15.1 IE ADVICE TRUST



TRICORN HOUSE, BIRMINGHAM
15,100 sq ft – 60,400 sq ft in floor plates of 15,100 sq ft



Tricorn House has evolved

Tricorn House offers newly refurbished, high specification air conditioned office accommodation with 15,100 sq ft floor plates complete with on-site car parking.

In addition to the high quality office refurbishment, Tricorn House has undergone a major investment programme. This includes new high speed lifts and new toilet, shower and disabled facilities.

Additionally, there has been the creation of a new 7,000 sq ft reception/breakout area with informal meeting and cafe facilities for the tenants.

Location

Tricorn House is situated adjacent to Five ways and is centrally located to allow easy access to Birmingham City Centre, Inner Ring Road, Motorway networks, Stations plus Birmingham International Airport.

- Situated adjacent to Five ways Island.
- 5 miles from the M5 and M6, with excellent links to both the M42 and M40.
- Birmingham New Street, Snow Hill and Five ways railway stations all within walking distance.
- 12 miles from Birmingham International Airport allowing easy access to all European business destinations.
- ICC, NIA, Brindleyplace and Symphony Hall all within walking distance.
- Proposed Midlands Metro Terminus adjacent to the building.
- Leisure and restaurant facilities just minutes away at Broadway Plaza.
- Local amenities include the Marriott Hotel and Edgbaston Shopping Centre.



Offices that change the way you work



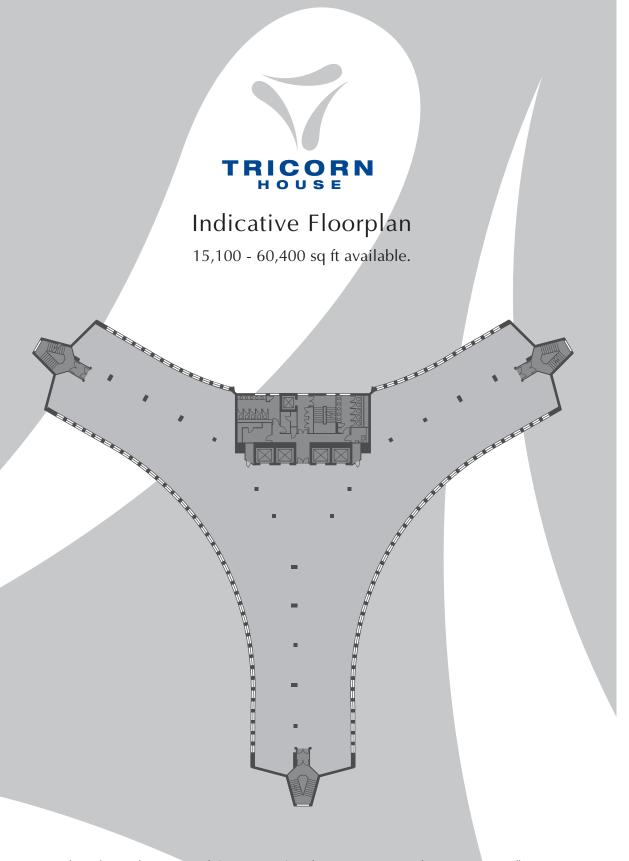
High Specification

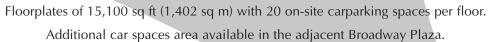
- Floorplates of 15,100 sq ft (1,402 sq m)
- New air conditioning
- Raised access floors
- Suspended ceilings with LG3 compliant lighting
- Four high speed passenger lifts
- Male, female and disabled wc's and shower on each floor
- Secure on site car parking
- Flexible open plan accommodation
- Additional 7,000 sq ft reception/breakout area at ground floor level with staffed café and wireless connectivity
- Conference suite

Potential Floor Densities

	Cellular	Open Plan	Cellular & Open Plan
Total occupation	101 persons	141 persons	111 persons
Floor area	1402m2	1402m2	1402m2
Floor area per person	13.9m2 per person	9.9m2 per person	12.6m2 per person
Meeting room	8	7	8
Single person offices	2	2	2
Two person offices	5	0	5

A range of space planning options are available on request.





















Tricorn House, Edgbaston, Birmingham

www.tricornhouse.co.uk

A development by COMMERCIAL ESTATES GROUP

For further information please contact the joint agents:





These particulars are intended only as a guide and must not be relied upon as a statement of fact.

They are not intended to constitute part of an offer or contract. Created by www.bertramgough.co.uk. Sept 2005