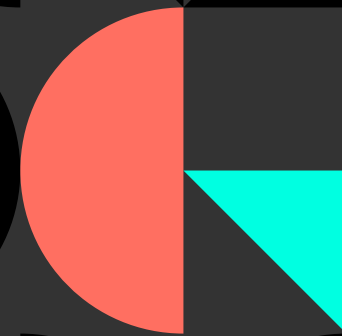


**Geneva House**  
International Park  
Birmingham



**OFFICE SPACE TO LET**  
FROM 8,206—16,518 SQ FT



Substantially refurbished office space across 3 floors, complete with a newly revamped outside amenity space.

FROM  
8,206 TO  
16,518 SQ FT



Geneva House, positioned within a highly convenient location, is situated just a 6-minute drive from Junction 6 of the M42, making it easily accessible from Birmingham city centre.

Providing a high quality headquarters office building with an impressive triple height reception and two floors of office space.

Offering great connectivity for air travel, Geneva House is only a stone's throw away from Birmingham Airport. The building is located only 3 miles away, translating roughly to a 4-minute drive.

For those relying on rail transport, Birmingham National Railway Station takes around 2 minutes to drive, further enhancing the building's accessibility.





# ACCOMMODATION

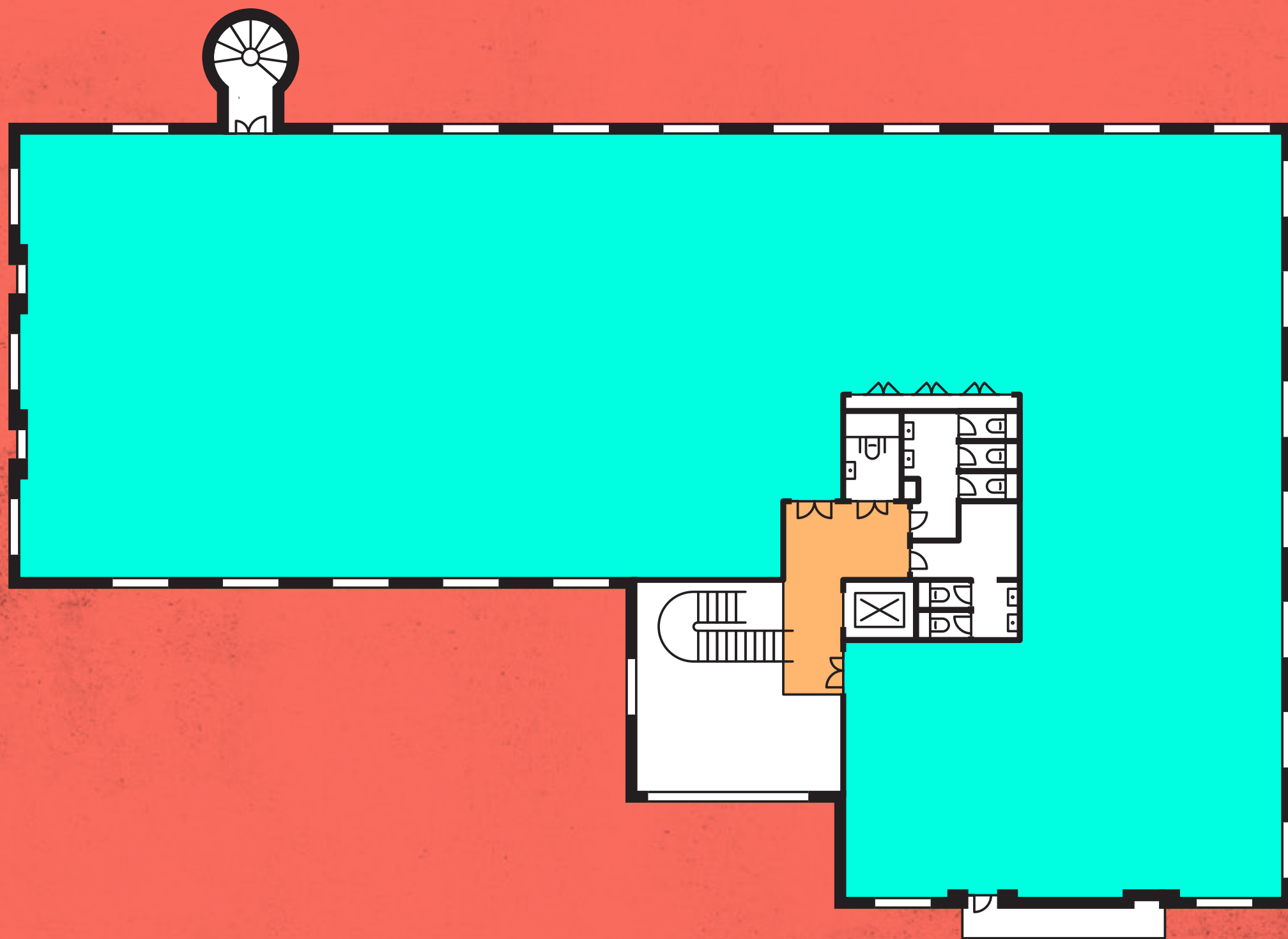
The available accommodation is located on the first and second floor, and has been fully refurbished to provide contemporary, open-plan accommodation.

