



# Livery

PLACE



# WE OFFER EXACTLY WHAT TODAY'S BUSINESSES NEED; HIGH-QUALITY, FLEXIBLE & FUNCTIONAL WORKSPACE



Located in Birmingham's Colmore Business District, you couldn't be better placed, with great transport links, go-to lunch spots, after work bars and restaurants, and everything in between right on your doorstep.

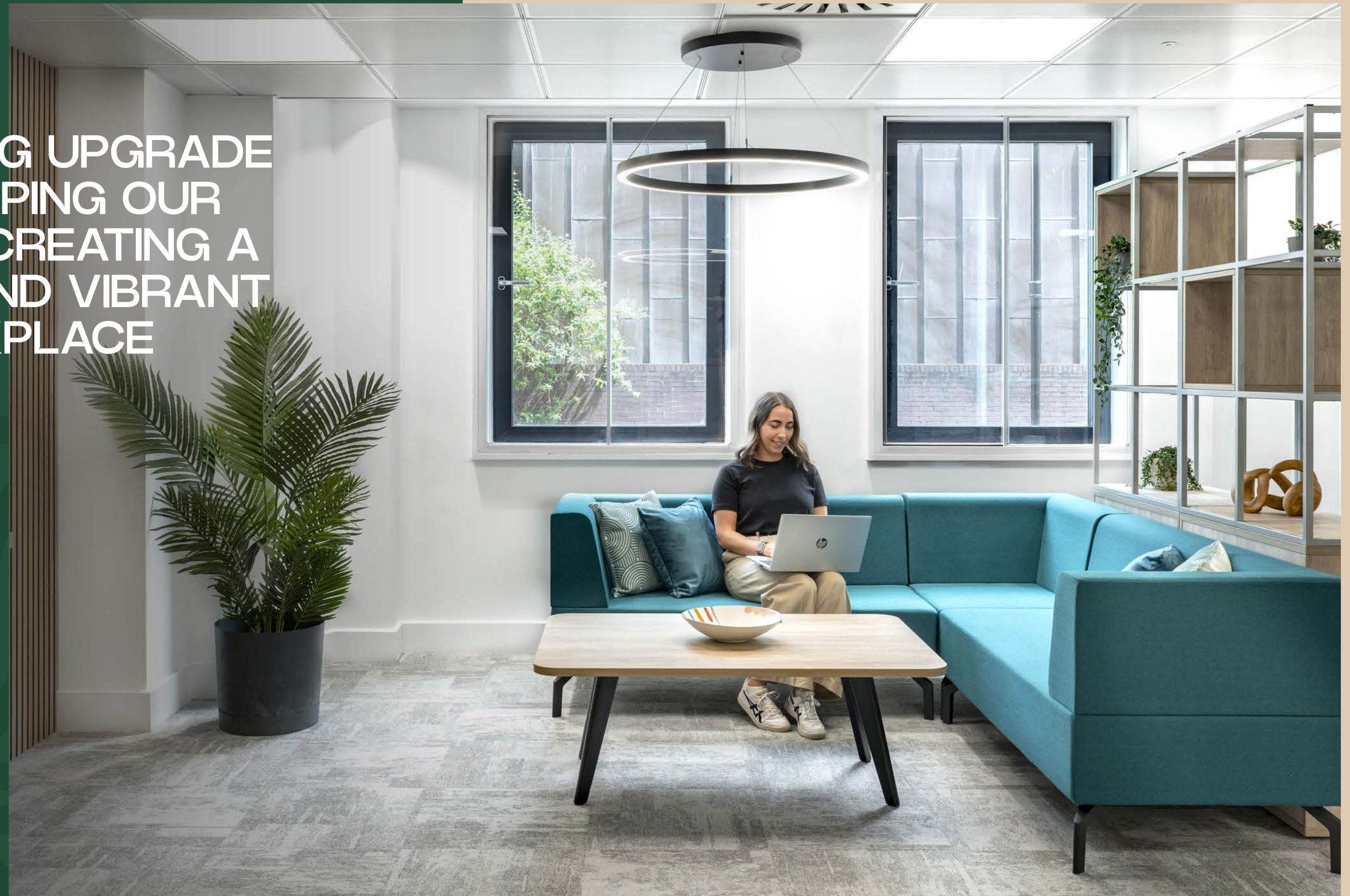


# AN EXCITING UPGRADE IS RESHAPING OUR BUILDING, CREATING A MODERN AND VIBRANT WORKPLACE



With a significant programme of refurbishment planned over the next 6–12 months, we're investing in Livery Place to deliver an improved and refreshed working environment. Designed to provide an enhanced occupier experience, our vision will transform the building's reception, communal areas, and overall amenities to deliver a welcoming and energised workplace.

