Louisa Ryland House

44 Newhall Street, Colmore Business District
Birmingham, B3 3PL





DISCOVER WHAT AWAITS

Luxurious and spacious work environments designed to provide an exceptional setting for corporate occupiers.

ENTERPRISE SUITES

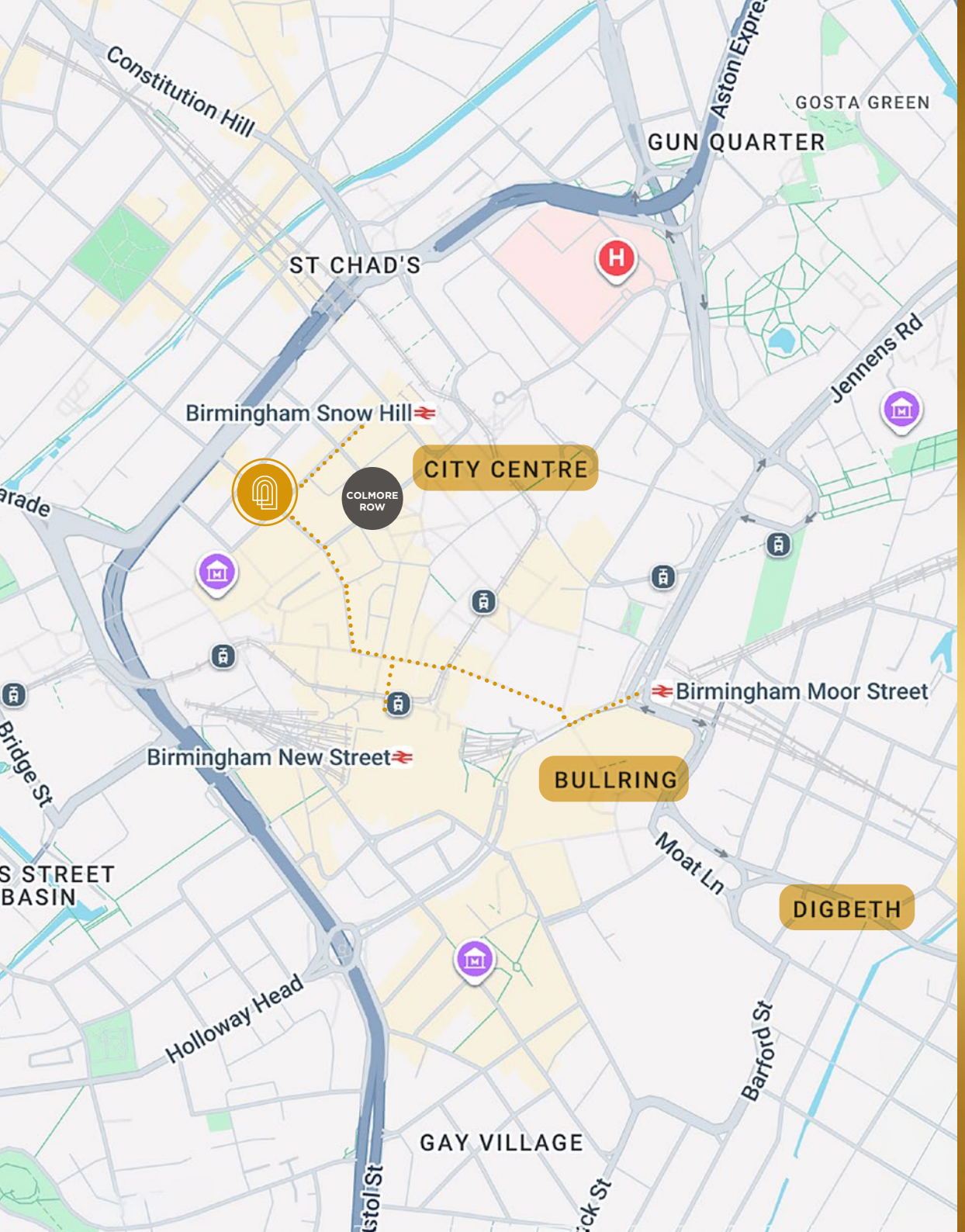
Designed for medium to large teams, our Enterprise Suites offer spacious private offices with the flexibility to configure the space to best suit your needs. Each suite includes a fully serviced kitchen and coffee bar, two to four private meeting rooms, and generous breakout areas - creating the perfect environment for collaboration, focus, and team growth.

PRIVATE OFFICES

Ideal for small to medium-sized teams, our second-floor private offices provide a comfortable and professional base for your business. Just a few steps away from a fully serviced communal kitchen with generous breakout areas, and easy access to all meeting rooms.

COWORKING

Situated on the ground floor, our co-working space offers the perfect balance between a focused workspace and a vibrant, collaborative environment. Featuring stylish Art Deco–inspired interiors and a welcoming communal coffee bar, it's an inspiring place to work, connect, and create.



ULTRA PRIME LOCATION

Louisa Ryland House offers an incredibly central location, right in the midst of the Colmore Business District with easy access to both local and national travel.

Surrounded by an array of cafés, bars, restaurants, and vibrant retail destinations, and just moments from major transport links, this prime location places everything you need right on your office doorstep.

