

BILLIARDS BUILDING

EDMUND STREET

GROSVENOR



We believe that wellbeing and sustainability are more than just buzz words…

That's why we're taking them, owning them, and committing to them in everything we do.

We provide thoughtful, forward thinking, best-in-class refurbished workspace behind beautiful listed façades with built in amenity, including café, gym, wellness hub, business lounge and communal terrace.

Lower ground floor – 2,619 sq ft (243 sq m)

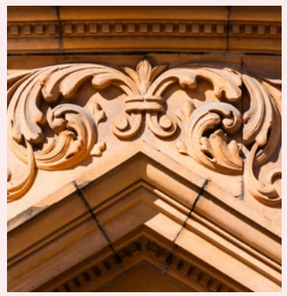
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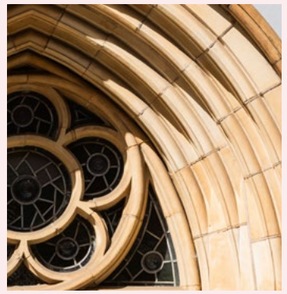
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Steeped in history and prepared for the future.

By respecting the past and embracing the future, the Billiards Building creates a truly unique workspace offering.

Historic façades tastefully mask the high-quality, modern interior which aims to exceed the needs of the current occupier.

The newest iteration of the building has been developed around three guiding pillars:

Purposeful.

Best in class refurbishment.

Human.

Wellness experience at its centre.

Considered.

Honest sustainability commitment.

These form the basis of a workspace that exceeds the demands of today's occupier.



Impression.

Welcome, meet & focus.

Set within an impressive triple height atrium, the newly refurbished reception leads on to a generous business lounge and meeting rooms.

Designed as the focus point of the building, the entrance experience creates moments of serendipity that help to build community.

Nourish.

Eat, drink & relax.

The ground floor also provides a bright café connecting directly to the business lounge allowing workers and visitors casual space to break bread or enjoy moments of quiet.

Operated by LAB Coffee Works.



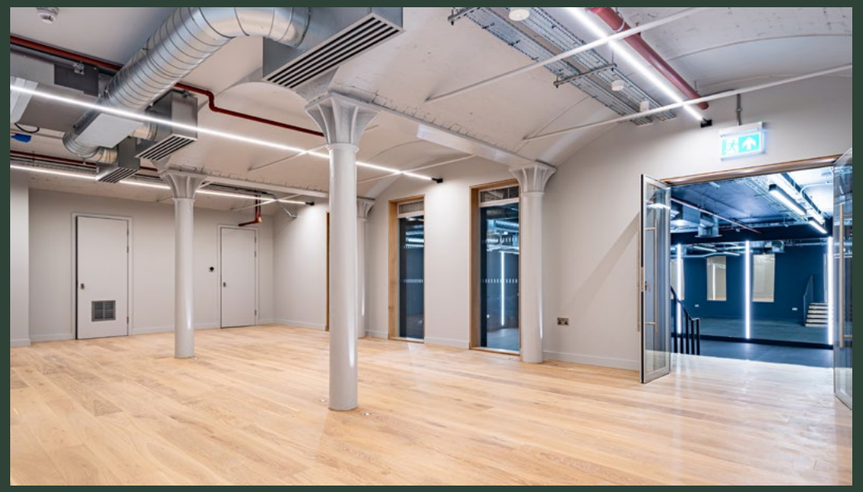
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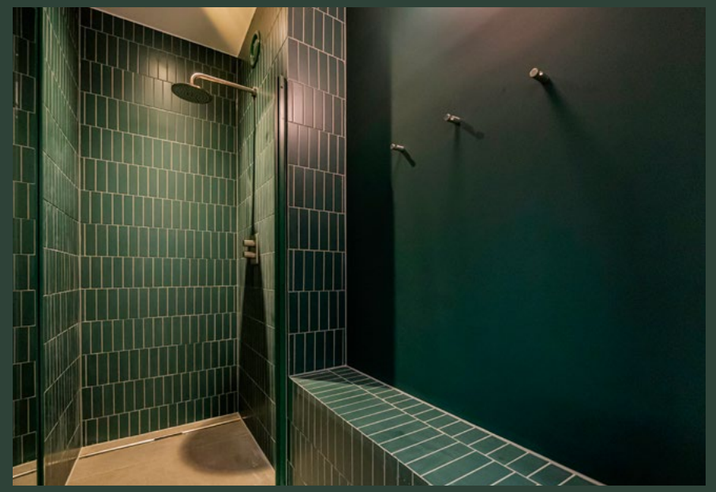


