

OOZELLS
BUILDING

**SMALL
SUITES**

1,723 sq ft of Prime Grade A Office Space
Brindleyplace Birmingham

Ooh...

●●● *perfect*

This is the ideal space for those businesses seeking compact accommodation in a stunningly refurbished office building located in the internationally renowned Brindleyplace.

Oozells Building has undergone a truly dramatic transformation, creating flexible space eminently suitable for a range of occupiers. From its head-turning entrance and reception, to its quirky yet practical common areas – such as the breakout space in the music-based Green Room - and cycle hub, users of this second floor suite benefit from all the facilities offered by Oozells Building.



●●● varied

All life can be found at Brindleyplace - and you can be part of this vibrant, secure and varied environment. Whether you need to entertain clients, relax over an artisan coffee, keep fit or stay groomed, Brindleyplace has everything you require.

The managed estate also hosts a wide variety of events such as a Chilli Festival, Farmers Markets, Film Festival and Dragon Boat racing.

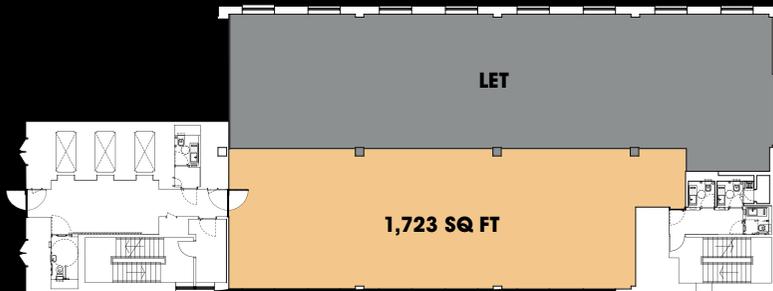
Fine dining, lively bars, deluxe barbers and gyms sit alongside convenience shops, florists, coffee houses, galleries and visitor attractions - as well as the city's ubiquitous canals - to provide a unique work / life balance for the 10,000 strong workforce and the many visitors to Brindleyplace.



SPECIFICATION

Impressive office accommodation that benefits from:

- Featured manned double height reception
- Open plan floorplate
- Category A specification with carpets
- Three passenger lifts
- Male, female and disabled WCs and shower facilities on each floor
- LED luminaires
- EPC rating C
- Views across Oozells Square
- Comprehensive building management system to enable reduced running costs
- Four pipe fan coil air-conditioning
- DDA compliant
- Raised access floors
- Basement showers and cycle parking
- Secure basement car parking available, with an option for further spaces in the Canalside Car Park





... get in touch

**AVISON
YOUNG**

Charles Toogood

charles.toogood@avisonyoung.com
+ 44 (0)121 609 8448

George Jennings

george.jennings@avisonyoung.com
+ 44 (0)121 609 8458



Ben Thacker

ben.thacker@savills.com
+44 (0)121 200 4561

Sam Cooke

sam.cooke@savills.com
+44 (0)121 200 4586

OozellsBuilding.co.uk

  **Brindleyplace Business**

9 Brindleyplace • Birmingham • B1 2JB



**SNOW HILL
STATION**

**CENTENARY
SQUARE**



**NEW STREET
STATION**



**MOOR STREET
STATION**

**BULLRING
SHOPPING
CENTRE**

**GRAND CENTRAL
/JOHN LEWIS**

**OZEZLS
BUILDING**

FUTURE METRO STOP

FUTURE METRO STOP

BRINDLEYPLACE

**ARENA
BIRMINGHAM
+ LEGOLAND
DISCOVERY
CENTRE**

**BIRMINGHAM
REPERTORY
THEATRE +
LIBRARY OF
BIRMINGHAM**

**NATIONAL
SEA LIFE
CENTRE**

**THE
INTERNATIONAL
CONVENTION
CENTRE +
SYMPHONY HALL**

**CRESCENT
THEATRE**