

THE NEXT STOP FOR YOUR BUSINESS.

2 min walk to
New Street
Station.



TO LET

4,680 - 22,500 sq ft

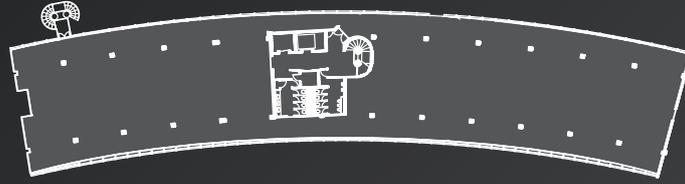
Meridian House offers superbly located, refurbished office accommodation on highly competitive and flexible lease terms.

- 2 minutes from New Street Station
- 2 minutes from Bullring



TYPICAL FLOOR PLAN

Floor plates extend to 11,250 sq ft or alternatively can be split into two separate wings of 4,680 sq ft and 6,570 sq ft.



OUTLINE SPECIFICATION

Meridian House provides fully refurbished open plan office accommodation, features include:

- Fully redecorated accommodation including reception and entrance lobby
- Newly installed 3 pipe VRF comfort cooling system with mechanical fresh air
- New WC's
- Full access raised floors
- Suspended ceiling
- Recessed LG7 compliant lighting
- Newly Carpeted throughout

FLOOR SPACE

Floor	Size (sq ft)	Status
4th East	4,680	Available
4th West	6,570	Available
3rd East	4,680	Available
3rd West	6,570	Available
2nd East	4,680	Let to Carillion Construction Ltd
2nd West	6,570	Let to Virgin Rail Group Ltd
1st Whole	11,250	Let to Virgin Rail Group Ltd
Total Available		- 22,500 sq ft (2,090 sq m)

CAR PARKING

Secure basement car parking spaces are available at a ratio of 1:1,000 sq ft

TERMS

New effective FRI leases are available on flexible terms direct from the landlord.

LOCATION

Meridian House is superbly located next to the best amenities Birmingham has to offer, being adjacent to the Bull Ring Shopping Centre and opposite New Street Train Station.

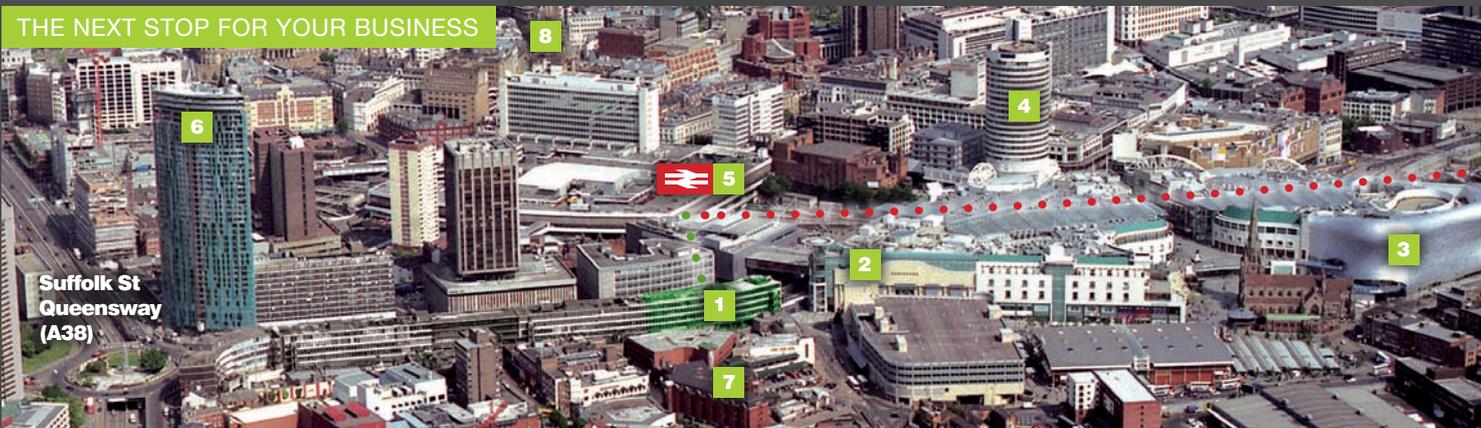
Located just off the main Queensway Ring Road (A38), Meridian House provides swift access into Birmingham City Centre as well as excellent public transport links, including numerous bus and arterial routes linking up with the M5 and M6 motorway network.

Meridian House, Smallbrook Queensway, Birmingham, B5 4HA



Sat Nav: B5 4HA

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1. MERIDIAN HOUSE 2. BULLRING 3. SELFRIDGES 4. THE ROTUNDA 5. NEW STREET STATION 6. SAS RADISSON HOTEL 7. ARCADIAN 8. COLMORE ROW

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