

UNIQUE SELF-CONTAINED OPPORTUNITY TO LET  
WITH F1(A) EDUCATION PLANNING CONSENT

2 MARGARET STREET, BIRMINGHAM B3 B3 3JN

THE OLD  
**STOCK**  
EXCHANGE

THINK ABOUT YOUR PERFECT SPACE. WE'LL MAKE IT HAPPEN.

# IT'S TIME TO TAKE STOCK.



Steeped in financial heritage, The Old Stock Exchange in Birmingham's central business district is looking to the future, providing a rare chance for educational providers to really think about what they need from 24,825 SQ FT of space.

As we seek to pre-let this five storey building with original double height banking hall, the final design will be made to occupier requirements; keeping the central core and traditional period features that honour its distinctive past.

It all starts with a blank canvas. Think about your perfect space, we'll make it happen.

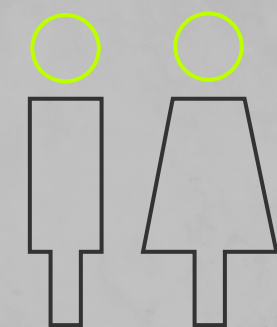
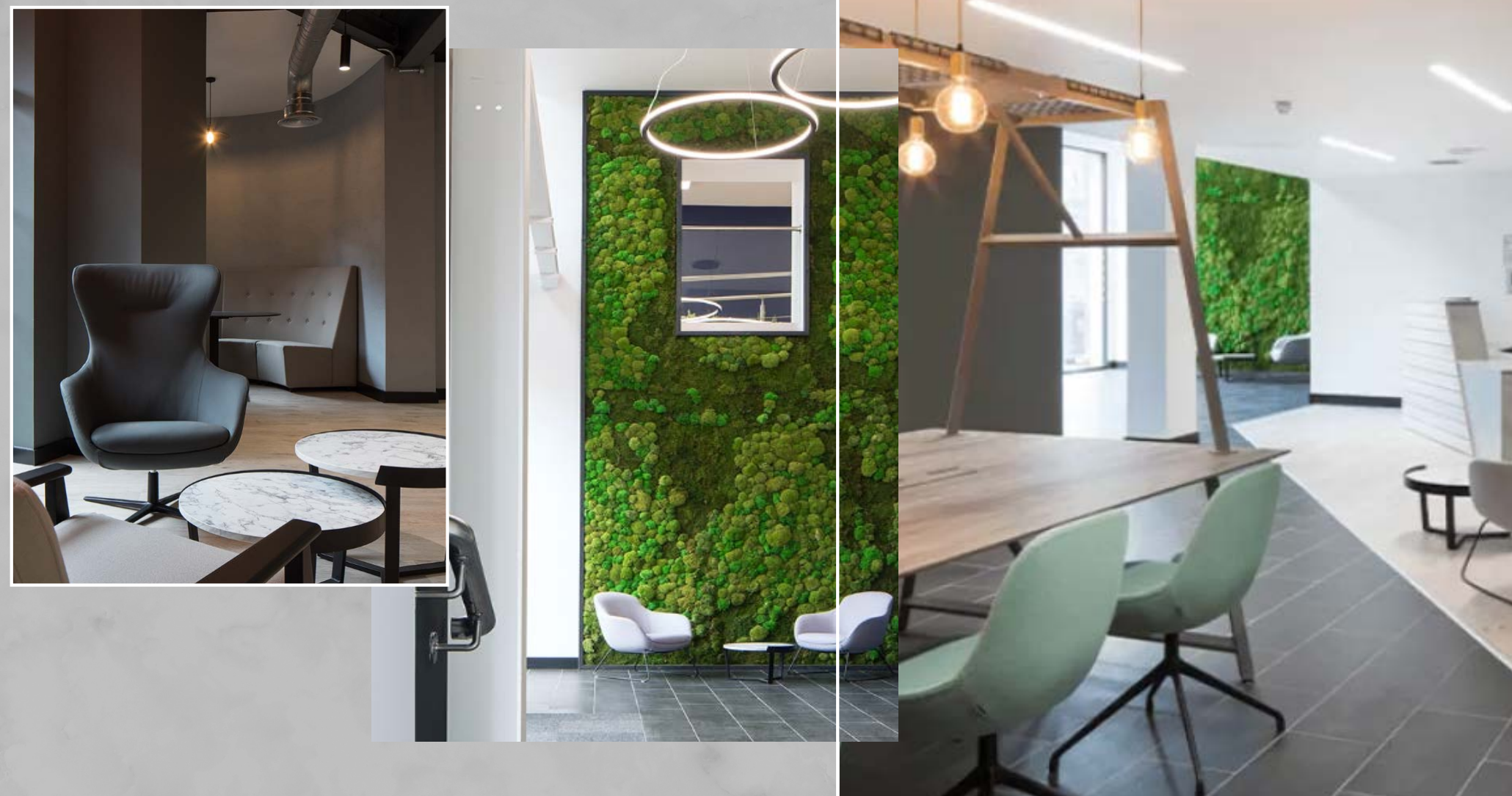




