

officespace2go.co.uk

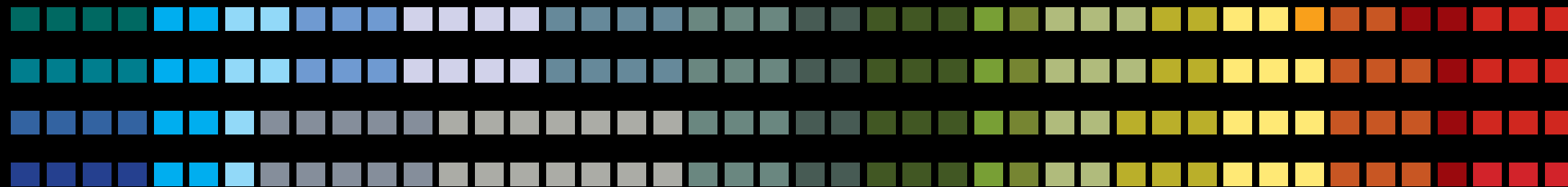
Cheap, flexible office space any way you want it

Office space from **1,000 sqft** to **60,000 sqft** / Rent from **£10 per sqft**

SBO

o n e a n d t w o

Smallbrook Queensway Birmingham
Next to New Street Station



For more information call **0121 609 7666**

Office space in the heart of Birmingham exactly

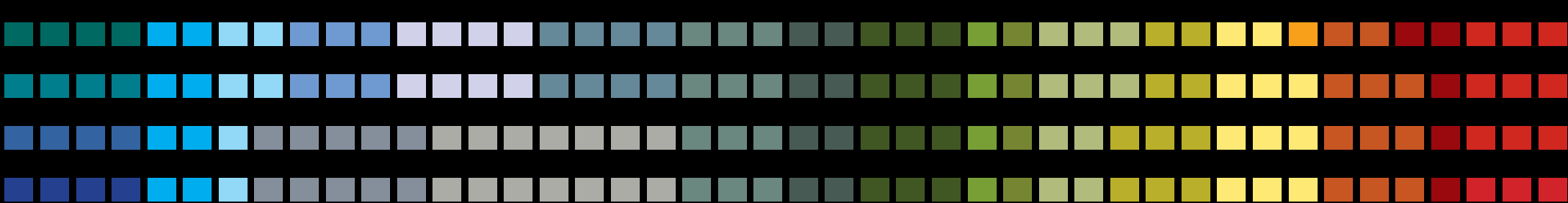
the way you want it...

where you want it...

how you want it.

'Never has office relocation been made so quick and easy'

Rebecca of CEG



Flexible

SBQ provides an array of specifications and sizes to suit any budget.

Office suites are available from
1,000 sqft - 60,000 sqft.
Rent from **£10 per sqft.**

Corporate Occupier?
Requiring flexible value for money space centrally located, with rolling break options.

Charity?
Not client facing, wants a **one year lease** with the option to expand into another office space.

Call Centre?
Wants office space on a month by month tenancy agreement.

One Man Band?
Start up business working primarily online, isn't client facing and doesn't mind what his office looks like. Wants 6 months rolling tenancy!

Location



Centrally located opposite Birmingham's New Street Station, SBQ provides excellent infrastructure links both by car and public transport.

What's Close?

Lots! in fact all these are right on the door step!

- 1 New Street Station
- 2 The Bull Ring
- 3 The Mailbox
- 4 The Arcadian Leisure Development (Bars Restaurants)
- 5 SAS Radisson
- 6 Birmingham Hippodrome



SBQ view from New Street Station



SBQ Exterior detail



SBQ view towards The Bull Ring



SBQ typical floorplate



SBQ Interior



SBQ typical reception layout

SBQ 1 & SBQ 2

Conveniently located next to New Street Station, SBQ offers a number of separate units in a range of qualities to suit any budget. Flexible lease packages are available on request.

SBQ 1

Whole floors available from **8,431 sqft (783 sqm)**

Total space available over 4 floors **32,697 sqft (3,038 sqm)**

SBQ 2

Whole floors available from **6,325 sqft (588 sqm)**

Total space available over 4 floors **24,502 sqft (2,276 sqm)**

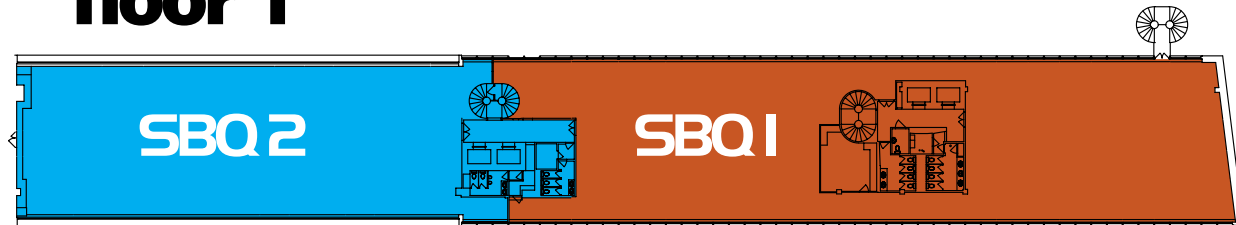
SBQ 1 & SBQ 2

Floors can also be combined to provide single floorplates from **14,756 sqft (1,371 sqm)**

