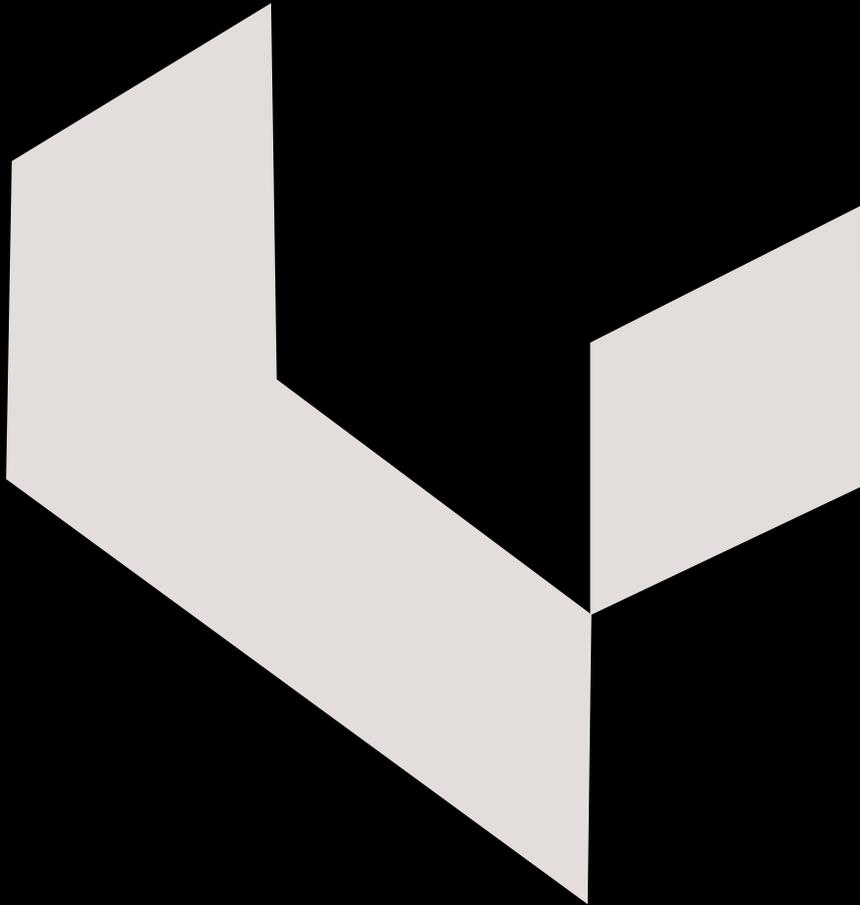


**A WINDOW OF OPPORTUNITY
IN THE HEART OF THE CITY**



**1 VICTORIA
SQUARE**

BIRMINGHAM

**High Quality Refurbished Office Space
11,652 sq ft (1,083 sq m) approx NIA · 20 secure car parking spaces**

onevictoriasquare.co.uk

A WINDOW OF

OPPORTUNITY

1 Victoria Square is a modern office building prominently situated within Birmingham City Centre.

The building fronts onto one of Birmingham's most high profile and iconic squares and the gateway to the Central Business District.

One of the most connected locations in the city centre, with a proximity of less than 200m from New Street Station and Grand Central, a metro line outside and on the doorstep to Paradise.

