



50 Great Charles Street Queensway
Birmingham B3 2LP

GRADE A OFFICES TO LET

48,000 sqft

NEWMARK

W O L O H O U S E B I R M I N G H A M



ONCE





Formerly the Britannia Building, and following a back to frame refurbishment, we are delighted to introduce WOLO House, a new workspace for forward thinking companies with a conscience, who are seeking space, collaboration and balance.

The building has approximately 48,000 sqft of office accommodation across 11 storeys, and is located within the city's bustling and vibrant Colmore Business District.

Office suites range from 2700 sqft to 4900 sqft, with an opportunity to have a self-contained building for a single occupier.

CREATE, COLLABORATE, AND MAKE EACH MOMENT COUNT

WOLO HOUSE



From New Market Street, you enter the expansive and reimagined reception area at Wolo House. Bathed in natural light through a two-storey, fully glazed façade, the space boasts a beautiful ceramic floor with a one-of-a kind sculpted reception desk against a timber wall, enhancing the waiting and staff collaboration areas.

Achieving an impressive EPC B rating, this space is designed for both aesthetics and sustainability.

The reception seamlessly connects to the lift lobby, home to two-new 13-person passenger lifts that serve all floors.

- Double height entrance
- Impressive fully manned reception
- One of a kind reception desk
- Coffee offer and relaxed seating area
- Enclosed meeting suite



Eleven Floors





Rooftop Garden



Two Story Height Entrance



Two Lifts



Fully Manned Reception



Private Parking



Entertainment Room



Prayer Rooms



Private Gym



Shower & Changing Facilities



Rooftop Function & Board Room



Cohesive Working Floors



Floor to Ceiling Glazing



Heating & Cooling with individual floor FCU controls



WOLO

Private entrance for Basement 1



WCs on every floor



EV Parking Spaces



Bicycle & Motorcycle Spaces



WORKING
MADE
EFFORTLESS
WITH WOLO





Grade A Specification



Full Access Raised Flooring of 150mm





EPC Rating B33



Metal-tiled suspended ceilings with floor to ceiling height of 2.7m



CAT 6 Cabling



Central

Location

Flexible Floor Plates with Limited Columns

Office Availability

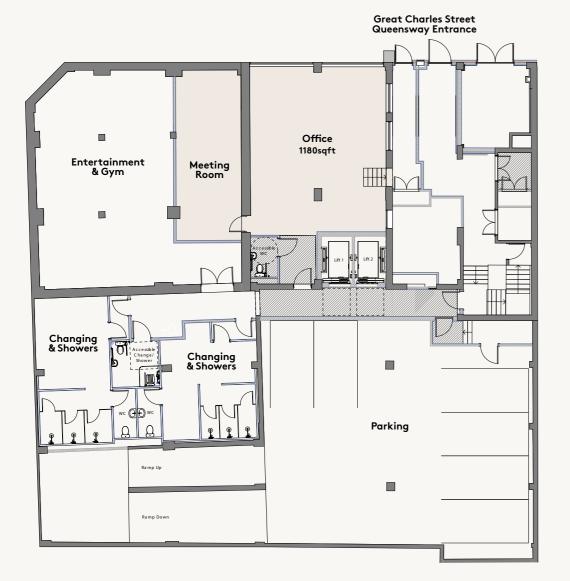
Floor	Number	Area (sqft)	(sqm)
Roof Terrace Meeting room	10	475	44
Ninth	09	4,768	443
Eighth	08	4,900	455
Seventh	07	4,900	455
Sixth	06	4,900	455
Fifth	05	4,900	455
Fourth	04	4,900	455
Third	03	4,900	455
Second	02	4,900	455
First	01	4,700	437
Ground Floor	Gnd	2,700	250
Basement 1	-01	1,180	108
Basement 2	-02	Parking	

48,000 4,471









EXAMPLE:

BASEMENT FLOOR

OFFICE BUILDING: WOLO HOUSE, 50 GREAT CHARLES STREET QUEENSWAY BIRMINGHAM B3 2LP

2024







EXAMPLE:

