEDS	118 MINS



BIRMINGHAM AIRPORT	25 MINS
MANCHESTER	110 MINS
BRISTOL	98 MINS
LONDON	151 MINS



WOLVERHAMPTON	44 MINS
JEWELLERY QUARTER	6 MINS
SNOW HILL	2 MINS
NEW STREET	7 MINS



# 45 ST. CHURCH

## CONTACT

Come and join us at 45 Church St.  
For further information or to  
arrange a visit please contact one  
of our letting agents below:



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# JOIN US



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