On the upper floors, newly refurbished plug-and-play and open-plan conventional workspace ranges from 700 to 9,000 sq ft, perfectly balancing style, functionality and flexible leasing, giving you the confidence to move in and get straight to work.







# OUR WORKSPACES ARE DESIGNED TO FLEX AROUND YOUR BUSINESS — WITHOUT THE HASSLE

Offering a choice of newly refurbished fully fitted suites or conventional open-plan workspace ranging from 700 to 9,000 sq ft, it's easy to find space that suits how you work.

Our stylish plug-and-play suites offer a move-in ready turnkey solution, complete with quality furniture and a sleek integrated kitchen, designed to get your business up and running from day one.

Looking for a blank canvas? Grade A conventional workspace is also readily available, giving you the freedom and flexibility to create a bespoke working environment that truly reflects your business.



# FLEXIBLE OR CONVENTIONAL LEASING? FIND THE RIGHT FIT FOR YOU



Not every business has the same needs when it comes to leasing workspace, and that's where our flexible and conventional options come in.

For those seeking fully fitted, move-in ready space with fixed monthly costs, flexible leasing is the ideal solution, while conventional leasing suits larger businesses looking for a bespoke workspace over the long term.

Explore the table to see the key differences and find the right option for your business.

	FLEXIBLE	CONVENTIONAL
SUITABLE FOR	SME 's looking for a move-in ready workspace solution at a fixed cost	Larger businesses looking for a long-term, bespoke workspace solution
CAT A FIT OUT	No	Yes - the workspace is to be fitted out by the occupier
CAT A+ FIT OUT	Yes - the workspace is already fully furnished	No
LEASE TERMS	Minimum 3 years	Typically from 3 to 10 years plus
LEASE BREAK OPTIONS	Yes, annual break options	Subject to lease
DEPOSIT	1 month rent inclusive of VAT	Subject to lease
COMPLETION PERIOD	Less than 2 weeks, subject to receipt of paid deposit, first months' rent and a signed completed lease	Approx. 3-6 months, subject to paperwork and legal requirements
SERVICES	Inclusive	Service charge will apply calculated on a cost per sq ft basis
UTILITIES	Electric, internet and insurance inclusive	Electric and insurance will be recharged from the landlord. Internet to be organised and paid for by the occupier
BUSINESS RATES	To be organised and paid for by the occupier	To be organised and paid for by the occupier
CLEANING	To be organised and paid for by the occupier	To be organised and paid for by the occupier
DILAPIDATIONS	Fair wear and tear will apply. Branding or alterations will need to be removed, and the suite returned to the original condition	Dilapidation fees will be chargeable at the end of your lease term
ADDITIONAL FEES	Occupier to arrange for statutory declaration to be witnessed – fees may apply	Legal fees, stamp duty and agent fees may apply





AVAILABILITY

FLOOR	SUITE	SQ FT	LAYOUT
1ST	1A	922	Fully Fitted
	1B	696	Fully Fitted*
2ND	1	3,742	Conventional
5TH	2	3,110	Conventional
6TH	2	1,461	Fully Fitted*
7TH	2	902	Fully Fitted*


\* To be fitted out early 2026



# FROM DESIGN TO FUNCTIONALITY, OUR WORKSPACES REFLECT OUR COMMITMENT TO QUALITY



35 LIVERY ST, BIRMINGHAM



With a high-standard specification, every detail has been considered to deliver a practical and efficient working environment that meets the expectations of modern occupiers.