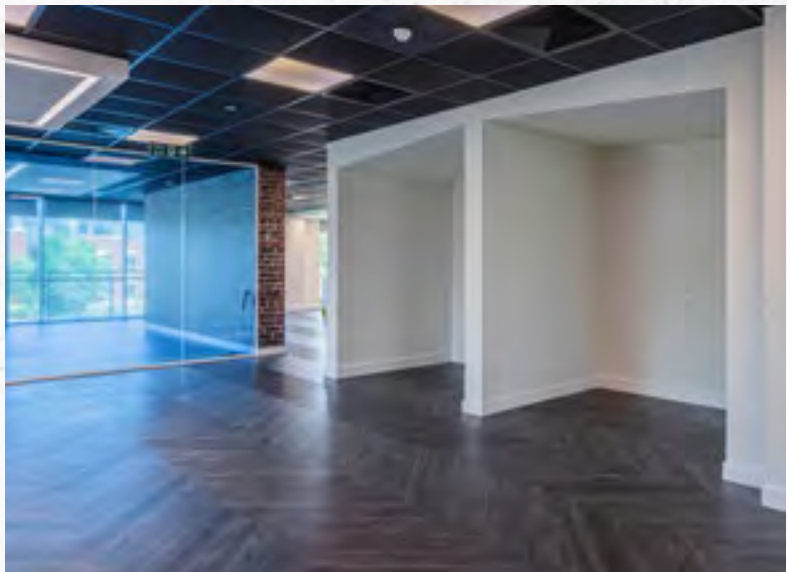
LEVEL	SQ FT	SQ M
Second floor	8,206	762
First floor	8,312	772
Ground Floor	LET	
<b>TOTAL AVAILABLE</b>	<b>16,518</b>	<b>1,535</b>