Birmingham Snow Hill | 3 minute walk
Birmingham New Street | 5 minute walk
Birmingham Moor Street | 15 minute walk

SPACES

A double height marble tiled reception leads to our communal spaces and office suites alike, and is an impressive entryway for visitors.

Our workspaces blend historic charm with contemporary amenities, including individual climate control, high speed internet and spacious desks and break-out areas.

We offer offices from 600-6000sqft to teams of all sizes and all of our suites have been recently refurbished to the highest standard, and are move-in ready.





STREAMLINED OFFER
ON FLEXIBLE LICENSES

Terms starting from 12 months. Inclusive deals:

- Rent
- Service Charge
- Insurance
- Utilities
- Wireless Connectivity
- Security & Access Control
- Facilities Management
- Furniture
- 24hr Access
- Secure Bicycle Storage
- Shower Facilities
- Self-serve Coffee Bars
- Lounge
- Event Areas
- Conference & Training Facilities
- Multi-faith Room

STREAMLINED OFFER
ON LONGER LEASE TERMS

Traditional Lease Solutions

Professional space with permanent confidence. When your business is ready to put down roots.

While flexible licence agreements offer agility and short-term convenience, some businesses reach a stage where long-term security, brand permanence, and operational consistency become the priority.

Our Traditional Lease option provides a professional long-term workspace solution designed for established companies, scaling teams, and organisations seeking a dedicated headquarters environment.



Why choose a traditional lease?

A space that feels truly yours. Create a workspace tailored to your culture, operations, and future growth.

Your office includes:
- A fully fitted out enterprise suite
- Dedicated reception desk
- 2-4 private meeting rooms
- Fully fitted kitchen facilities
- Collaborative breakout areas
- Comfortable lounge spaces for clients and teams

The benefits:
- Long-term cost certainty
- Professional reception services
- Greater branding and customisation opportunities
- Enhanced privacy and operational control
- Ideal for established or scaling businesses







AT A GLANCE

Discerning Event Space

We redefine the workspace as you know it; delivering unparalleled working environments in beautifully designed, sustainable spaces.

Louisa Ryland House provides refined workspace for the people defining Birmingham's future.

Grade A offices from 600 – 6000sqft and vast amounts of communal space and working lounges.

The building features an on-site community team dedicated to making your day run as smoothly as possible, and a plethora of event spaces for every occasion.



GROUND FLOOR

G01 - 2,665sqft

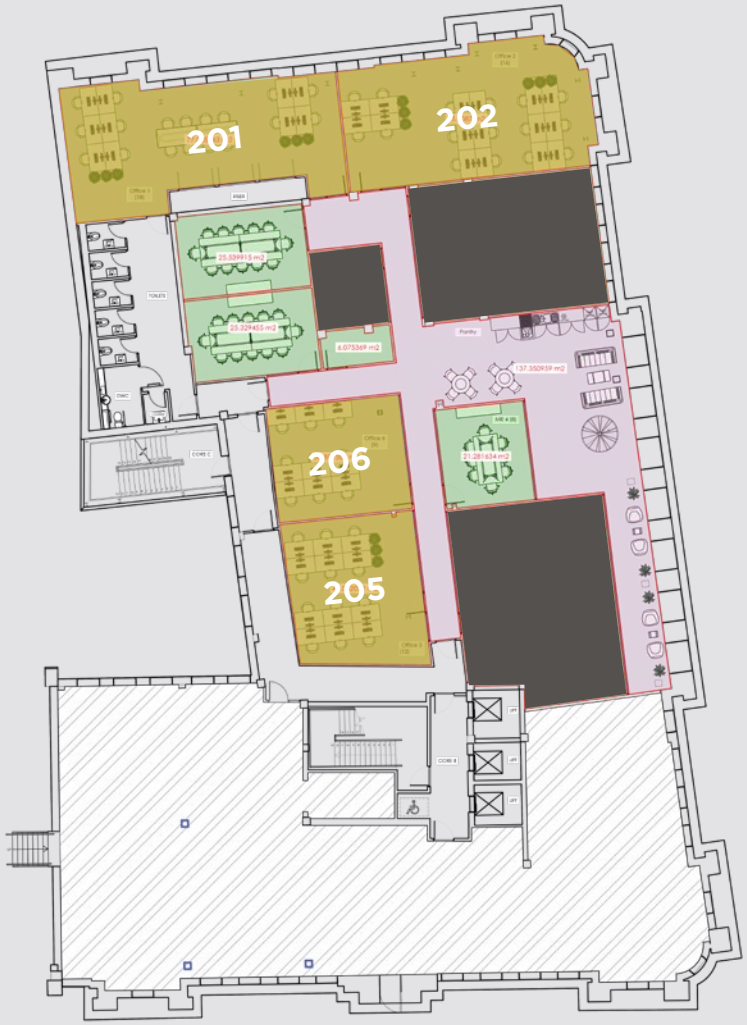


Available Space

Occupied Space

2ND FLOOR

201 - 829sqft
202 - 807sqft
205 - 506sqft
206 - 397sqft



Available Space
Occupied Space

3RD FLOOR

301 - 6,284sqft



Available Space



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