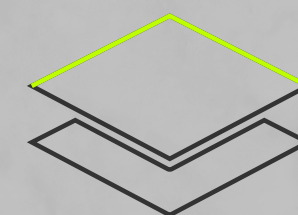
BRING  
YOUR  
VISION  
TO LIFE

An inspiration board to highlight how the Victorian spaces could be transformed, whilst retaining key features.

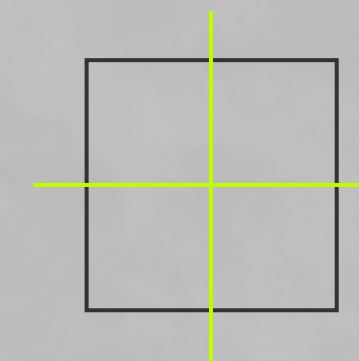
# TAKE . NOTE



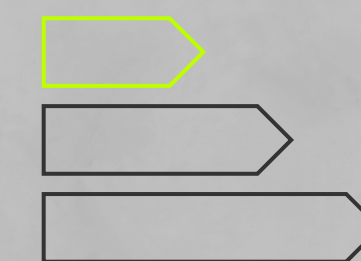
WC FACILITIES ON EACH FLOOR



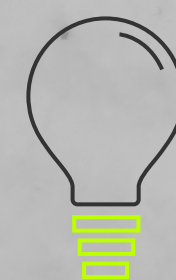
DOUBLE HEIGHT FEATURE BANKING HALL



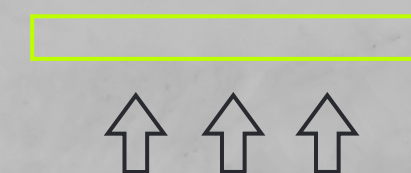
EASILY DIVISIBLE FLOORPLATES



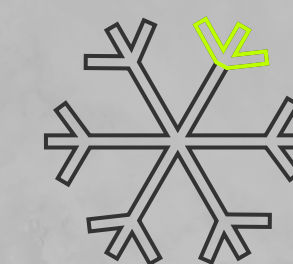
TARGETING EPC B



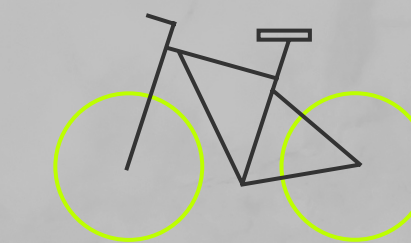
LED LIGHTING



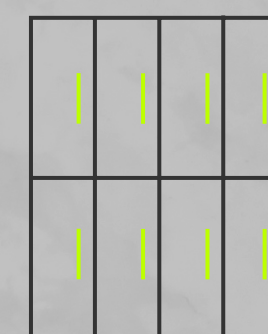
RAISED ACCESS FLOOR



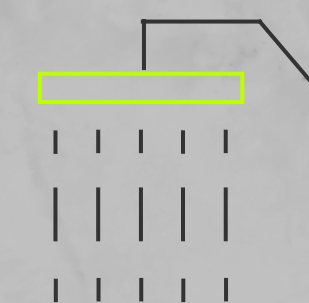
A/C AND FRESH AIR REQUIREMENTS DESIGNED TO SUIT