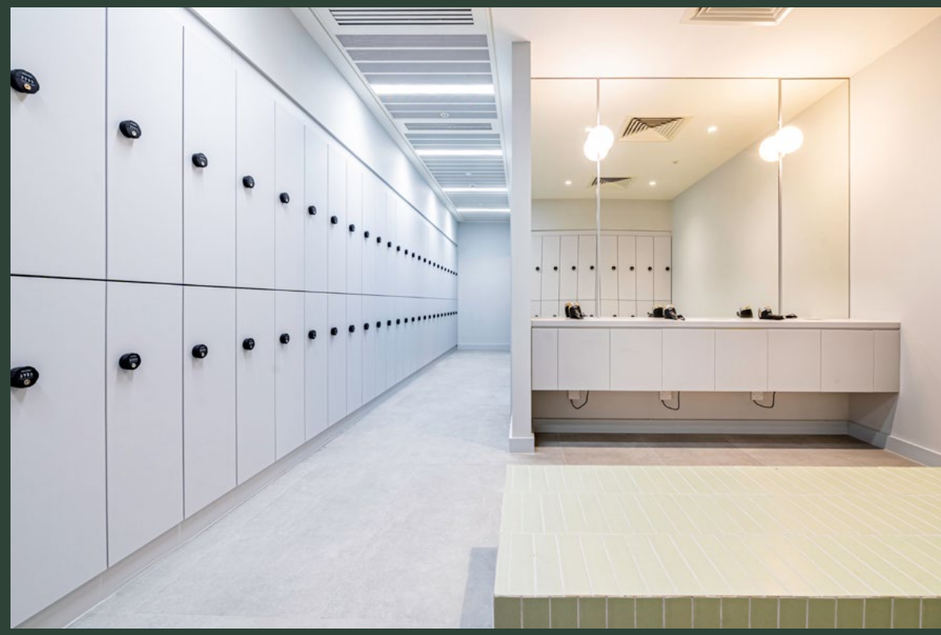
Rejuvenate.

For the heart & soul.

The Wellness Hub, Gym and Yoga studio are perfectly complemented by generous changing rooms and showers on the lower ground floor.







Refurbishment features.

Designed with the most future-focused occupier in mind, the Billiards Building goes beyond the 'box ticking quotas' and fulfils the needs of everyone who interacts with the space, from the interns to the MD.

Purposeful.

- Achieved EPC 'A'
- EUI Target of 70 kWh/m²
- 100% electric powered
- Net-Zero Development*
- Low-energy LED lighting
- New, energy efficient VRF air-conditioning
- Carbon efficient in operation
- 165 tonnes of carbon saved annually**

Human.

- Wellbeing block with lockers and drying facilities
- Communal terrace / garden
- Nine showers including one accessible
- 3 communal meeting rooms with AVIT
- Achieved WiredScore 'Platinum'
- Gym and Yoga Studio
- Step free access throughout
- Secure cycle parking

Considered.

