



## Built for Success

Inspiring workspaces from 1,100 - 10,523 sq ft

# Modern & Beautifully Designed Workspaces

Already home to



The ROYAL COLLEGE of SURGEONS of EDINBURGH



# DIVERSE & CONNECTED

Situated in Digbeth on the corner of Coventry and Oxford Street, The Walker Building, owned by Hartwell Plc, is ideally located within one of Birmingham's most vibrant regeneration areas.

Just a two-minute walk from the soon-to-be BBC Birmingham headquarters and adjacent to Phoenix Yard – the £100 million mixed-use scheme also owned by Hartwell Plc – the building benefits from a connected and dynamic environment.

Part of Our Future City Plan (OFCP), the area will see a major transformation to include additional trees, further street lighting, enhanced walking and cycle routes, as well as the arrival of the new Eastside metro extension.

Grand Central and The Bullring shopping centre are also located close by, providing occupiers with an unrivalled retail and leisure offering, whilst Birmingham New Street and Moor Street railway stations are also within easy walking distance.

The map displays the Digbeth area in Birmingham, centered on The Walker Building (marked with a large 'W' logo). Key locations include the BBC New HQ, Phoenix Yard, and the Custard Factory. Major roads like B4100, Coventry St, and Oxford St are shown. Transport routes include the East Midlands Metro Extension (dotted orange line), West Midlands Metro (dotted red line), and HS2 (dotted yellow line). Rail stations such as Moor Street, Bullring & Grand Central, and New Street are also indicated. A legend in the top right corner identifies the transport lines and provides the postcode 'Sat Nav: B5 5NR'. A list of nearby bars/pubs, amenities, eateries, and hotels is provided on the right side of the map.

BARS/PUBS		AMENITIES	
1	The Old Crown	1	O2 Institute
2	Luna Springs	2	Red Brick Market
3	Hennesseys Bar	3	Golf Fang
4	Kilder	4	Roxy Lanes
5	Nortons	5	Mockingbird Cinema
EATERIES		HOTELS	
1	Alfred Works	1	Travelodge, Central Bullring
2	Baked in Brick	2	Travelodge, Central Moor Street
3	Hanbao	3	Ibis
4	Vietnamese Street Kitchen	4	Clayton Hotel
5	Original Patty Men		
6	Wagamamas		
7	Chaophraya		

# STYLE & CHARACTER

Built in 1911 for nautical instrument inventors Thomas Walker & Son, The Walker Building is an inspirational and dynamic working environment with the fabric of ambition and entrepreneurial spirit ingrained throughout.

Set across two interconnected buildings, the Grade II listed former factory is accessed via a central courtyard, with a striking light-filled atrium leading to stylish workspaces from 1,100 - 10,523 sq ft.

Original features are in abundance as you navigate the space, with exposed interiors, high ceilings and authentic tiling details throughout. Additional building benefits include sheltered cycle storage and shower facilities for the active commuter, as well as onsite car parking with additional electric vehicle charging points.



## Building Features



Telecom Entry System



Platform lift



30 secure car parking spaces



Shower facilities



Electric vehicle charging points



Male, Female and disabled toilets



Courtyard with seating



Sheltered cycle racks



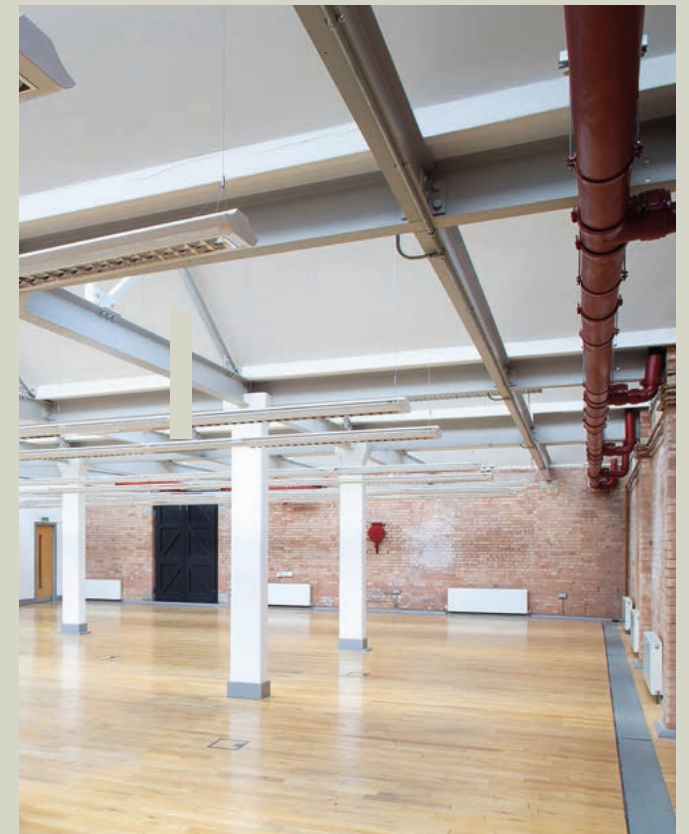
# SPACE & INSPIRATION

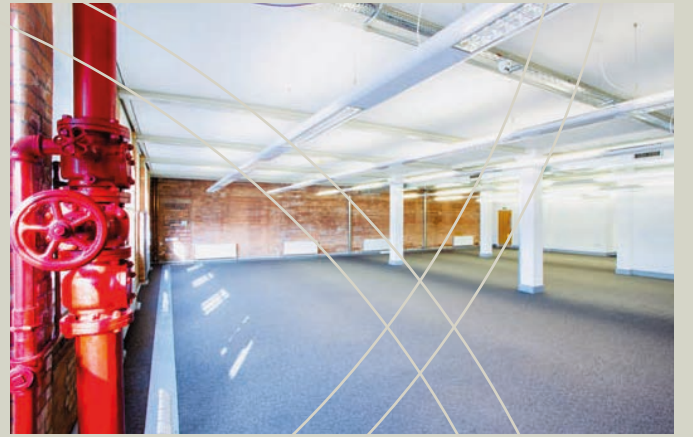
Modern and beautifully designed workspace ranges from 1,100 - 10,523 sq ft, giving businesses the flexibility to grow as their space requirements change over time.

Each open-plan space boasts its own unique style, with raw materials including exposed brickwork, dramatic steel beams and large period windows giving historical context to the modern interiors, ideal for a range of working layouts.

## Specification

- Exposed original supporting beams
- Period double glazed windows
- Exposed brick and plaster wall finishes
- Solid wooden flooring
- Perimeter trench trunking
- Perimeter radiators
- Fully equipped kitchenette
- EPC Rating: B (46)





# EFFICIENT & FLEXIBLE

Our stunning, characterful workspaces from 1,100 - 10,523 sq ft, offer the flexibility to accommodate education, media, creative or commercial office use, supporting a variety of working styles and business setups.

Floor	Space	Sq Ft	Sq M
Ground	B1*	3,821	355
	D1	265	24
First	B2	3,836	356
	C2	2,971	276
	D2	267	25

*\*Capable of split to create a suite of 1,140 sq ft and a further suite of 2,787 sq ft*

## Ground Floor



## First Floor



# SEE & BELIEVE

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**thewalkerbuilding.co.uk**

Want to be part of The Walker Building's ambitious community?

Contact the buildings letting agents to book a tour of the space.

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