## SPECIFICATION

CONVENTIONAL AND FULLY FITTED OPTIONS

FULLY ACCESSIBLE RAISED FLOORS

PERFORATED METAL TILE CEILING

DAIKIN VRF INDEPENDENT AIR CONDITIONING

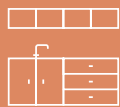
INTEGRATED KITCHEN\*

SHOWER FACILITIES

SECURE CYCLE STORAGE

TARGET EPC A

*\* First floor suites 1A and 1B, and sixth floor suite 2 only*



LIVERYPLACE.COM



IT'S ALL IN  
THE DETAIL





# FULLY FITTED WORKSPACES FROM 700 SQ FT, READY FOR IMMEDIATE PRODUCTIVITY

Each plug-and-play suite has been thoughtfully designed to support a range of working styles, with efficient layouts that balance both collaboration and individual focus.

## 1ST FLOOR - SUITE 1A 922 SQ FT

- 8 x workstations
- 1 x private office
- 1 x kitchen
- 1 x lounge area

## 1ST FLOOR - SUITE 1B 696 SQ FT

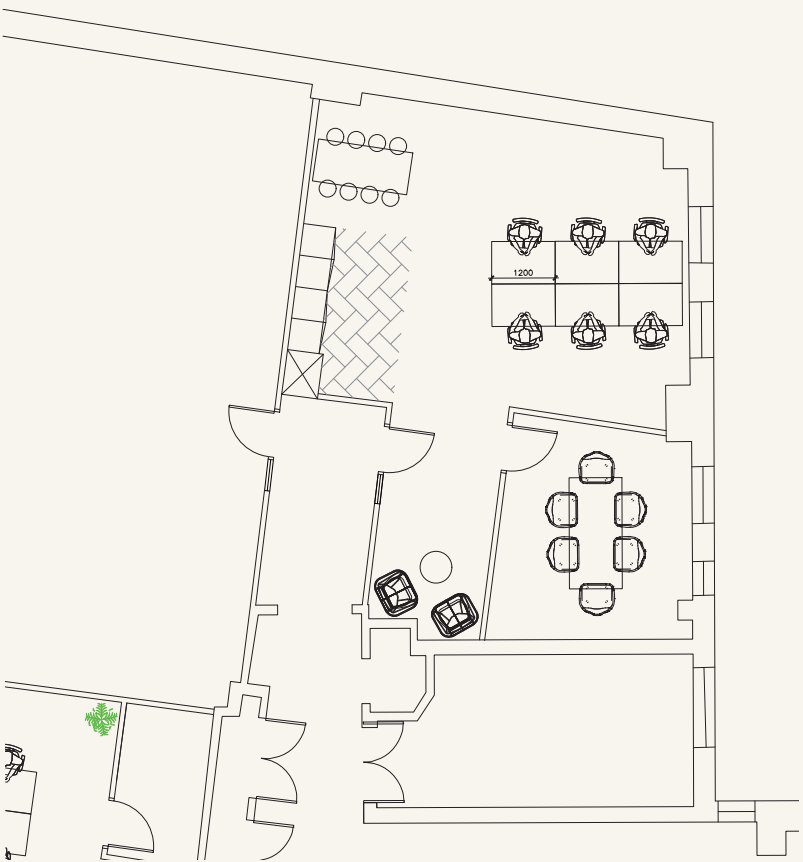
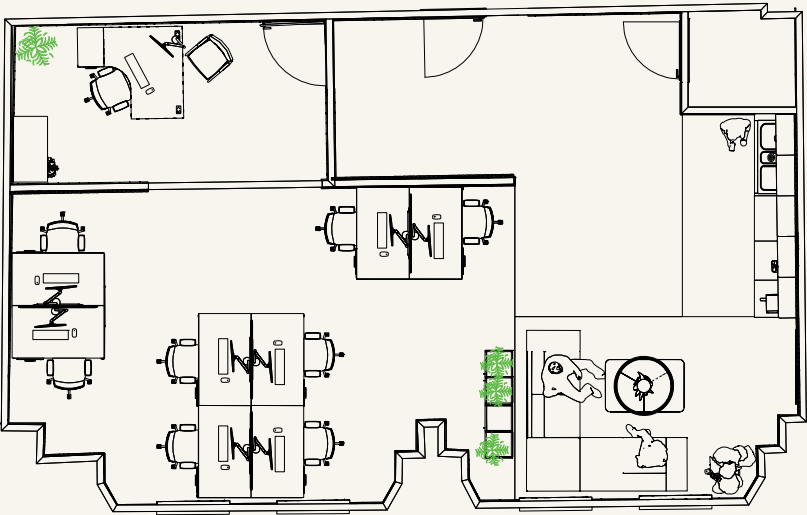
- 6 x workstations
- 1 x 6-person meeting room
- 1 x 8-person breakout hub
- 1 x kitchen

