



OFFICE SUITES ARE NOW AVAILABLE FROM 640 SQ FT - 1,221 SQ FT AND CAN BE TAILORED SPECIFICALLY TO TENANTS' NEEDS.

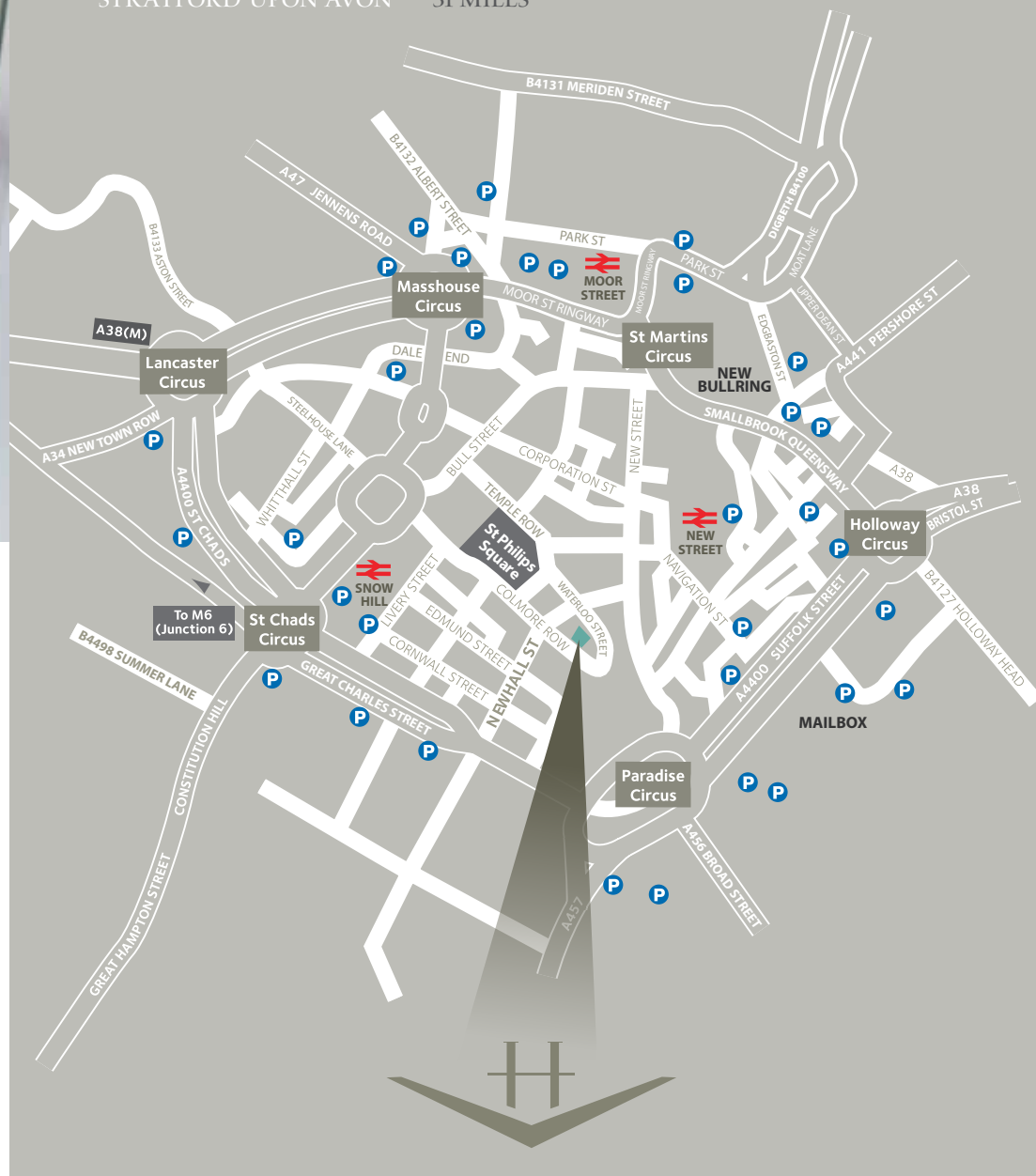
AVAILABLE NOW

WITH EVENACRE'S EXPERIENCE AND CONTACT BASE, WE CAN ADVISE YOU ON SPACE PLANNING/FITTING OUT AND HAVE THE RESOURCES TO CONNECT YOU TO EXPERT CONSULTANTS, CONTRACTORS AND PROPERTY PROFESSIONALS TO ENSURE YOUR OFFICE SET UP RUNS AS SMOOTH AS POSSIBLE.

WE UNDERSTAND THAT BOTH NEW AND ESTABLISHED BUSINESSES NEED TO BE DYNAMIC AND CONSTANTLY EVOLVING, THEREFORE EVENACRE CAN PROVIDE LEASE TERMS TO MIRROR OCCUPIER'S PROPERTY STRATEGIES. AS BUSINESS NEEDS CHANGE EVENACRE HAVE THE ABILITY TO ADAPT TO OCCUPIER'S REQUIREMENTS WORKING WITH THEM IN PARTNERSHIP.