- Occupancy 1:10 sq m
- 3 x 17 person lifts 1 x goods lift
- Floor-to-ceiling 2.9 m
- Presence detection LED lights
- 21 secure car parking spaces
- Manned reception
- Full access raised floors
- Triple-height atrium
- Prime fibre connection
- Accessible maintenance

* Carbon offset at completion
** Equal to 280 flights from London to New York

Accommodation

Ninth floor
Let to Alvarez & Marsal

Eighth floor
Let to Alvarez & Marsal

Seventh floor
Let to Softcat

Sixth floor
Let to Anthony Collins

Fifth floor
Let to Anthony Collins

Fourth floor
Let to Anthony Collins

Third floor
Let to West Midlands Trains

Second floor
Let to West Midlands Trains

First floor
Let to Gleeds

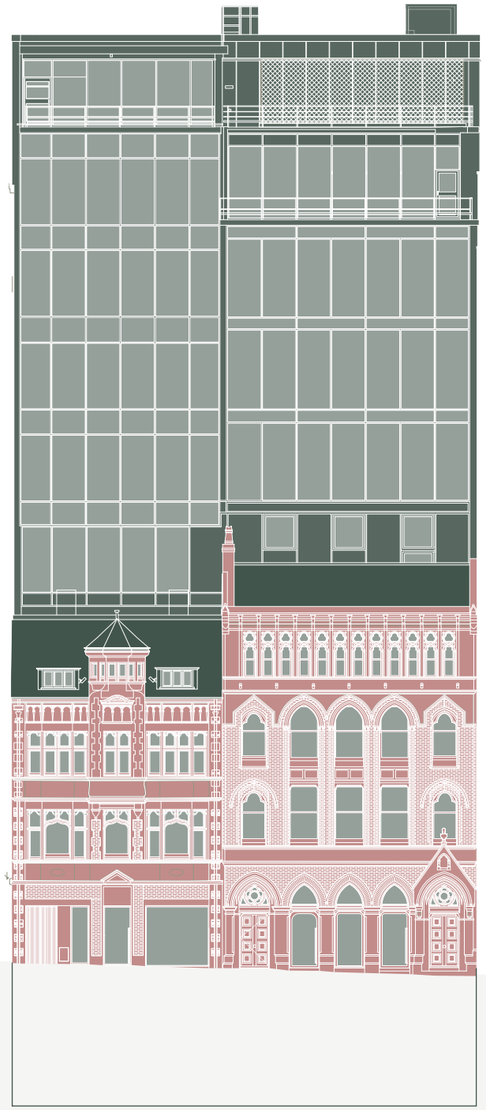
Ground floor
Let to Hoare Lea

Lower ground floor

2,619 sq ft	243 sq m

TOTAL

2,619 sq ft	**243 sq m**



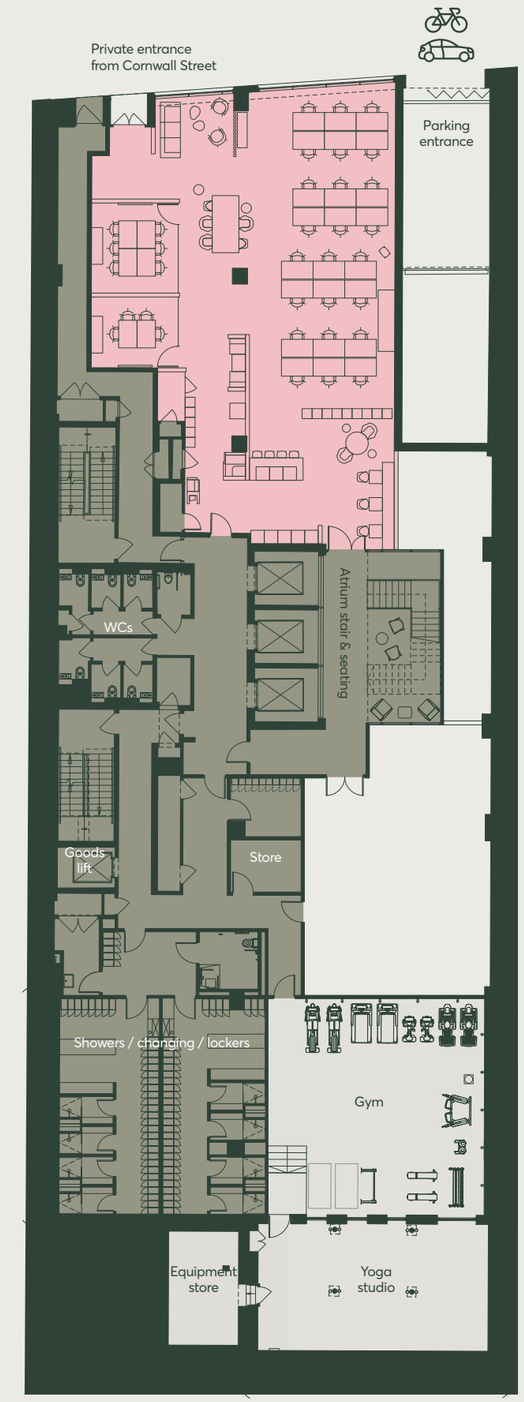
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Lower ground floor