## 6TH FLOOR - SUITE 2 1,461 SQ FT

- 24 x workstations
- 1 x 8-person meeting room
- 1 x 10-person meeting room
- 1 x 8-person breakout hub
- 1 x kitchen

## 7TH FLOOR - SUITE 2 902 SQ FT

- 12 x workstations
- 1 x 6-person meeting room
- 1 x 8-person breakout hub
- 1 x 5-person podium seating

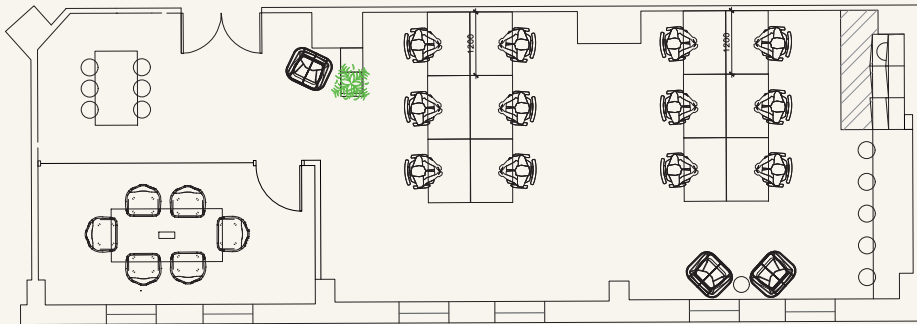


1ST  
FLOOR  
SUITE  
1A

1ST  
FLOOR  
SUITE  
1B

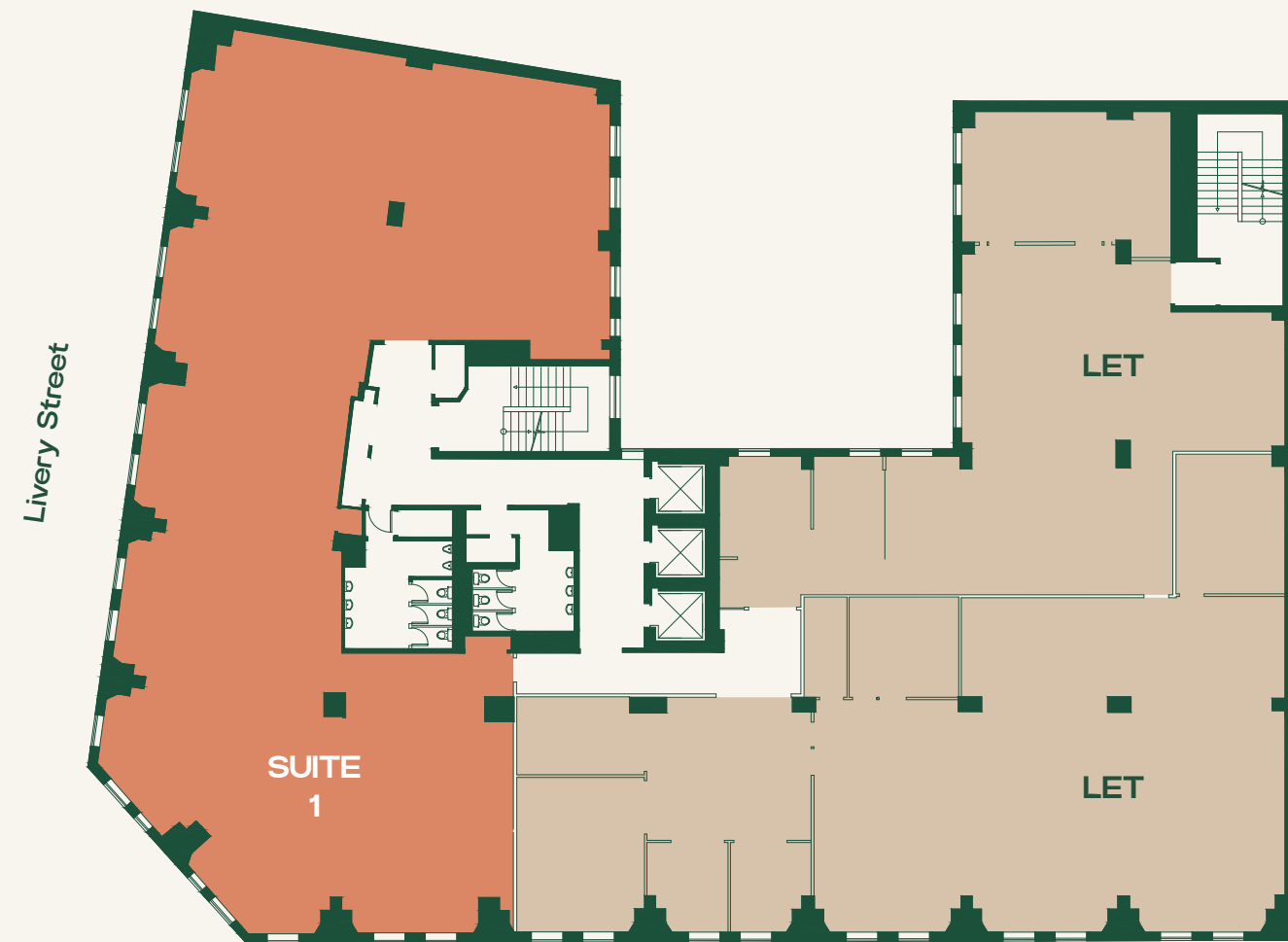
6TH  
FLOOR  
SUITE  
2

7TH  
FLOOR  
SUITE  
2



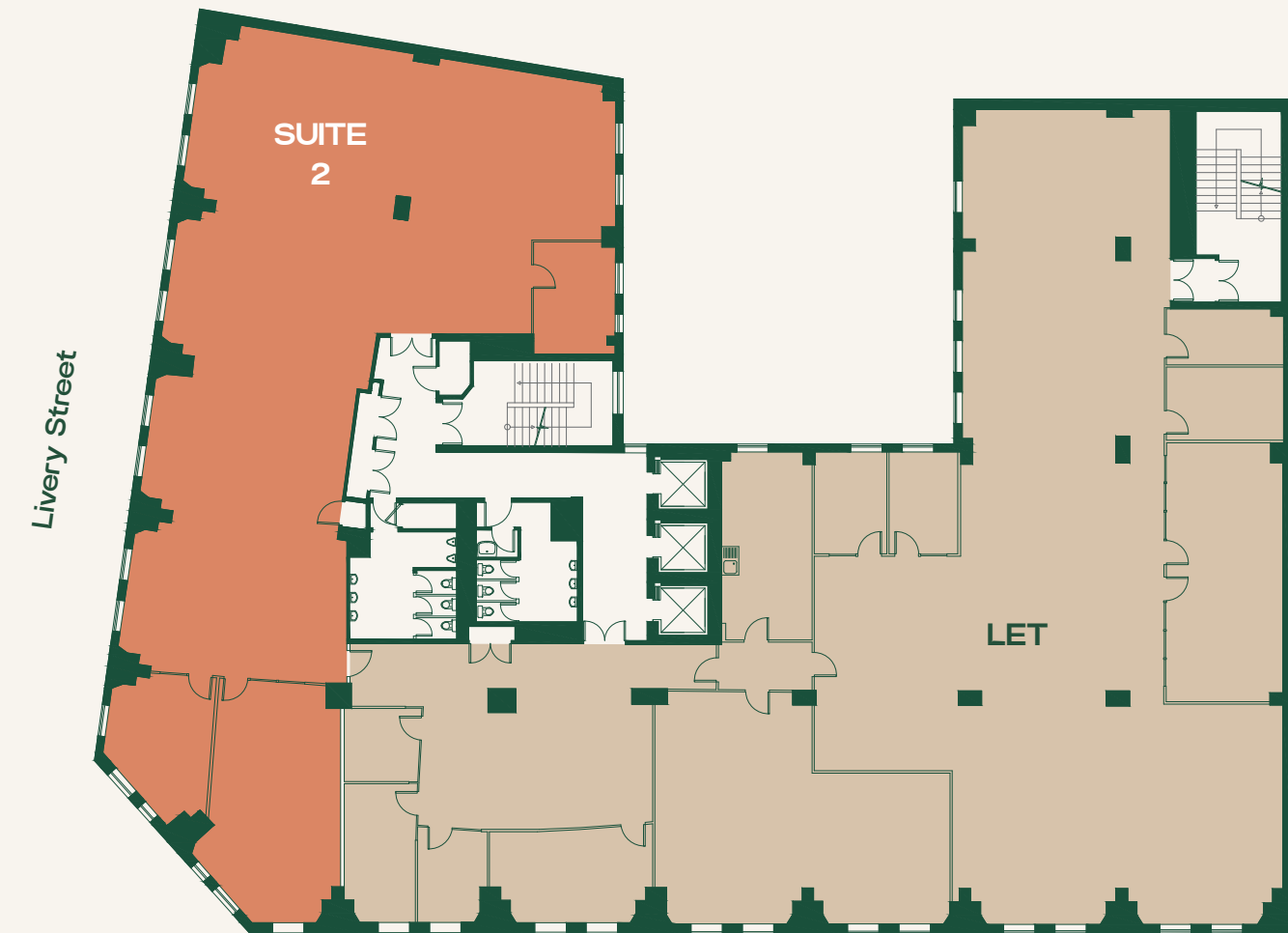


2ND FLOOR - SUITE 1  
3,742 SQ FT



Great Charles Street

5TH FLOOR - SUITE 2  
3,110 SQ FT



Great Charles Street

# CONVENTIONAL WORKSPACE FROM 3,100 SQ FT THAT SHAPES AROUND YOUR BUSINESS

Our open-plan, Grade A workspace gives you the freedom to shape the environment around your business, offering flexible space to create a setup that reflects your ideal way of working. For occupiers looking for a smaller conventional workspace, suites can also be offered from 700 sq ft.