AMPLE BICYCLE STORAGE OPPORTUNITIES



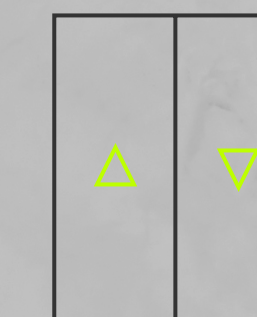
LOCKERS



SHOWERS

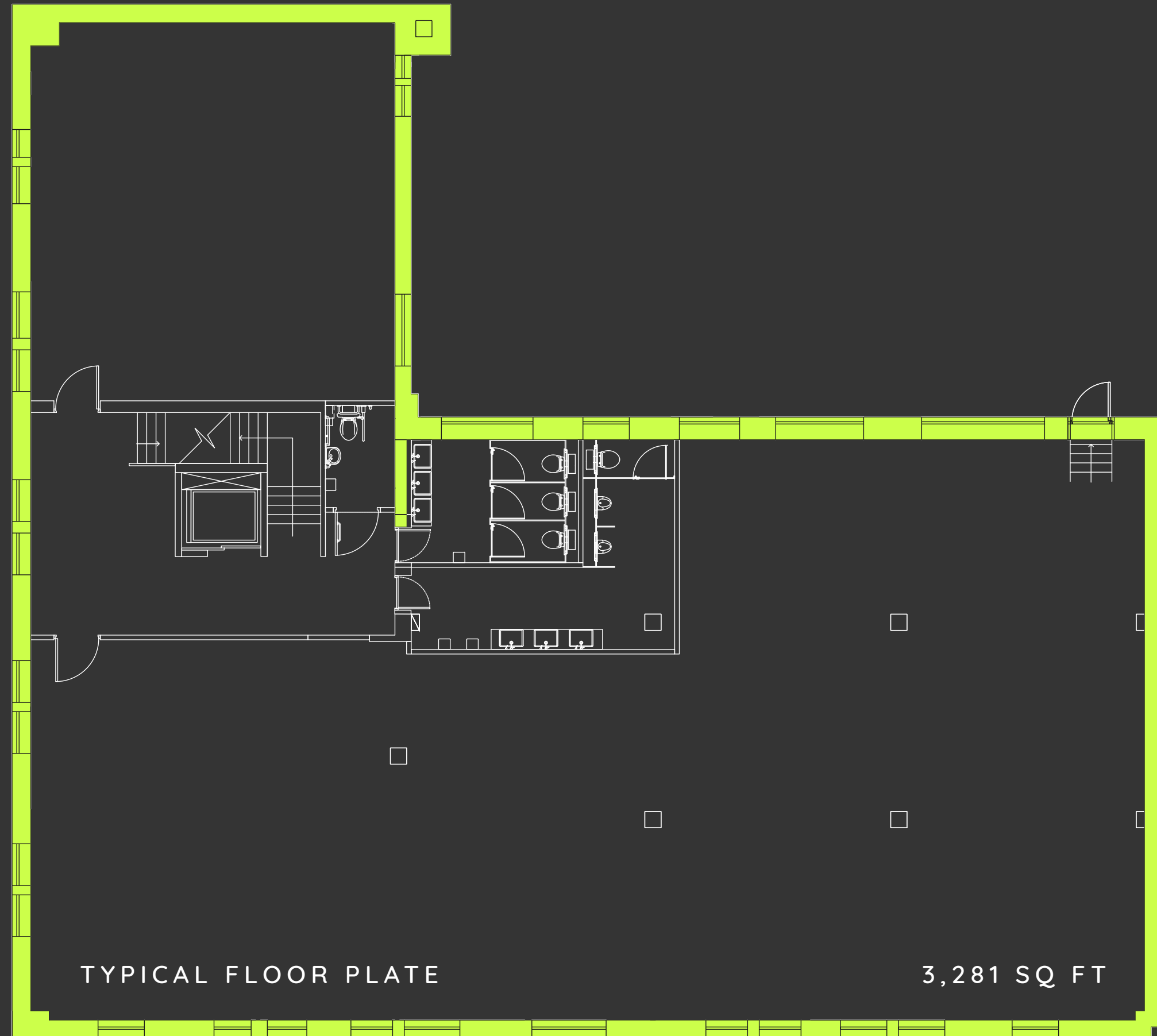