FITTED & FURNISHED SPACE
plan for indicative purpose only

2,619 sq ft / 243 sq m

- Informal meet and greet
- Refreshment and breakout space
- 24 workstations
- 2 private meeting rooms
- Zoom room and quiet work booths
- Touchdown spaces
- High profile branding opportunity
- Dedicated entrance to Cornwall Street & main building core
- Fitted and furnished turnkey solution



Plan not to scale. For indicative purposes only.



Typical fitted layout

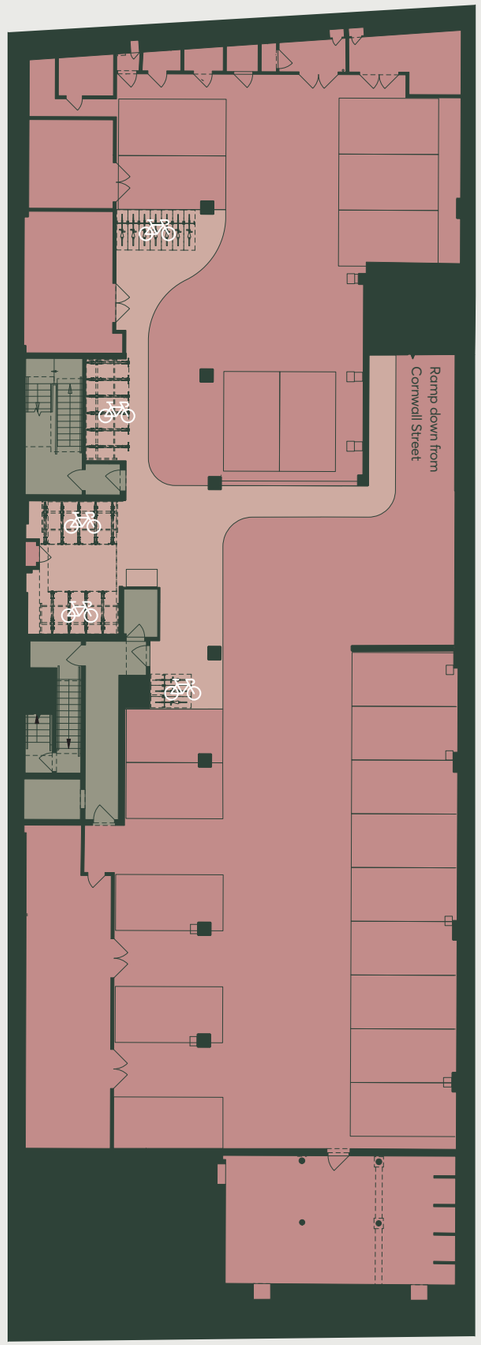


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Basement

Car and cycle parking

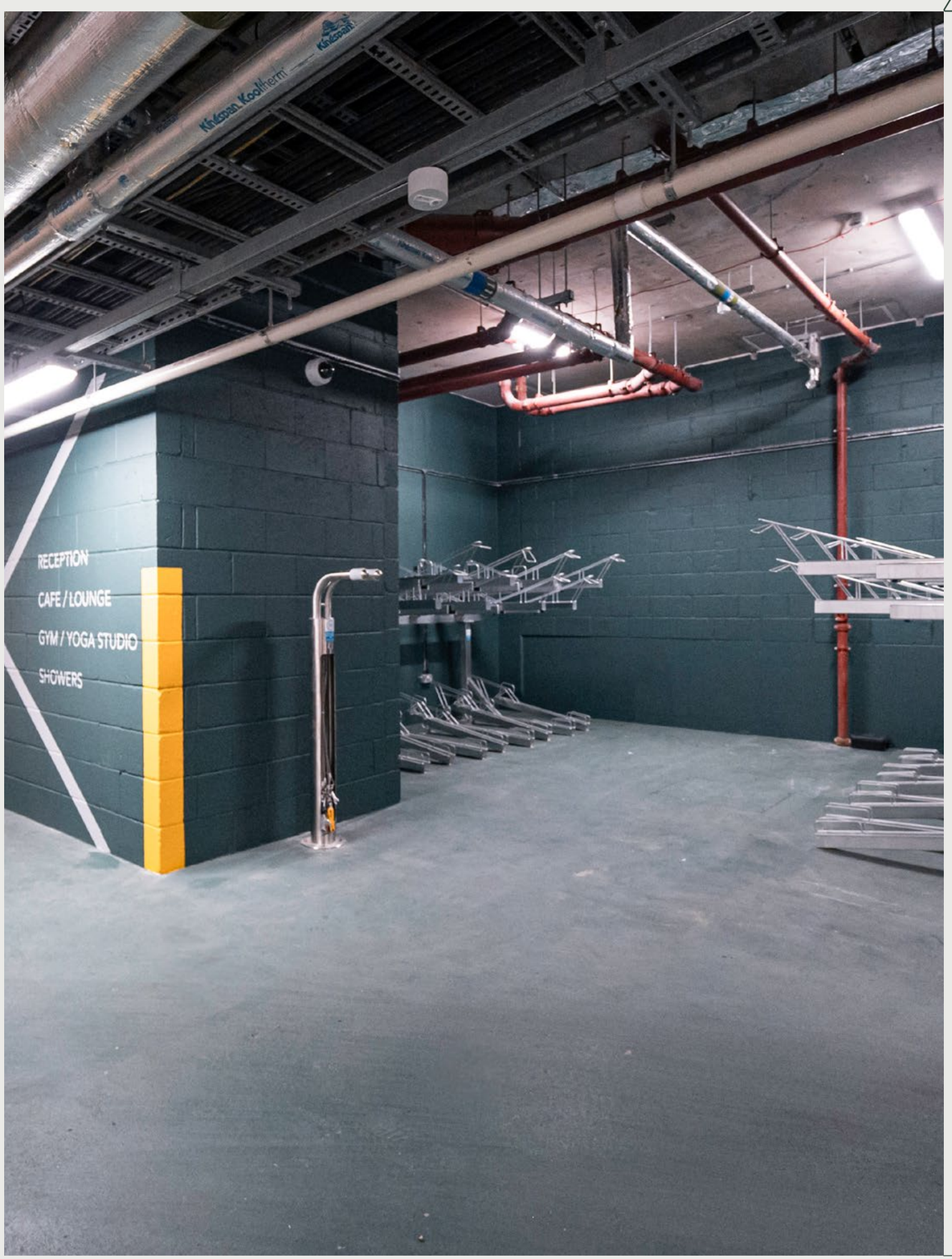
Cornwall Street



Edmund Street

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On your doorstep.

Smack bang in the middle of it all.

Birmingham's diverse amenity mix is a key draw for the city. With independent retailers nestled alongside established brands, this plays a vital role in attracting and retaining the very best talent the city has to offer.

A perfect mix of bars and restaurants all within a stone's throw of the Billiards Building means that no two days ever need to be the same.

Spoilt for choice.

The Billiards Building is surrounded by high quality eateries and vibrant bars, including Michelin-starred restaurants Adams and Opheem.

The area is also home to coffee shops, hotels and eateries including The Roebuck and Hotel du Vin.



