



LEVEL
7
MAILBOX



**8,765 SQ FT OF CONTEMPORARY OFFICE SPACE AT ONE OF
BIRMINGHAM'S ICONIC LANDMARKS**



Located within Birmingham's business district, next to the canal network and New Street Station.

MAILBOX

LEVEL
7

The Mailbox is a prime office-led mixed-use building located in central Birmingham within a five-minute walk of Birmingham New Street Station.

The property comprises 698,000 sq ft of Grade A space on a 4.8 acre site and provides high quality offices, leisure, retail, public space and Birmingham's largest secure basement car park with 698 spaces.

The Mailbox is one of Birmingham's most sought-after office locations and is home to some 2,500 office workers.

Occupiers include blue chip office tenants such as The BBC, WSP, Advanced Software, Q-Park and Associated Architects, along with Harvey Nichols, Everyman Cinema and a wide selection of retail and restaurants.

Office occupiers at The Mailbox



Retail and leisure at The Mailbox





Its modern design provides a light, airy working environment which can be fitted out in several configurations.



Indicative office fit-out solution

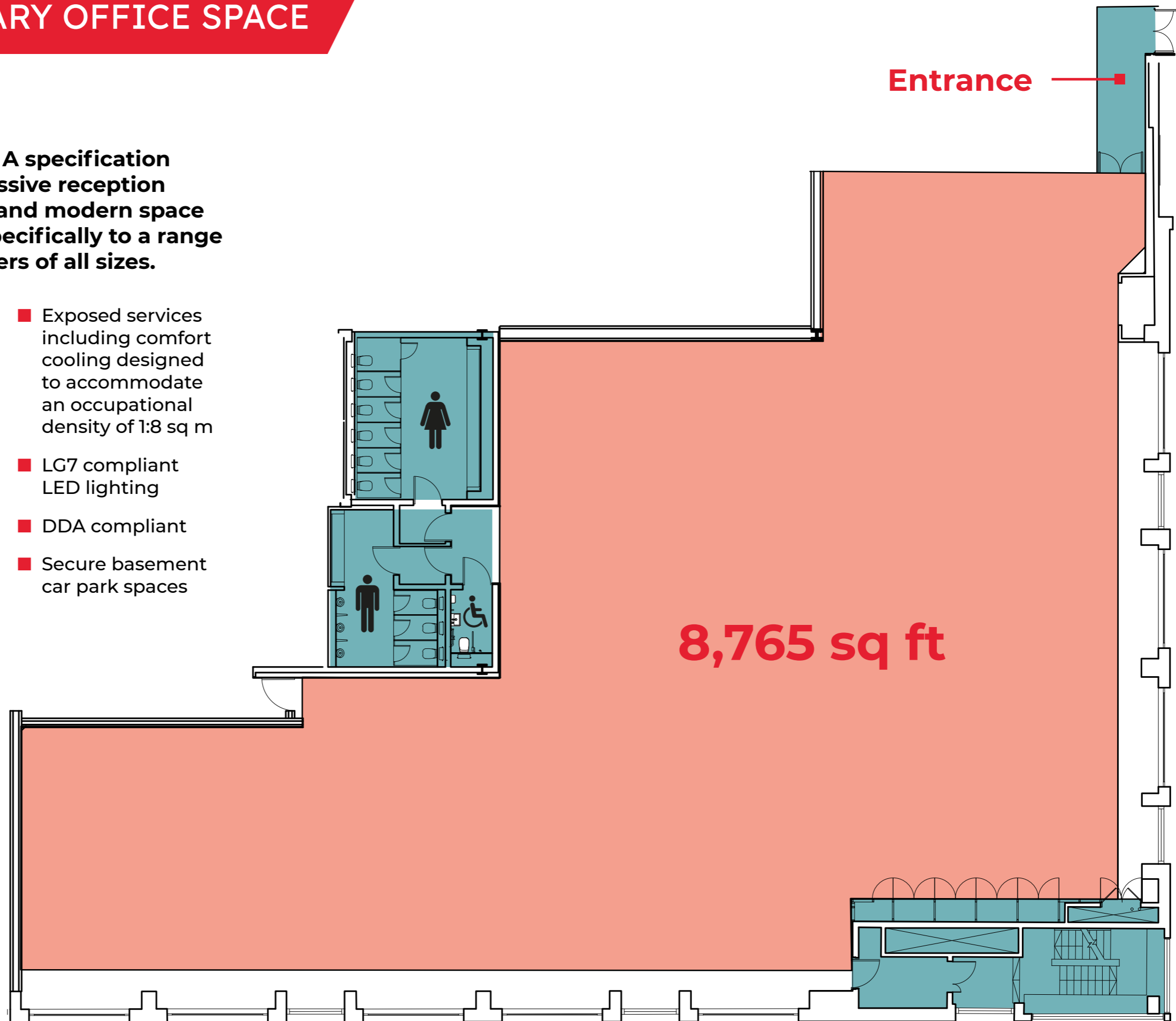


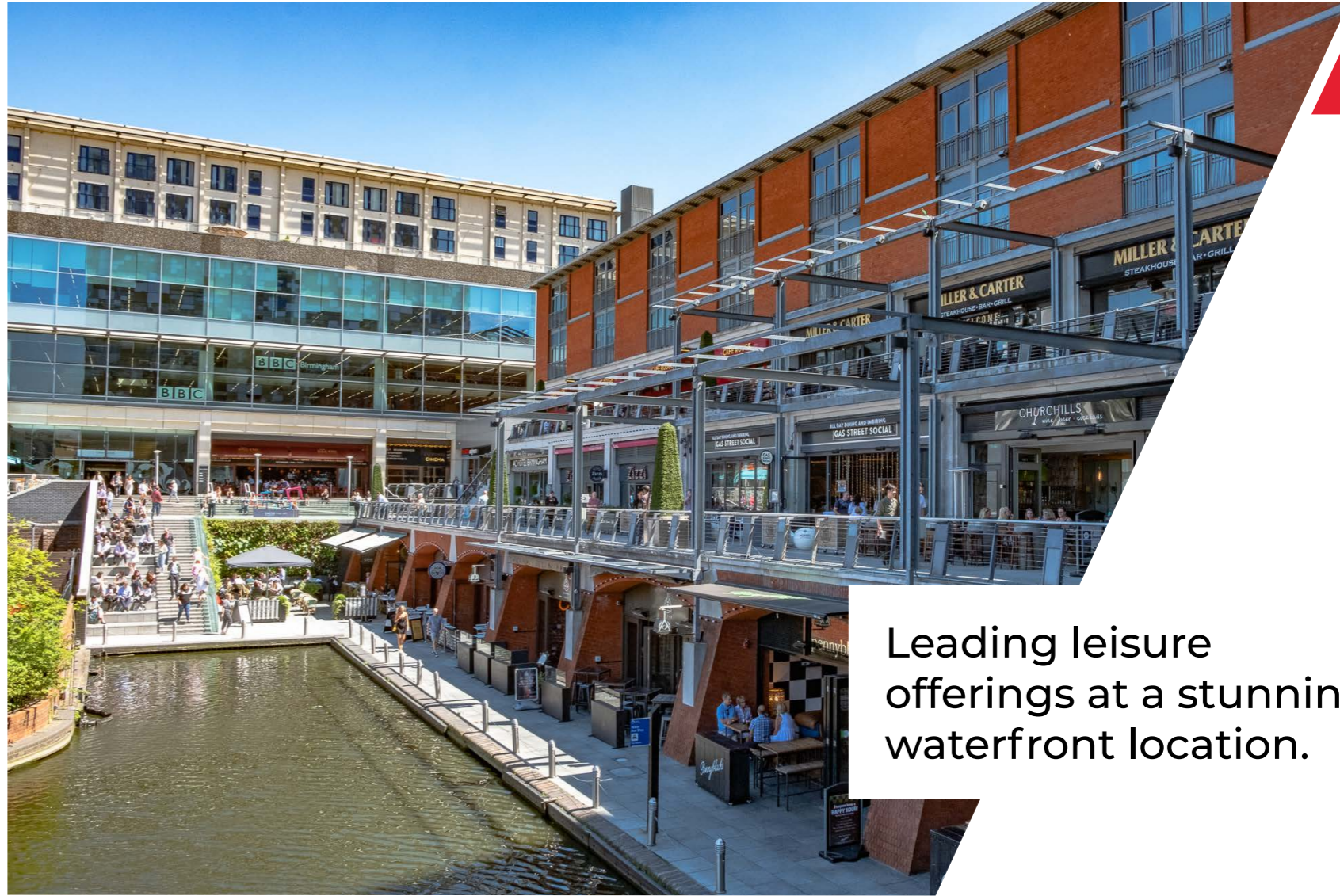
Indicative office fit-out solution

CONTEMPORARY OFFICE SPACE

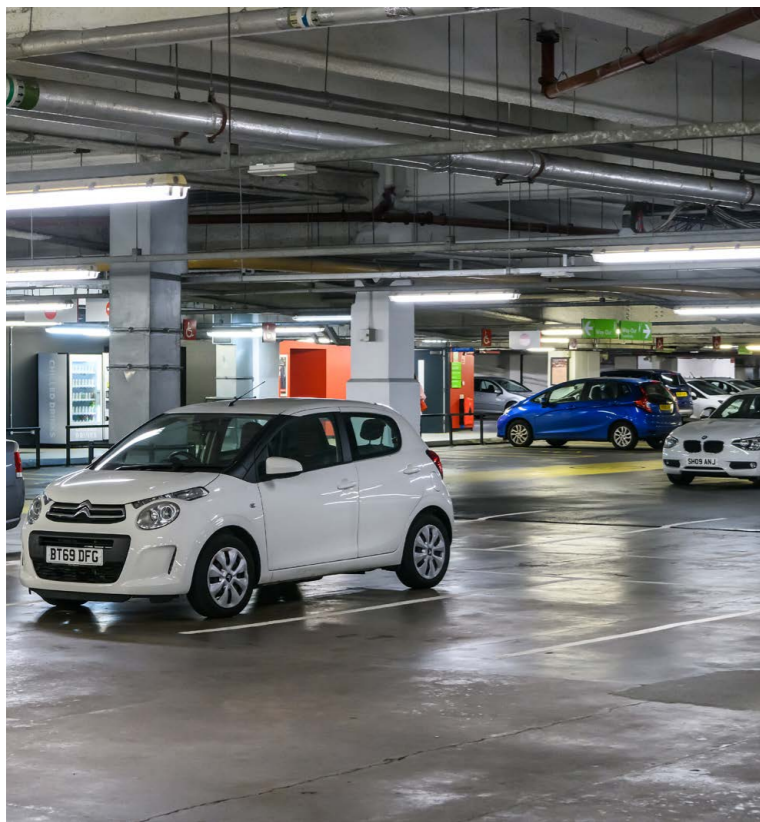
Level 7 features a Grade A specification complete with an impressive reception area, and offers flexible and modern space which can be tailored specifically to a range of layouts to suit occupiers of all sizes.

- Feature double height reception area
- 3 x 16 person passenger lifts
- Dedicated male, female and disabled toilets
- Three communal showers
- 4.4 meter floor to ceiling height featuring exposed soffit
- 150mm raised access floor
- Exposed services including comfort cooling designed to accommodate an occupational density of 1:8 sq m
- LG7 compliant LED lighting
- DDA compliant
- Secure basement car park spaces





Leading leisure offerings at a stunning waterfront location.





Inward investment

Birmingham is attracting more inward investment than ever before thanks to key infrastructure and development projects including the recently approved HS2 (High-Speed 2), Paradise, Arena Central and Birmingham Smithfield.

Nationally and internationally recognised businesses such as Beazley Insurance, HS2, RICS, HMRC, PwC, Allegis and BT have committed to locating to Birmingham.



Well connected

- London in 1 hour 20 minutes by train.
- Birmingham International Airport in 15 minutes.