GROUND FLOOR

OFFICE BUILDING: WOLO HOUSE, 50 GREAT CHARLES STREET QUEENSWAY BIRMINGHAM B3 2LP

2024







EXAMPLE:

OFFICE FLOOR

OFFICE BUILDING: WOLO HOUSE, 50 GREAT CHARLES STREET QUEENSWAY BIRMINGHAM B3 2LP

2024





Roof Terrace

Boardroom
475sqft

In 1

In 2

In

Great Charles Street

EXAMPLE:

ROOF TERRACE

OFFICE BUILDING: WOLO HOUSE, 50 GREAT CHARLES STREET QUEENSWAY BIRMINGHAM B3 2LP

2024





SO MUCH MORE THAN A ROOFTOP TERRACE

Soak up breathtaking 360-degree views of Birmingham on our rooftop terrace, where you'll find plenty of space to make calls, host a meeting, enjoy the views, or simply take a moment for yourself. A great balance of business and pleasure across 11 cohesive working floors.

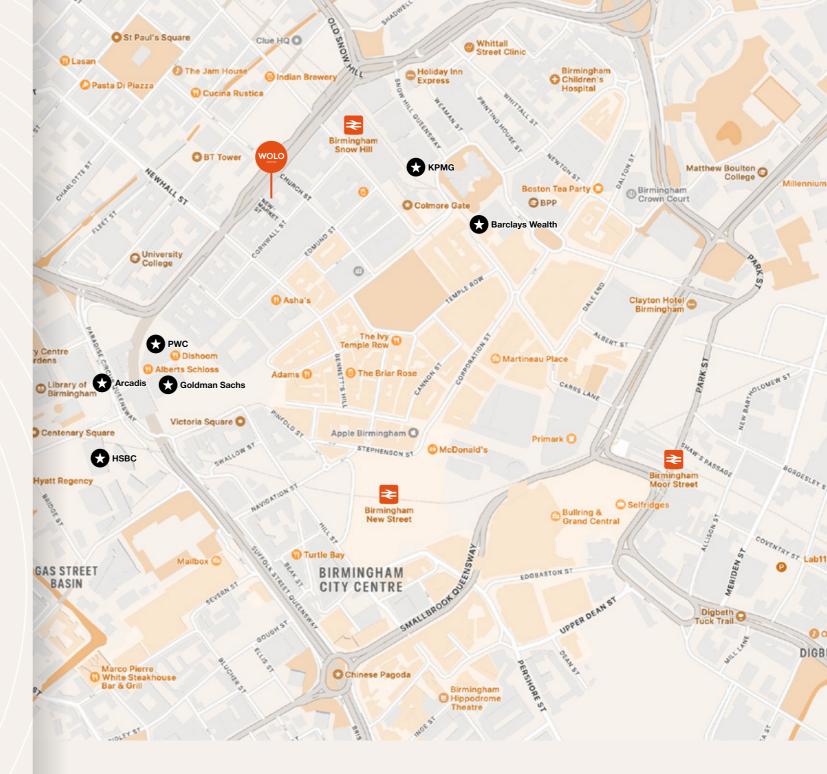




OUR LOCATION

Wolo House located just a short distance from two of Birmingham's retail landmarks, Grand Central and the Bullring and positioned within a few minutes walk of the main train stations.

Located in the beating heart of Birmingham's office core, and surrounded by a wide selection of the city's best bars, restaurants and coffee shops, including Pret A Manger, The Ivy, Hotel du Vin, Riva Blu, Madeleine Bar and Tattu.





8 universities and world-class research institutions produce 55,000 graduates yearly



The region is at the heart of the UK with 90% of the UK's market in reach within four hours drive time



40% of the West Midlands population is under the age of 25



50,000 professional and financial services businesses, second only to London



HS2 will bring the city of London within 38 minutes of the region



Regional economy is one of the highest in the UK



Birmingham airport currently serves 150 direct global destinations plus a further 50 airlines



The LIK's first

The UK's first





50 Great Charles Street Queensway
Birmingham B3 2LP

FOR ALL ENQUIRES, PLEASE CONTACT:

NEWMARK

George Jennings

+44 7568 326 786 GJennings@geraldeve.com geraldeve.com