DRYING ROOM



8 PERSON LIFT

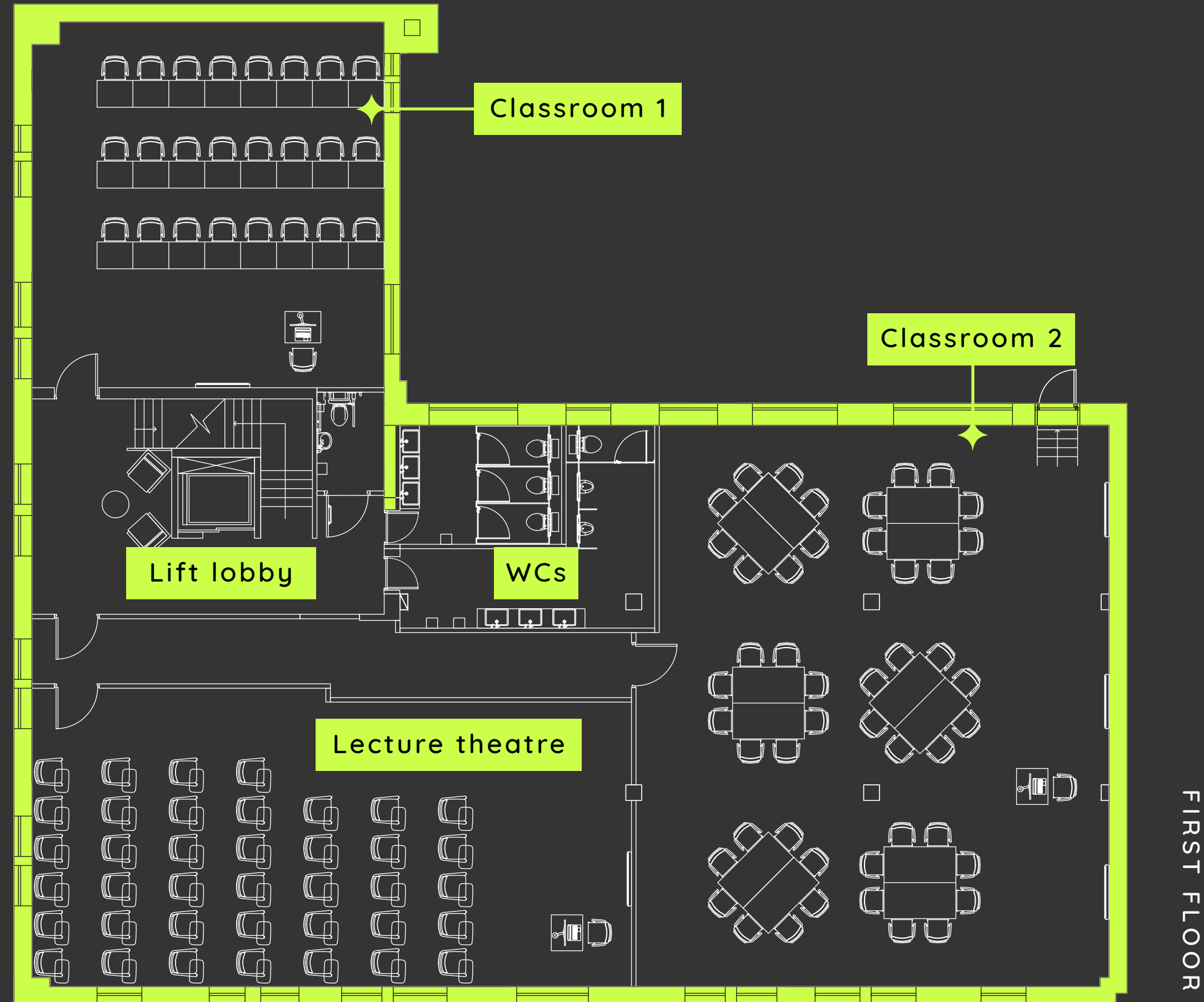




# FLOOR.PLAN.S

Measurements in accordance with IMPS 3 (Offices).

