



CAVENDISH HOUSE

WATERLOO STREET
BIRMINGHAM



HIGH QUALITY
OFFICE SPACE TO LET

2,300 SQ FT - 2,800 SQ FT



CONTEMPORARY OFFICE SPACE

- ⌘ Located in the Colmore Business District, the city's foremost professional area.
- ⌘ The building has recently undergone a comprehensive refurbishment.
- ⌘ Three high specification large suites ranging from 2,300 - 2,800 sq ft available To Let
- ⌘ Additional access to a communal tenant lounge, with breakout and meeting space.
- ⌘ Flexible office space, ideal to accommodate a range of business types.



AVAILABILITY

Floor	Suite	Sq Ft
6th	Front	2,354
4th	Front	2,778
3rd	Front	2,784



**MANNED
RECEPTION**



**COMMUNAL
TENANT
LOUNGE**



**BOOKABLE
BOARDROOM**



**LED
LIGHTING**



**VAV AIR
CONDITIONING**



**RAISED
ACCESS
FLOORS**

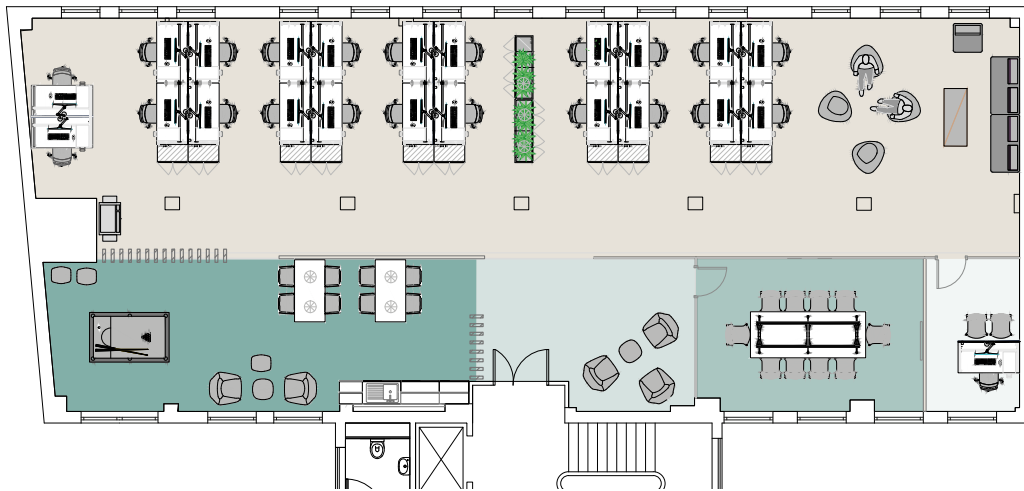


**SHOWER
ROOM**



**EPC
RATING:
C (71)**

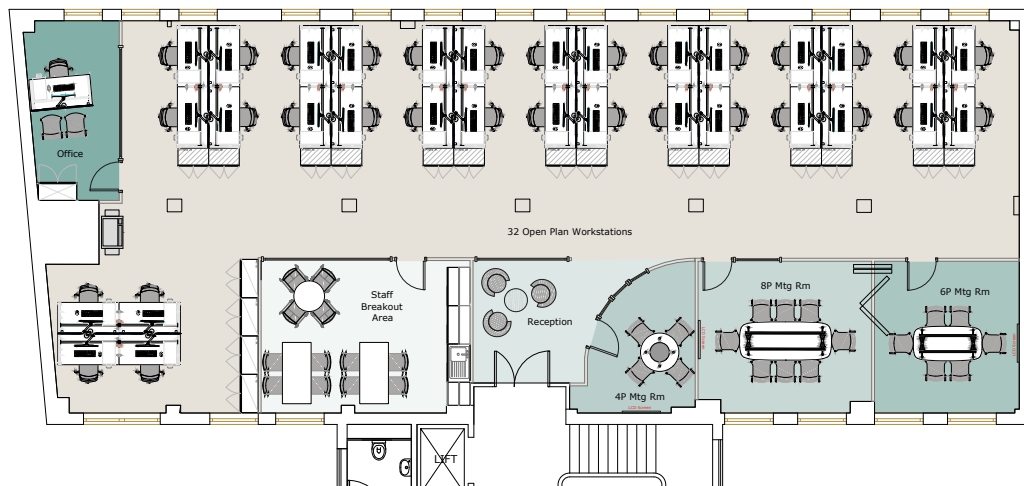
WATERLOO STREET



Option 1:

- 1 x Staff Breakout Area
- 10P Meeting Room
- 22 x Open Plan Workstations
- 1 x Meet and Greet
- 1 x Office

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Option 2:

- 1 x Reception
- 8P Meeting Room
- 32 x Open Plan Workstations
- 4P Meeting Room
- 1 x Staff Breakout Area
- 1 x Office
- 6P Meeting Room



THRIVING LOCATION

- ☒ Cavendish House is one of the best positioned offices in the city.
- ☒ Both New Street and Snow Hill Railway Stations within a 5 minute walk.
- ☒ Metro and a number of bus services are also readily accessible.
- ☒ The building is served by a vibrant retail and leisure scene.
- ☒ Plenty of opportunity to unwind, entertain clients, or grab a bite to eat.



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