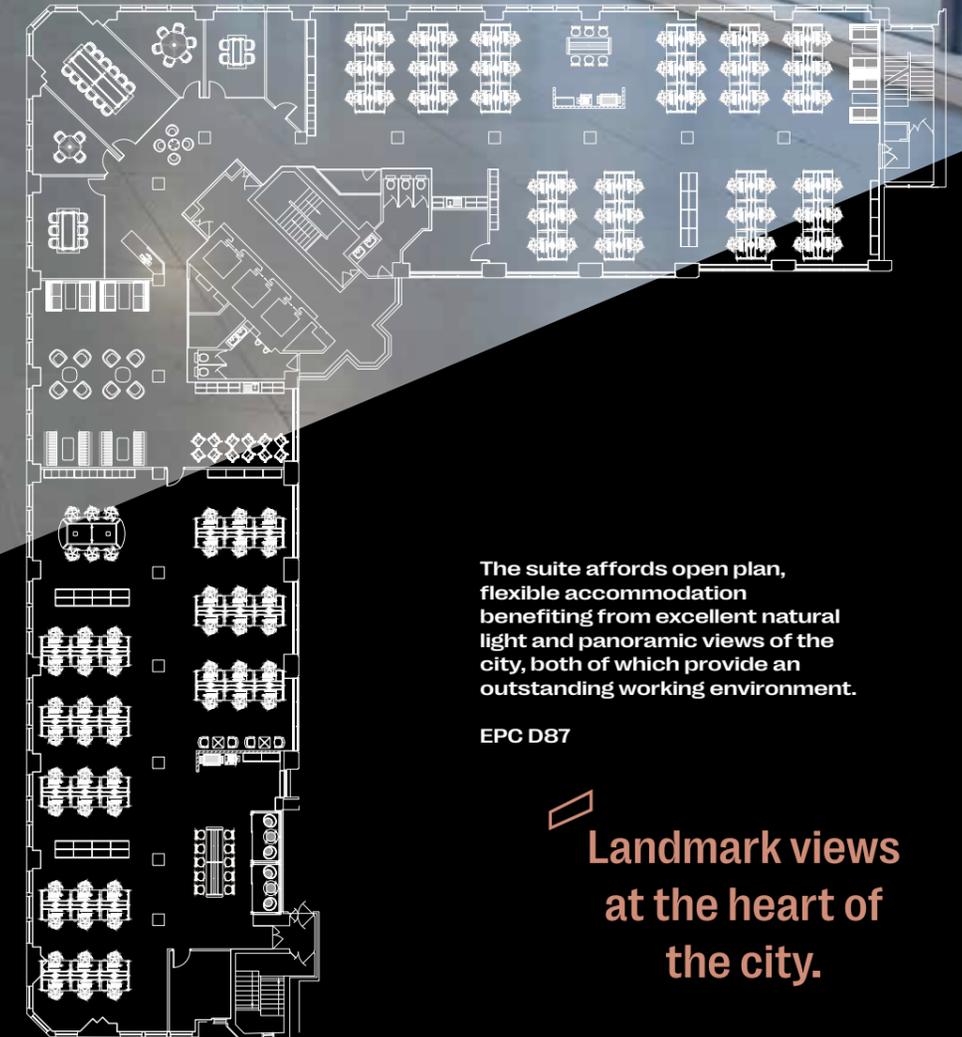
The 4th floor has been fully refurbished and offers 11,652 sq ft approx net of high quality office space with stunning views across Victoria Square, Paradise and over New Street Station.



The refurbished office space will incorporate the following specification:

- Destination controlled lift access
- Four pipe fan coil air conditioning
- LG7 compliant lighting
- Raised access floor
- Male and female WC facilities
- 24/7 personnel security on reception
- Secure onsite car parking & cycle storage

FLOOR PLAN



The suite affords open plan, flexible accommodation benefiting from excellent natural light and panoramic views of the city, both of which provide an outstanding working environment.

EPC D87

Landmark views at the heart of the city.

FIND US

-  Railway stations
-  Metro stops
-  Metro
-  Future Metro extension

Local Amenities

- ▶ **New Street Station**
6 min walk · 0.3 miles
- ▶ **Grand Central**
8 min walk · 0.3 miles
- ▶ **Moor Street Station**
12 min walk · 0.5 miles
- ▶ **Paradise**
2 min walk · 0.1 miles
- ▶ **Selfridges**
9 min walk · 0.5 miles
- ▶ **Bullring**
10 min walk · 0.4 miles
- ▶ **Snow Hill Station**
6 min walk · 0.3 miles
- ▶ **The Mailbox**
6 min walk · 0.3 miles



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