FLOOR	SQ FT	SQM
Fifth Floor	3,325	308.9
Fourth Floor	3,313	307.8
Third Floor	3,270	303.8
Second Floor	3,311	307.6
First Floor	3,281	304.8
Upper Ground	1,754	162.9
Ground Floor	4,012	372.7
Basement	2,559	237.7
<b>TOTAL</b>	<b>24,825</b>	<b>2,306.2</b>



# EXAMPLE FIT OUT

Considering teaching space, lecture theatres, accessible WCs, and classrooms.

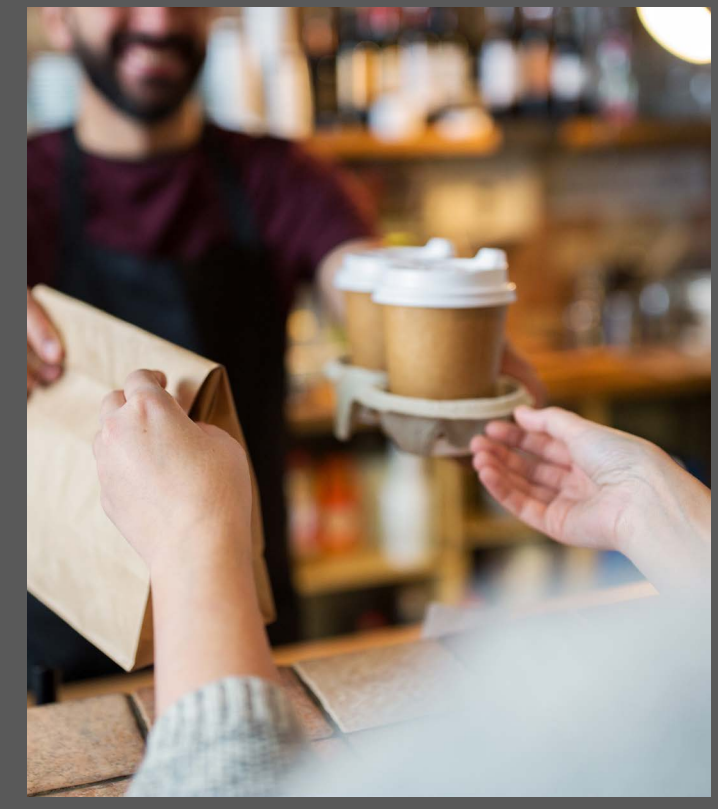
FIT OUT SCHEDULE	FIRST FLOOR
Classroom 1	24 people
Classroom 2	33 people
Lecture Theatre	59 people

FIRST FLOOR





# PLACES TO EXPLORE



The Old Stock Exchange sits amongst a diverse architectural landscape, with cafés, restaurants, and excellent transport links from Birmingham New Street, Snow Hill and Metro stations; all within 5 minutes' walk.