## SURROUNDED BY EXCELLENT TRANSPORT LINKS, OUR CENTRAL LOCATION MAKES COMMUTING EFFORTLESS

Livery Place positions you at the heart of one of the city's most connected business locations, situated on the main arterial route into Birmingham's Colmore Business District.

With Snow Hill station just a few steps away, quick access to multiple Metro stops, and a range of bus routes on your doorstep, getting to the office couldn't be easier.

A short 10-minute stroll takes you to Birmingham New Street station, with Moor Street station and the future HS2 Curzon Street station both just a 15 minutes' walk, making commuting into the city effortless.





# A BUSTLING CITY HOTSPOT WITH EVERYTHING YOU NEED AND MORE CLOSE BY



Part of Birmingham's Colmore Business District, Livery Place is surrounded by a vibrant mix of high-quality shops, chic cafes, and trendy bars and restaurants.

Just a short walk from Colmore Row and Paradise, the area offers an abundance of dining, retail, and leisure choices, perfect for grabbing your morning coffee, enjoying a spot of lunch, or meeting colleagues for post-work drinks.

Placed amongst it all, Livery Place truly boasts an unrivalled city location that puts the best of Birmingham right at your fingertips.



# EXPLORING THE AREA

## RESTAURANTS & BARS

- 1 Albert Schloss
- 2 Dishoom
- 3 Cow & Sow
- 4 The Ivy
- 5 Tattu
- 6 La Bellezza
- 7 Gusto
- 8 Alchemist
- 9 Pasture
- 10 Primitivo
- 11 24 Stories
- 12 Six by Nico
- 13 Issacs

## RETAIL

- 14 Grand Central
- 15 Mailbox
- 16 Bullring

## COFFEE SHOPS/CAFES

- 17 Damascena Coffee
- 18 Costa Coffee
- 19 200 Degrees
- 20 Philpotts
- 21 The Bread Collection
- 22 Rosa's Thai

## HOTELS

- 23 The Grand Hotel
- 24 Hotel DuVin







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