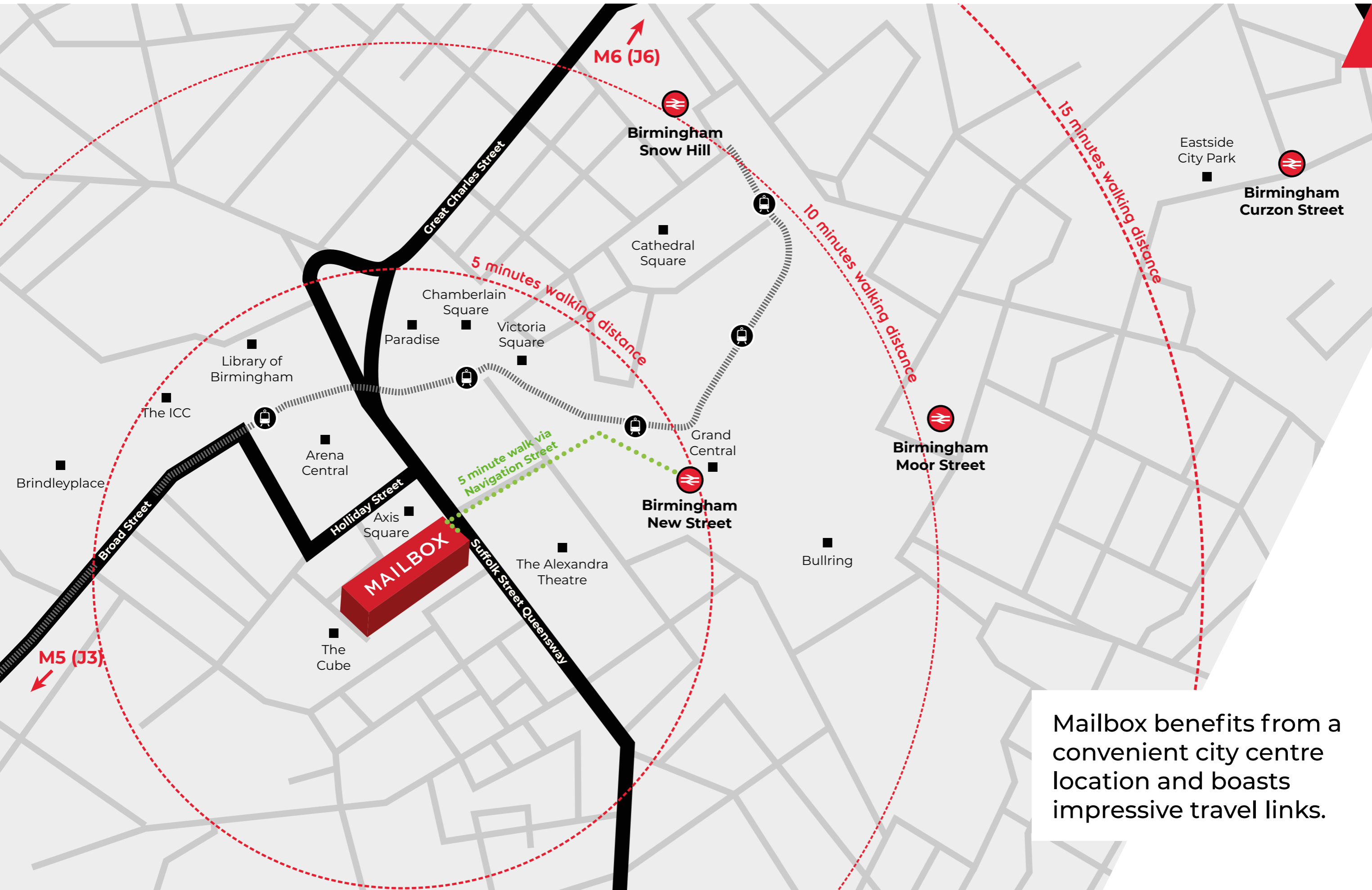


HS2
set to open in 2026

Five universities in the region producing over
25,000
graduates a year

One of the most investable cities in the UK with a

£28.2bn
economy



Mailbox benefits from a convenient city centre location and boasts impressive travel links.



**For all enquiries
please contact:**

Charles Toogood

T 0121 609 8448

E charles.toogood@avisonyoung.com

George Jennings

T 0121 609 8458

E george.jennings@avisonyoung.com

avisonyoung.co.uk/15596

Richard Williams

T 07468 727 158

E rjwilliams@lsh.co.uk

Andy Riach

T 07743 978 109

E ariach@lsh.co.uk

lsh.co.uk