### CAFÉS

1. Pret A Manger
2. Damascena
3. Costa
4. Second Cup
5. Starbucks
6. Java Roastery
7. 200 Degrees
8. Urban Café

### GRAB 'N' GO

1. Tortilla
2. Gregg's
3. Eat 4 Less
4. Tim Horton's
5. Tesco Express

### RESTAURANTS

1. Dishoom
2. Alberts Schloss
3. Nando's
4. The Briar Rose - JD Wetherspoon

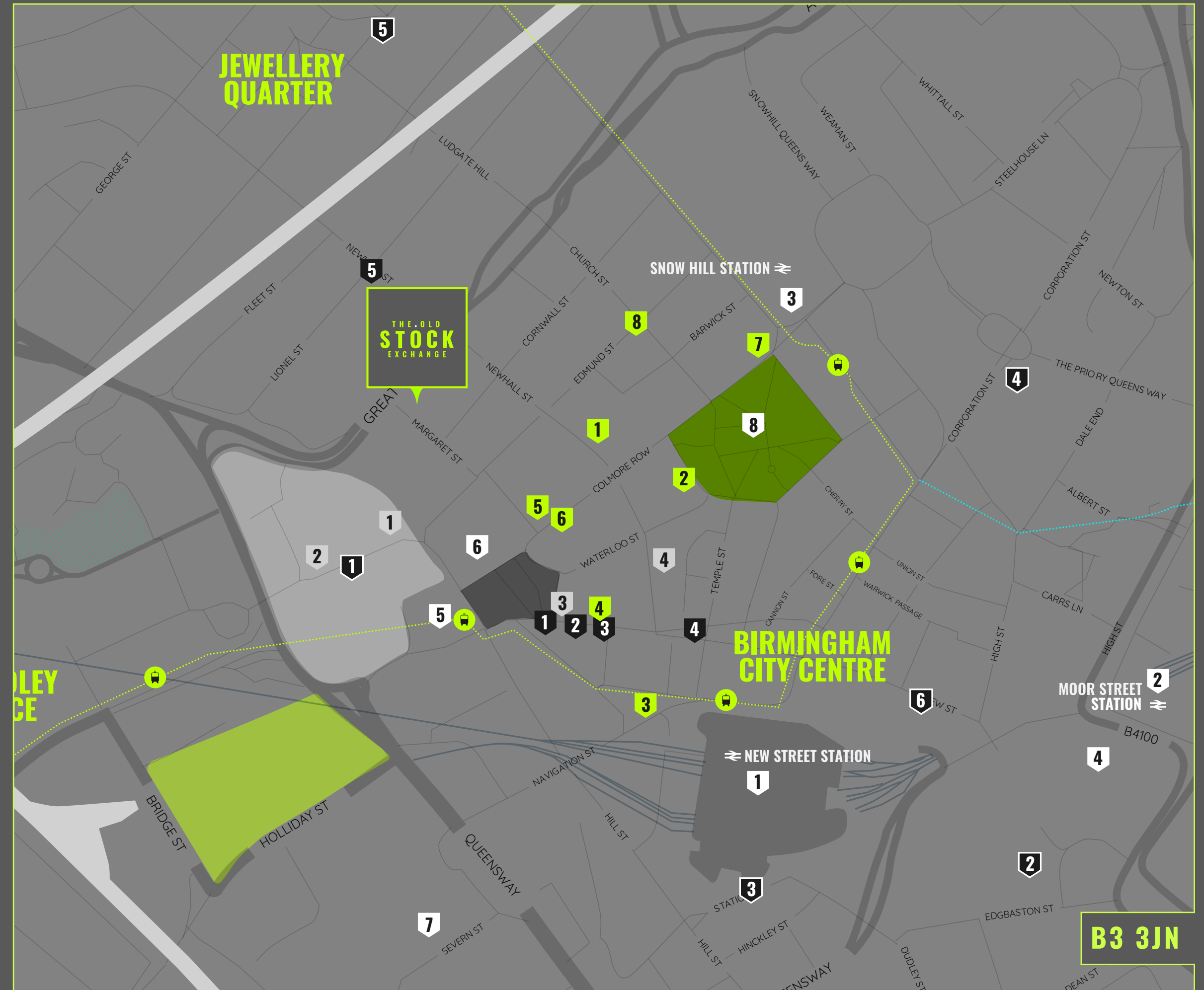
### WALKING DISTANCE

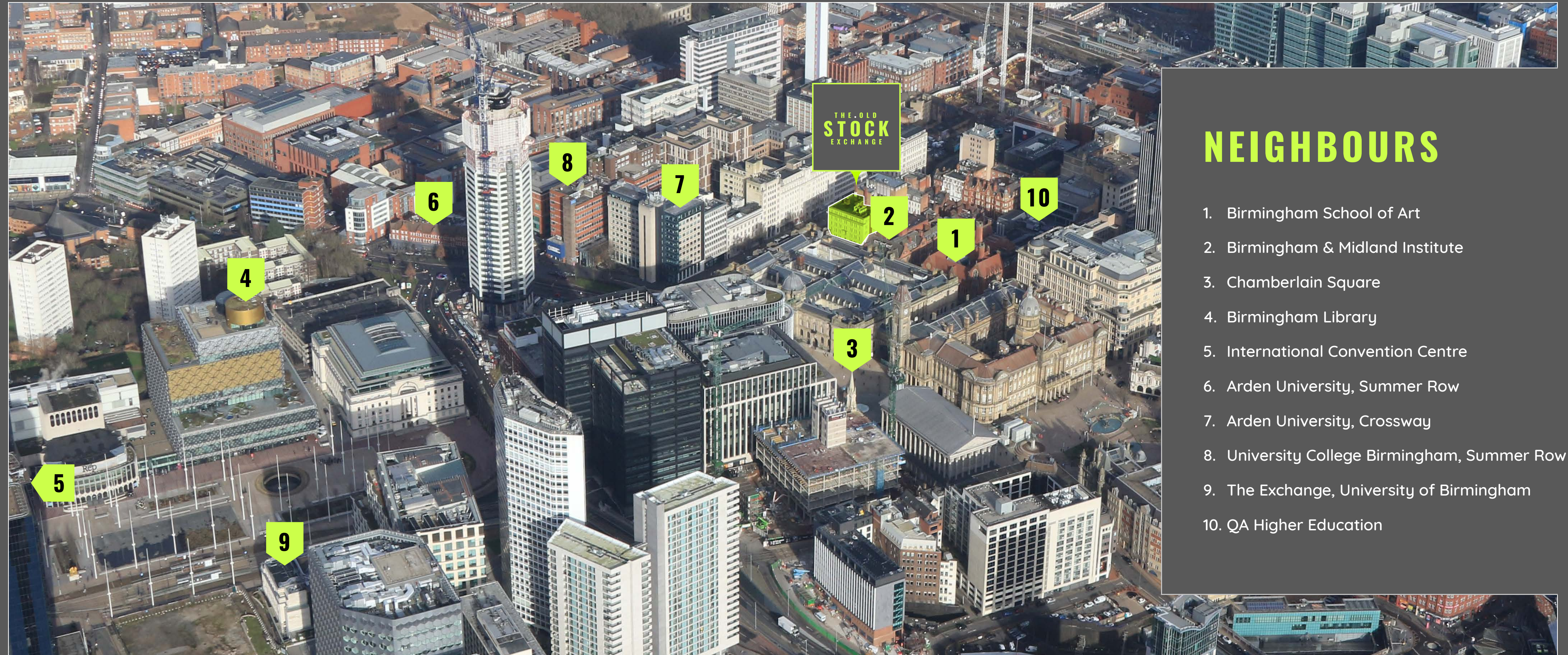
1. New Street Station  
8 Mins
2. Moor Street Station  
14 Mins
3. Snow Hill Station  
6 Mins
4. Bullring  
13 Mins
5. Town Hall  
4 Mins
6. Museum & Art Gallery  
2 Mins
7. Mailbox  
9 Mins
8. St Philip's Cathedral  
5 Mins

### ACTIVITIES

1. F1 Arcade
2. Treetop Adventure Golf
3. The Electric Cinema
4. Escape Hunt, Birmingham Central
5. The Jam House

- Victoria Square
- Paradise
- Arena Central
- St Phillip's Square
- M Metro Stops
- Metro
- Future Metro Extensions





## NEIGHBOURS

1. Birmingham School of Art
2. Birmingham & Midland Institute
3. Chamberlain Square
4. Birmingham Library
5. International Convention Centre
6. Arden University, Summer Row
7. Arden University, Crossway
8. University College Birmingham, Summer Row
9. The Exchange, University of Birmingham
10. QA Higher Education

**1.3M**

UNDER 25s  
LIVING IN THE REGION

**150+**

GLOBAL FLIGHTS  
FROM BIRMINGHAM  
AIRPORT

**25.5%**

WEST MIDLANDS  
GROWTH RATE OVER  
THE LAST FIVE YEARS

**90%**

UK POPULATION  
LESS THAN FOUR  
HOURS AWAY

# THE . BEST . OF . BIRMINGHAM

**8**

UNIVERSITIES  
WITH 55,000  
GRADUATES

**13,500**

LIFE SCIENCES  
COMPANIES

**13,900**

TECH COMPANIES  
IN BIRMINGHAM

**#1**

THE LARGEST TECH  
CENTRE OUTSIDE  
OF LONDON

IT'S . TIME . TO . TAKE . STOCK

THE . OLD  
**STOCK**  
EXCHANGE

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