# FLOORPLAN

First Floor

8,312 sq ft





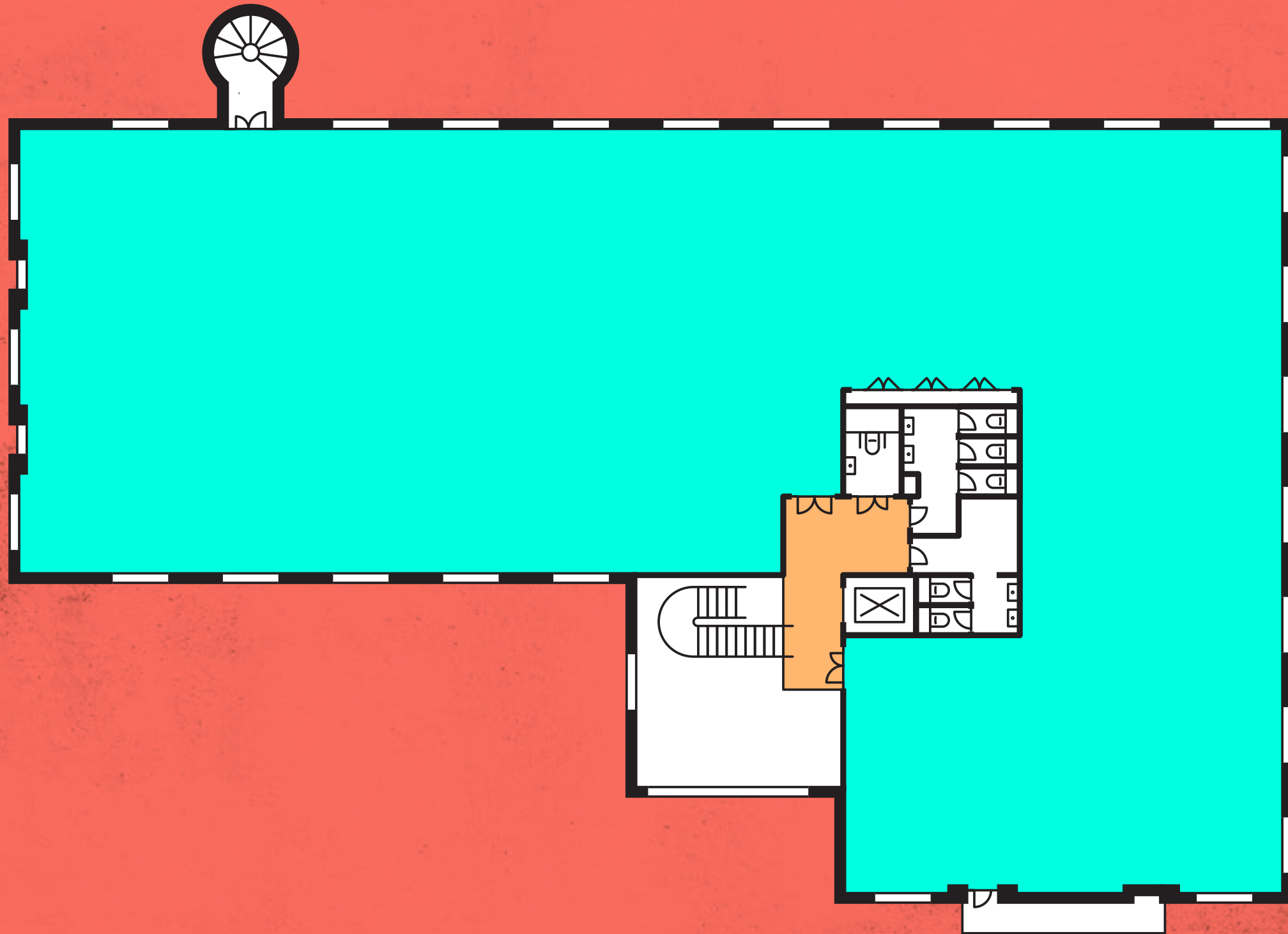
Geneva House

Accommodation

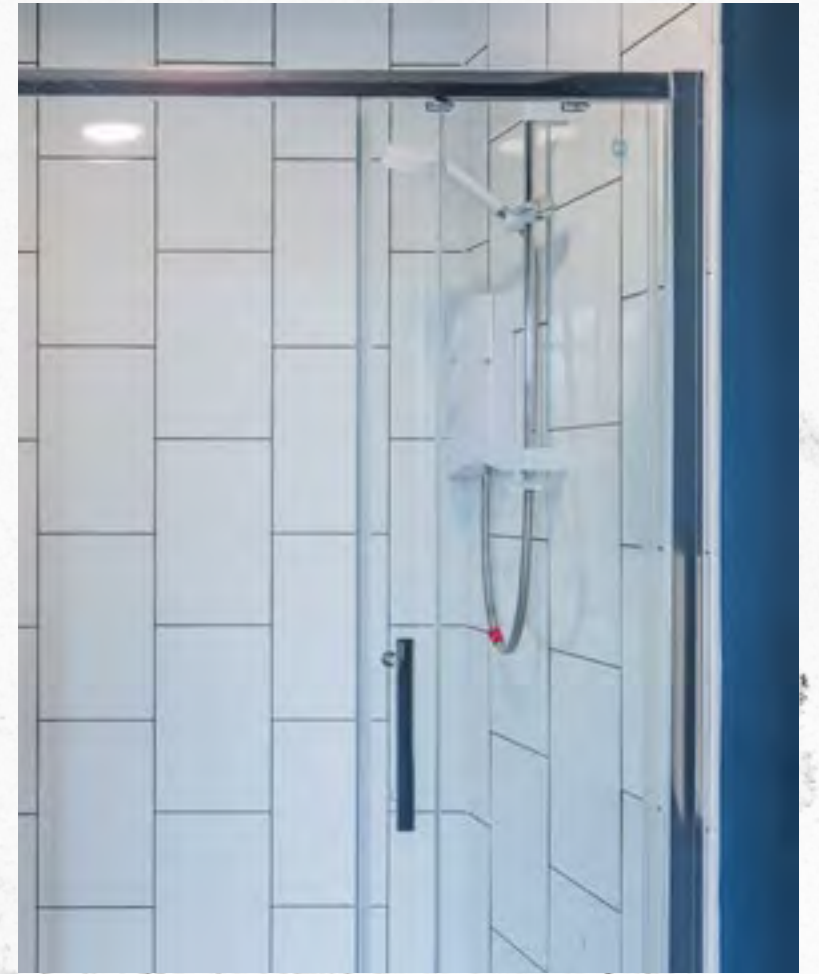
First Floor.