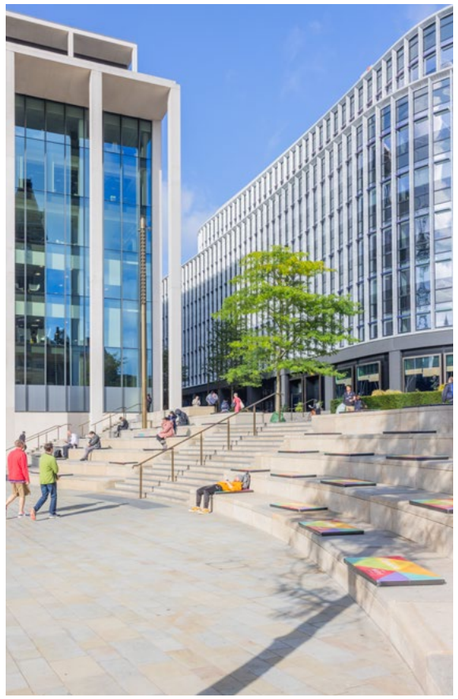






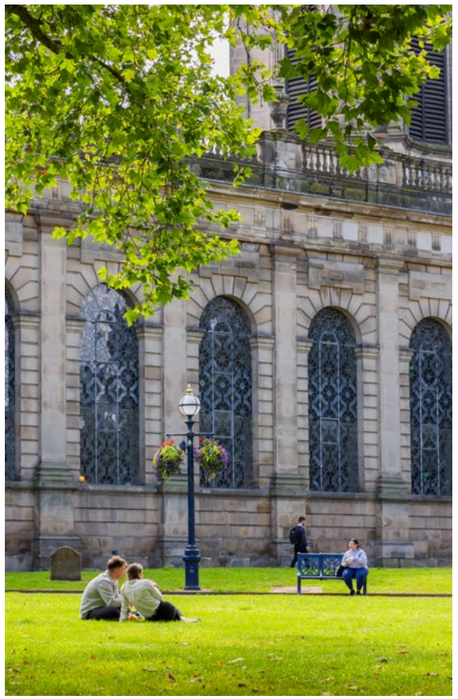




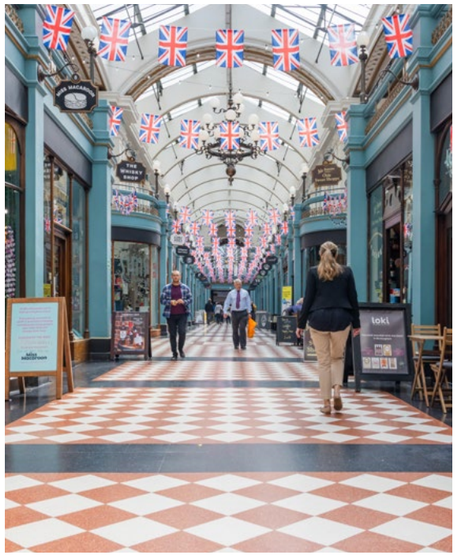





CHURCH ST

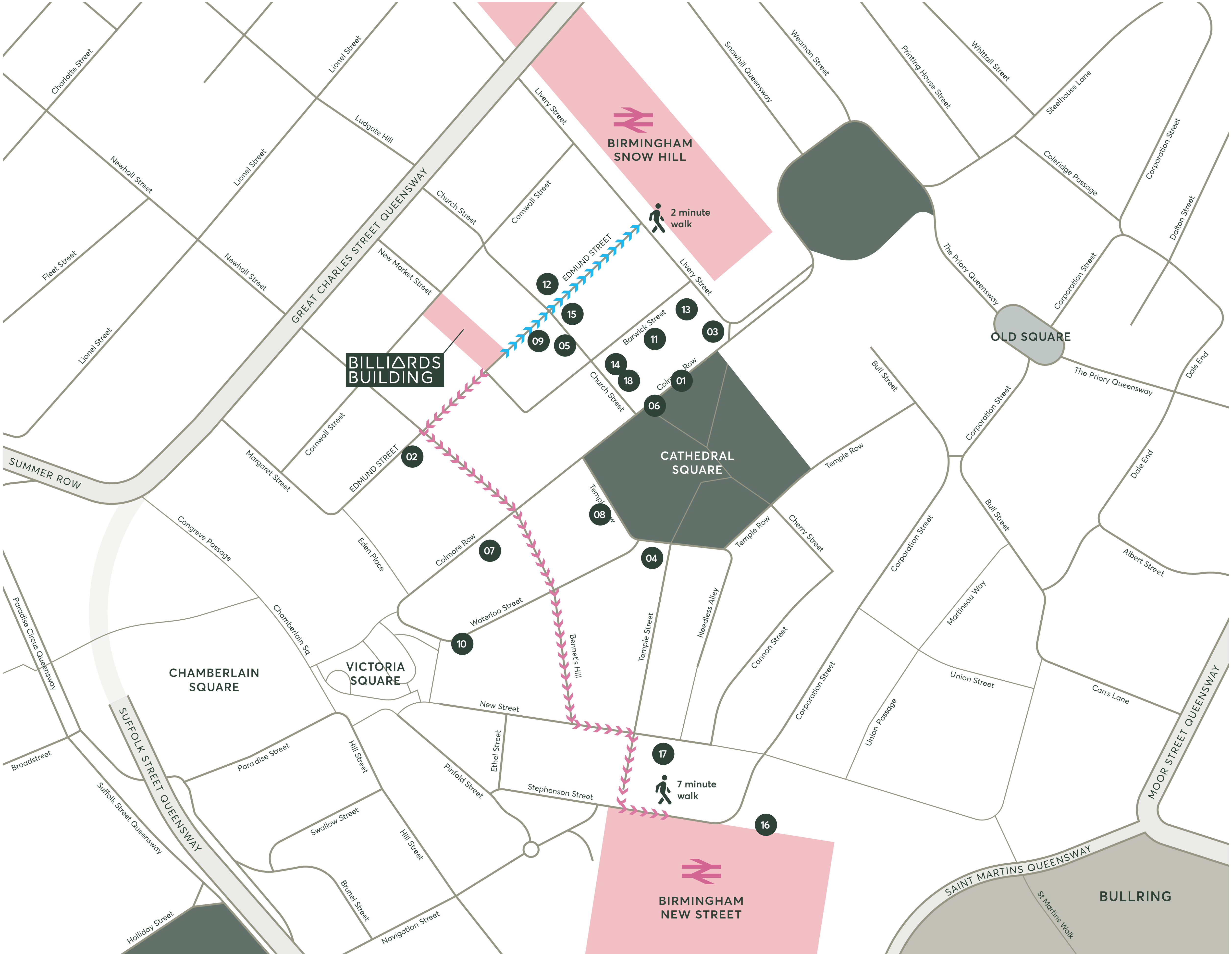



wework


loki




Hotel du Vin & Bistro



EATERIES & BARS

01	The Alchemist
02	Asha's
03	Pasture
04	Fumo
05	Gaucho
06	Gusto
07	Henman & Cooper
08	The Old Joint Stock
09	Plates by Purnells
10	Purecraft Bar & Kitchen
11	Tattu
12	Tiger Bites Pig
13	Primitivo
14	Isaac's

HOTELS

15	Hotel du Vin
16	Premier Inn
17	The Burlington Hotel
18	The Grand Hotel

TRAVEL BY TRAIN

Birmingham Airport	15 mins
London	1 hr 19 mins
Bristol	1 hr 21 mins
Manchester	1 hr 28 mins
Leeds	1 hr 58 mins

TRAVEL BY CAR

Birmingham Airport	15 miles
Manchester	87 miles
Bristol	88 miles
Leeds	116 miles
London	118 miles

TRAVEL BY CYCLE

Jewellery Quarter	4 mins
Edgbaston	12 mins
Moseley	19 mins
Harborne	27 mins

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Further information

JLL

Andy Riach
+44 7889 901 910
andy.riach@jll.com

CBRE

Theo Holmes
+44 7967 802 656
theo.holmes@cbre.com

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Designed by JAMES&JAMES | jamesjames.design | Ref: 2609026 | September 2026


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