



Welcome To Tricorn House

Tricorn House is home to a diverse business community and just a stone's throw from Birmingham City centre. The expertly refurbished and redesigned building offers a mix of office and flexible studio space as well as an impressive reception and lounge.

Our super stylish communal areas are full of places for people to come together to work, meet, catch-up, eat and relax. There's also plenty of space to take meetings in our booths and breakout areas, and there's WiFi wherever you go.



Our Building

At Tricorn House, we've created an environment where you'll want to get to work. Spaces have been designed to enhance productivity and reduce stress with a focus on health and happiness.

Our comfortable lounge is packed with places for people to come together to catch up and relax, plus plenty of quieter areas for when you need a moment of calm. You'll find the in-house café at the heart of the building serving up good food to keep you fuelled throughout the day.

There's also a Gym & Wellness Centre, kitted out with the latest equipment and a spin studio to get you moving, or if it's zen you're after, try some yoga. Our changing rooms come with everything you need from showers and storage to hair dryers, straighteners and even a drying room.

Workspaces

At Tricorn House we've got workspace you'll want to work in – choose from flexible studios or high-specification open-plan offices.

Our newly refurbished office spaces are full of natural light and we offer a mix of sizes across 15,150 sq ft floor plates. Tricorn Studios are ready for new and growing businesses to get to work. Each studio comes fully furnished with a kitchen, meeting room and superfast broadband.



Office Space

Our office space has been refurbished with evolving businesses in mind. The open-plan spaces are high-specification, light, bright and celebrate the best in modern office design while focusing on flexibility.

What's Included?

- Flexible floor plates
- Air conditioning system
- Suspended ceilings with LED panel lighting
- Fully accessible raised floor
- On-site parking
- Access to building facilities including gym, spin room and changing rooms etc

Flexible Spaces

Our open-plan office space is made to suit you with floor plates that can be easily adapted and personalised to meet your needs. We offer office space from **4,340 sq ft to 15,150 sq ft** on a traditional basis. And if you need help with the fit-out, our team is here to design workspace that's right for you.

Tricorn Studios

Whether you're a young business or an established player, our studios make it easy for you to get started. Fully furnished with kitchen, meeting room and superfast broadband, studios are available for an all-inclusive monthly fee plus a month's deposit.

What's Included?

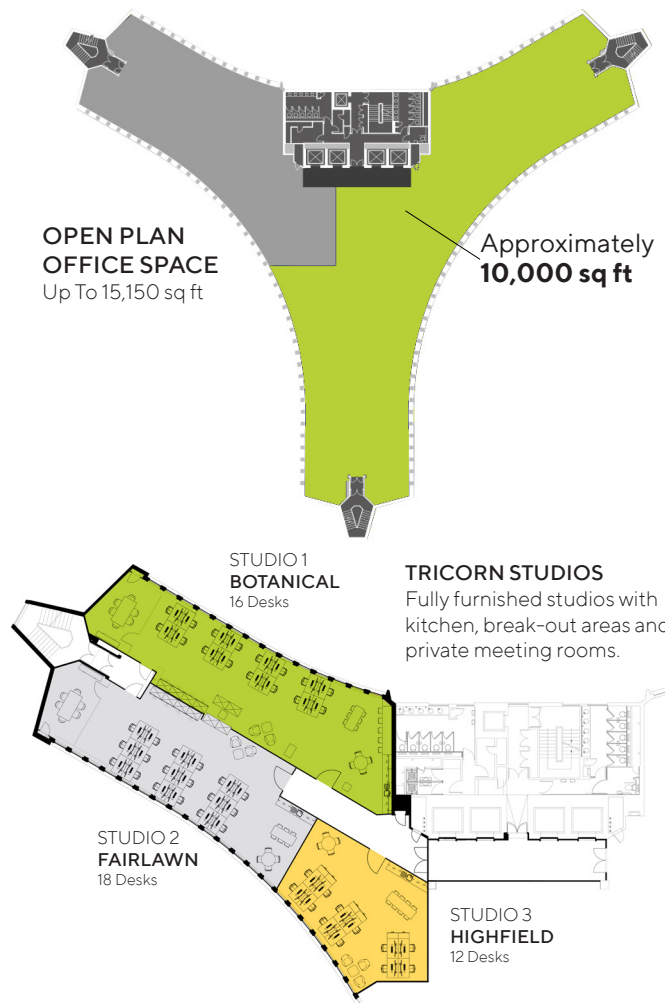
- 24/7 access and your own front door
- Ready wired superfast broadband and WiFi
- High-spec workstations and Ergonomic chairs
- Kitchen with integrated dishwasher and fridge
- A furnished meeting room
- Beautiful breakout space
- A parking space
- All bills included, except business rates
- Access to building facilities including gym, spin room and changing rooms etc

The Lease

Flexibility is important, that's why we offer a clear and concise three-year lease with annual breaks. Ready to get to work? With just one month's deposit, you'll be in your own studio within a matter of days. And if your business grows or changes, we're here to help.

**OPEN PLAN
OFFICE SPACE**
Up To 15,150 sq ft

Approximately
10,000 sq ft



TRICORN STUDIOS
Fully furnished studios with kitchen, break-out areas and private meeting rooms.

Availability

Office Space	6th Floor	Up to 15,150 sq ft
Tricorn Studios	9th Floor, Studio 1	Available
	9th Floor, Studio 2	Available
	9th Floor, Studio 3	Available

Arrange A Viewing

For more details or to arrange a viewing, send an email or contact one of our letting partners.

CBRE
0121 616 5555
www.cbre.co.uk

Theo Holmes
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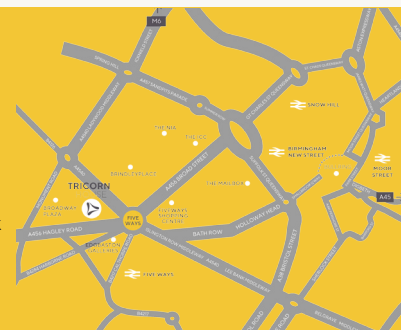
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Parking available. By Car Approx - M6 (Junction 6) 9 mins. M5 (Junction 6) 13 mins. M42 (Junction 7a) 16 mins. By Train (From Five Ways Station) Birmingham New Street 3 mins. Birmingham Int Airport 15 mins. Solihull 35 mins. Coventry 45 mins. London 1hr 45 mins. Manchester 1hr 50 mins.