# FLOORPLAN

Second Floor  
8,206 sq ft





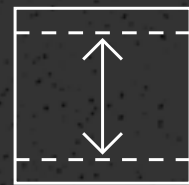


Geneva House

# SPECIFICATION



VRF AIR  
CONDITIONING /  
ALL ELECTRIC BUILDING



TRIPLE HEIGHT  
RECEPTION



EPC RATING: A



NEW END-OF-TRIP  
FACILITIES



LED  
LIGHTING



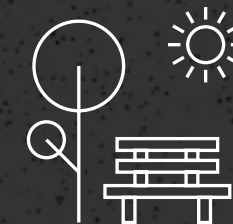
REFURBISHED  
BREAK-OUT AREAS



74 CAR PARKING SPACES,  
OF WHICH 6 ARE EV  
(1:224 SQ FT)



SECURE CYCLE  
STORAGE



OUTDOOR COURTYARD  
AND SEATING AREA



LOCATED NEXT TO  
BIRMINGHAM AIRPORT  
AND BIRMINGHAM  
INTERNATIONAL  
STATION



Geneva House

Exterior.



**15 MINUTES' WALK**  
TO BIRMINGHAM  
INTERNATIONAL  
RAILWAY STATION



**5 MINUTES' DRIVE TO**  
BIRMINGHAM INTERNATIONAL  
RAILWAY STATION VIA  
BICKENHILL LANE / B4438

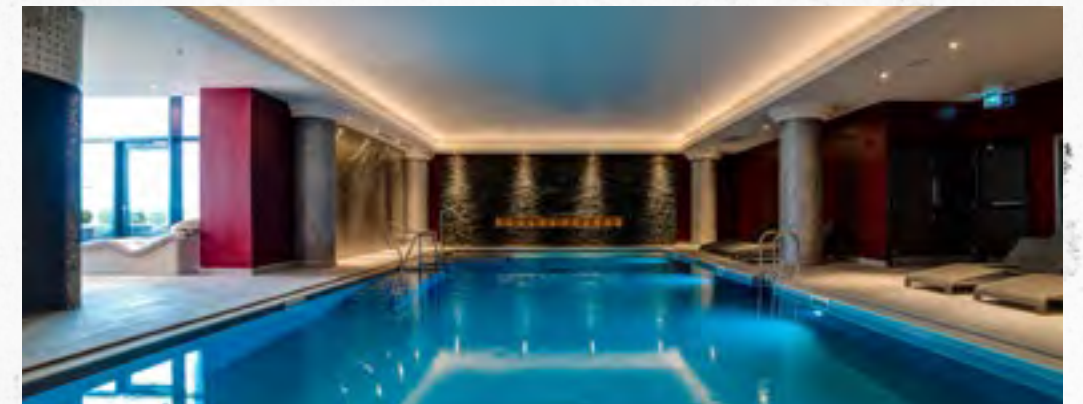


**9 MINUTES' TO BIRMINGHAM NEW STREET**  
**1 HOUR 8 MINUTES' TO EUSTON, LONDON**  
**1 HOUR 19 MINUTES' TO SHEFFIELD STATION**  
**1 HOUR 53 MINUTES' TO MANCHESTER PICCADILLY**

# LOCAL AMENITIES

Geneva House is just 10 minutes walk from **Resorts World Birmingham**, a dynamic leisure destination offering a unique mix of outlet shopping, dining, and entertainment. Amenities include a four-star hotel and luxury spa, a state-of-the-art cinema, bowling, escape rooms, and the UK's largest casino.

With over 50 designer outlets, a range of bars and restaurants, it's an ideal destination for work, client entertainment, and after-hours relaxation—all just minutes from your doorstep.



MILLER & CARTER  
- STEAKHOUSE -



**COSTA**





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## Geneva House

International Park  
Birmingham

SAT NAV: **B37 7GN**

WTW /// **sweat.roses.zone**

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