SUPERBLY LOCATED FROM

LONDON	119 MILES
MANCHESTER	97 MILES
SUTTON COLDFIELD	9 MILES
SOLIHULL	9 MILES
WORCESTER	31 MILES
STRATFORD-UPON-AVON	31 MILES



114 - 116 COLMORE ROW BIRMINGHAM

victoriahousebirmingham.co.uk

SAT NAV B3 3BD

THEO HOLMES
DD. 0121 627 5510
theo.holmes@cbre.com



A DEVELOPMENT BY



Messrs. CB Richard Ellis for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. CB Richard Ellis has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. November 2010



NEWLY REFURBISHED . GRADE A OFFICE SUITES
AVAILABLE NOW ON COLMORE ROW



VICTORIA HOUSE SIGNATURE SCULPTURE





PRESTIGIOUS

VICTORIA HOUSE IS PERFECTLY SITUATED IN THE CORE OF BIRMINGHAM'S CENTRAL BUSINESS DISTRICT ON COLMORE ROW, CLOSE TO A WIDE RANGE OF AMENITIES AND WITHIN WALKING DISTANCE OF ALL MAJOR TRAIN AND BUS ROUTES.

AND YOU WILL BE IN GOOD COMPANY, SURROUNDED BY HIGH PROFILE OCCUPIERS INCLUDING:

CONTEMPORARY STYLE WASHROOMS

- ✓ PRICEWATERHOUSECOOPERS
- ✓ EVERSHERDS
- ✓ WRAGGE & CO
- ✓ BDO STOY HAYWARD LLP
- ✓ SHOOSMITHS
- ✓ LLOYDS TSB
- ✓ KPMG
- ✓ ROYAL BANK OF SCOTLAND
- ✓ HAMMONDS

FIRST CLASS DESIGN MATERIALS

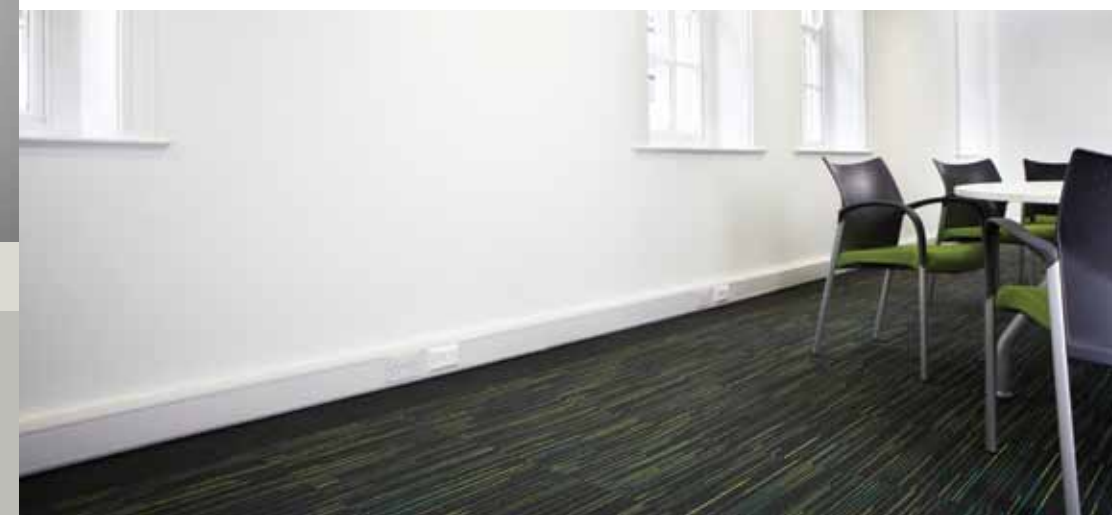


NEWLY REFURBISHED AND GOING FAST

EVENACRE HAVE VAST EXPERIENCE IN PROPERTY REDEVELOPMENT AND CURRENTLY MANAGE A SUCCESSFUL INDUSTRIAL AND OFFICE PORTFOLIO THROUGHOUT THE UK.

EVENACRE HAVE COMPLETED A COMPREHENSIVE REFURBISHMENT OF VICTORIA HOUSE WHICH HAS INCLUDED A FACE LIFT TO THE BUILDING'S LISTED FACADE, A NEW RECEPTION, COMMUNAL AREA UPGRADE, NEW W/C'S AND A COMPLETE UPGRADE OF ALL OFFICE SUITES. THE USE OF TOP QUALITY FINISHES AND CONTEMPORARY FEEL NOW UNDERLINE THE BUILDING'S NEW IDENTITY AND HAVE MADE IT A SOUGHT AFTER BUSINESS ADDRESS TO MOVE TO.

WELL DESIGNED OFFICE SPACE



NEWLY REFURBISHED OFFICE

EXISTING TENANTS

- ✓ AIG
- ✓ VENTURE FINANCE
- ✓ THOMPSON HEANEY
- ✓ BWD
- ✓ LLOYDS BANK



SPECIFICATION

- ✓ GRADE A FINISHES THROUGHOUT
- ✓ AIR CONDITIONING
- ✓ PERFORATED METAL TILE CEILING
- ✓ RECESSED LIGHTING TO COMPLY WITH LG7 STANDARDS
- ✓ 6 PERSON PASSENGER LIFT TO ALL FLOORS
- ✓ SHOWER AND CHANGING FACILITIES



COMMON AREAS