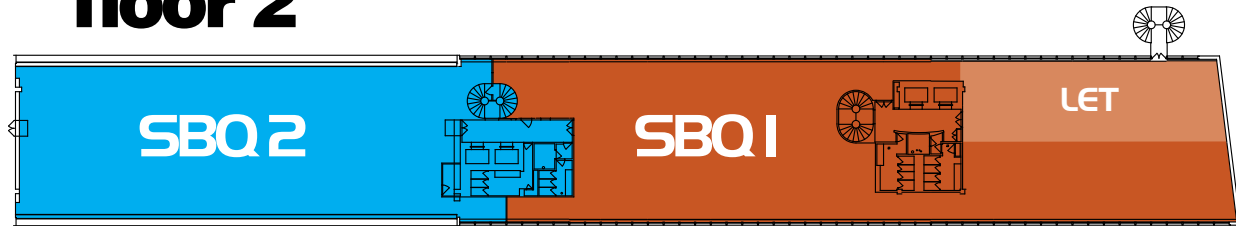
Total space available throughout **SBQ 1** & **SBQ 2** over 4 floors **57,199 sqft (5,314 sqm)**

Small suites are available in **SBQ 2** on the first floor from **1,000 sqft (93 sqm)**

floor 1

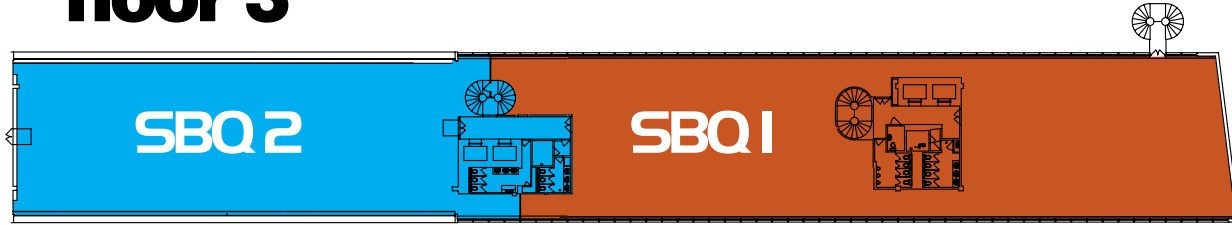


floor 2

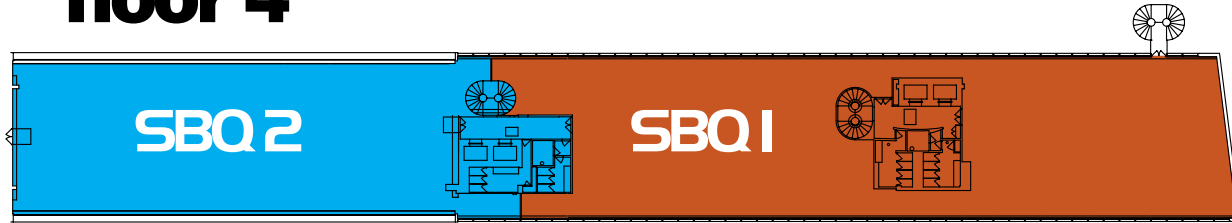


Have it your way... SBQ can provide short term leases allowing for quick,

floor 3



floor 4



Bespoke to you

Suites tailored to any requirement

Whether you require shell and core or fully fitted office space - suites can be tailored to suit all occupiers.

- **Open plan combined floorplates up to 14,500 sqft**
- **Suites from 1,000 sqft**
- **Perimeter trunking/raised floors**
- **Suspended ceiling**
- **Recessed lighting**
- **Comfort cooled/heated**
- **Secure on-site parking**
- **Lift access**

Subject to availability



cheap hassle free transactions or traditional flexible lease agreements.



KEY

1. SBQ1 2. SBQ2 3. SBQ3 4. SBQ4 5. The Bullring 6. Selfridges 7. The Rotunda 8. New Street Station 9. Beetham Tower 10. The Mailbox 11. Arcadian 12. Colmore Row

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For more information call,



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