



Modern & Flexible Workspaces  
Tailored To Your Team

36 Great Charles Street,  
Birmingham, B3 3JY

Individual Suites & Whole Floors  
Available To Let From 1,250 Sq Ft



# Designed for Flexibility

Prominently positioned in Birmingham's thriving Colmore Business District, 36 Great Charles Street redefines workspace with a blend of style, versatility, and functionality. Offering 1,250 sq ft to 3,590 sq ft of contemporary flexible and fitted workspace, this refurbished office building offers an inspiring environment for a mix of modern businesses.

## Building Benefits



Feature reception with breakout seating



Plug & Play workspace available



Onsite cycle storage



Secure onsite parking



Lift access to all floors



Showers and drying facilities



Fully DDA compliant



EPC rating – B (39)





A building that delivers, putting the needs of occupiers first by creating stylish and affordable workspace.

A statement reception sets the tone for the building, blending sophistication with a welcoming atmosphere. Breakout booths and lounge seating provide inviting spaces for relaxation and collaboration, with every detail thoughtfully considered to enhance productivity and comfort.

# A Blend of Style, Versatility, and Functionality

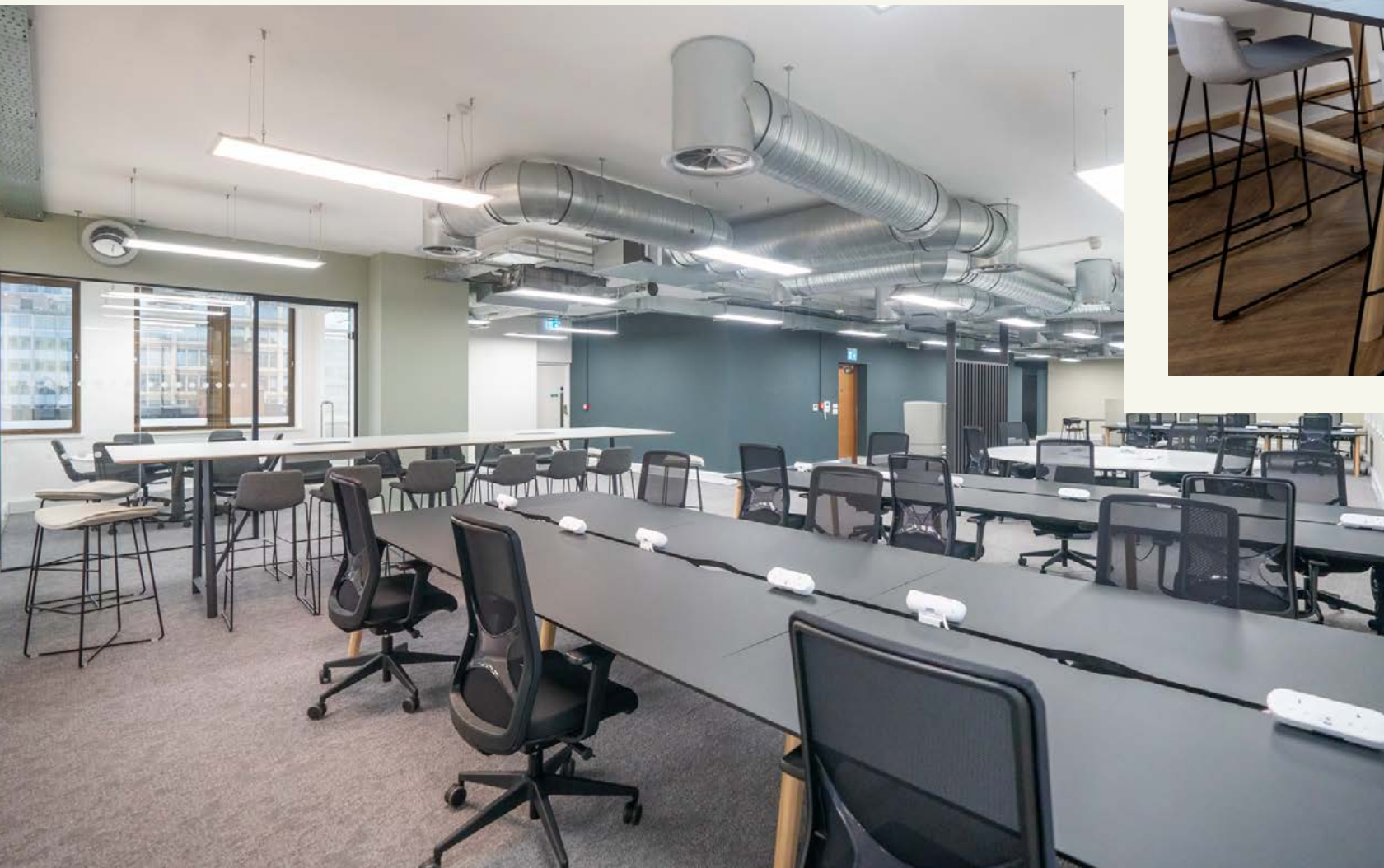




# Space to Succeed

Designed to meet the demands of modern businesses, a range of refurbished, flexible workspace is available across the building. Offering both traditional open-plan layouts, as well as Cat A+ fully fitted suites tailored to your specific requirements. The adaptability of our workspaces allows you the freedom to choose the ideal business setup.

Whether you're seeking a blank canvas to customise or a fully fitted space to hit the ground running, each suite offers the flexibility to accommodate your exact business needs.



### Specification



Cat A+ fully-fitted flexibility



Open-plan traditional workspace



Excellent natural light



Contemporary exposed services design



Comfort-cooling and heating



LED lighting



Integrated kitchenette



High ceiling heights (2.7m)



Male, female & disabled WCs



# Primed for Personalisation

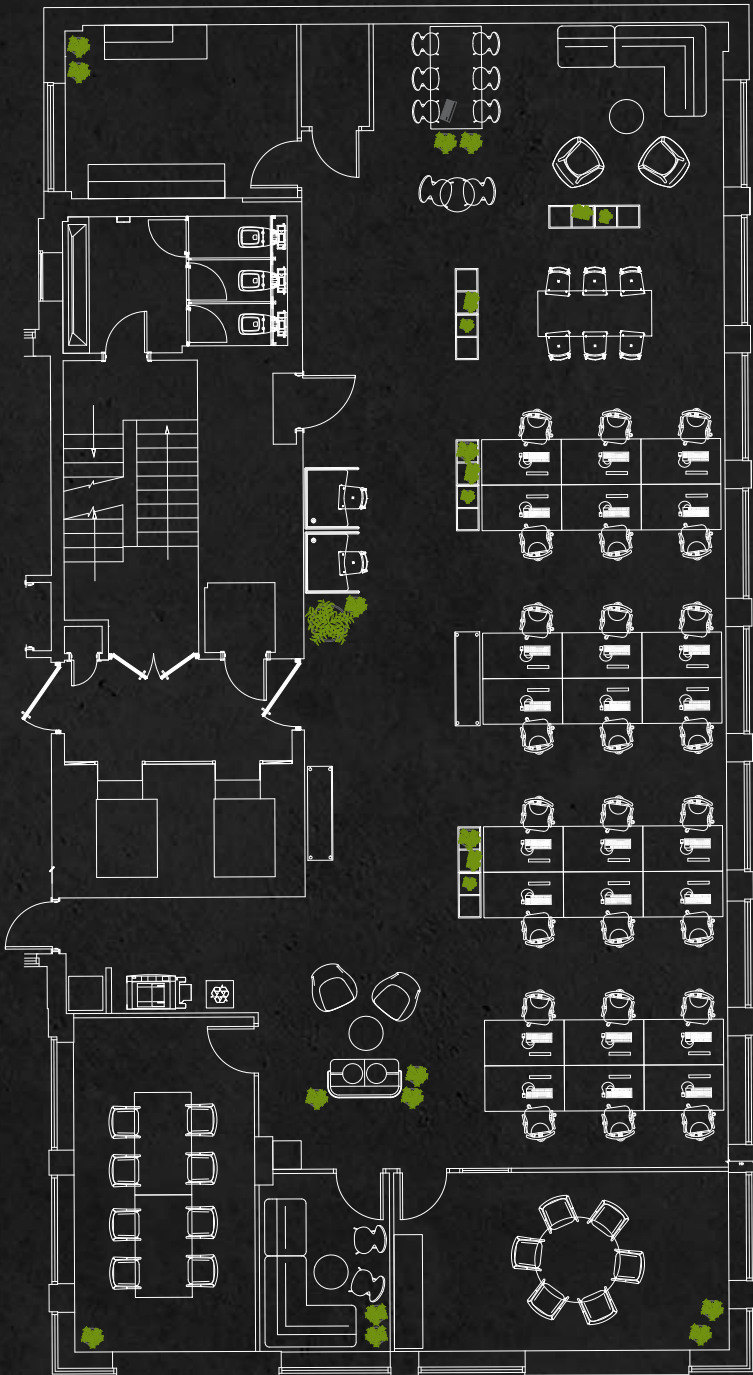
Both front and rear suites are primed and ready to deliver furnished Cat A+ workspace from 1,250 sq ft to 2,340 sq ft, tailored to your precise specification. Offering adaptable layouts and design, each suite can accommodate a diverse mix of configurations and working styles.

For occupiers seeking bespoke solutions, fully fitted workspaces can be delivered within 8-10 weeks.



### Indicative Spaceplan 2,340 Sq Ft

- 24 x Workstations
- 2 x 8 Person Meeting Room
- 1 x 6 Person Meeting Room
- 1 x Breakout Space
- 2 x Focus Pods
- Open Meeting Area
- 1 x Tea Point
- 3 x Shelving with Planting
- 2 x Banks of Lockers
- 1 x Print Area



GREAT CHARLES STREET



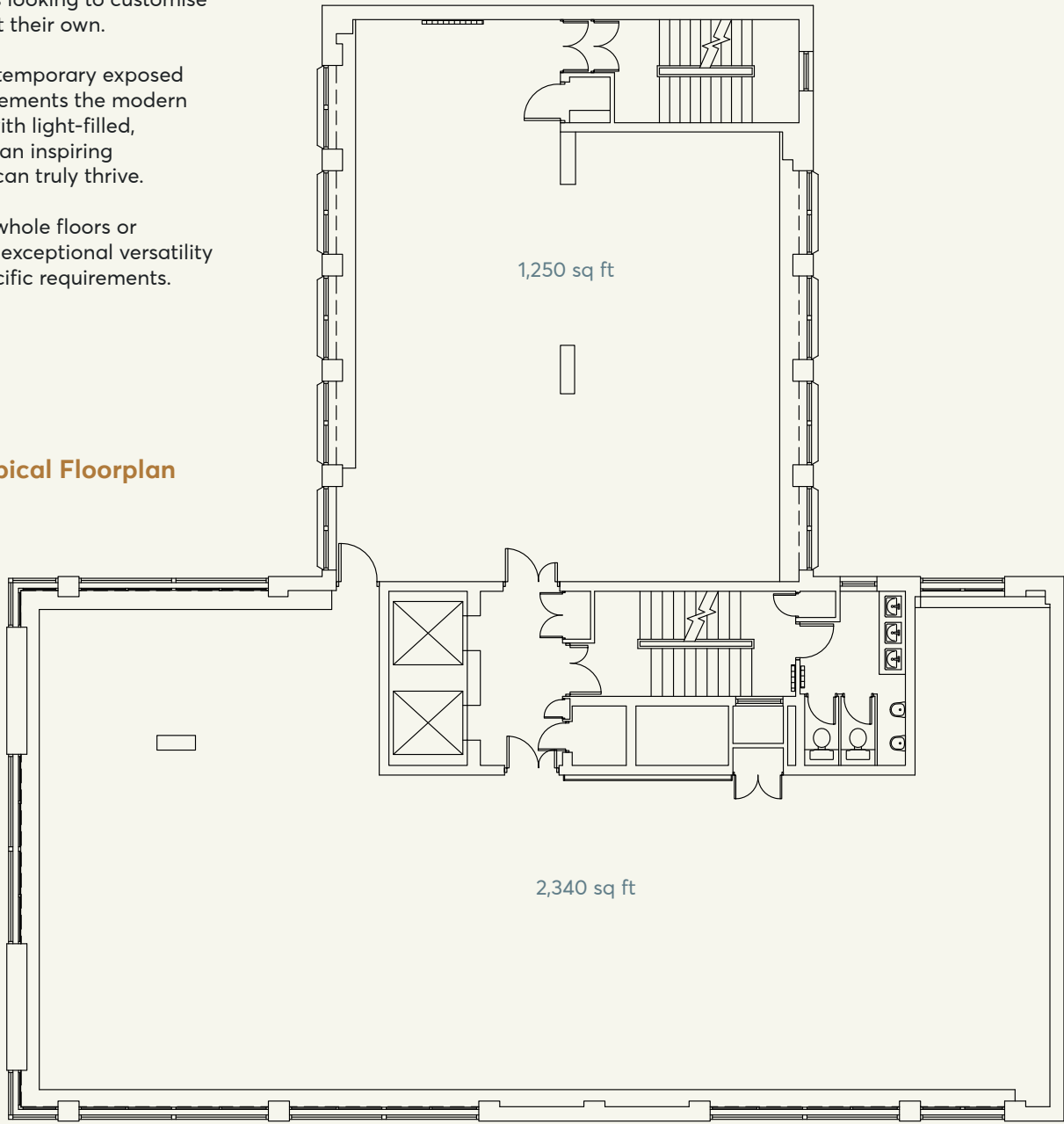
# Your Blank Canvas

Our flexible open-plan workspaces, ranging from 1,250 sq ft to 3,590 sq ft, are designed for ultimate flexibility, offering the ideal agile environment for businesses looking to customise the space and truly make it their own.

Each space features a contemporary exposed services design that complements the modern aesthetic of the building, with light-filled, spacious interiors creating an inspiring environment where talent can truly thrive.

Workspaces can be let as whole floors or individual suites, providing exceptional versatility to accommodate your specific requirements.

Typical Floorplan



GREAT CHARLES STREET





Centrally located in Birmingham's vibrant Colmore Business District, occupiers couldn't be better placed

# Exploring the Area

A short walk to Colmore Row and Paradise, the building is surrounded by a mix of high-quality restaurants, trendy bars, and chic cafes, perfect for client entertainment or after-work drinks. With Birmingham's Bullring, Grand Central, and Mailbox shopping centres all within easy reach, everything you need is right on your doorstep.

Just a 7 minute walk from Snow Hill Station and 10 minutes from New Street Station, commuting is effortless,

with additional bus connections and direct access to the West Midland Metro close by. For cyclists, onsite bike storage and nearby cycling routes ensure a healthy and seamless commute, while those preferring to drive can reserve spaces in the building's allocated secure car park.

Combining convenience, accessibility, and vibrant surroundings, 36 Great Charles Street is the perfect foundation to build your team's future.



**Walking**  
TIME

**Colmore Row**  
3 MINS

**Paradise**  
4 MINS

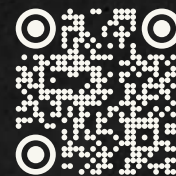
**Snow Hill Station**  
7 MINS

**New Street Station**  
10 MINS

Postcode: B3 3JY







36gcs.co.uk

## Contact

For further information,  
or to arrange a viewing,  
please contact:

# Carter Jonas

## Alex Tross

0121 758 8202  
07789 027 191  
alex.tross@carterjonas.co.uk



**BNP PARIBAS  
REAL ESTATE**

## Julie Perks

0121 237 1215  
07469 404 041  
julie.perks@realestate.bnpparibas

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