Deal secured for network rail office move in Birmingham

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Network Rail has taken 85,000 sq ft offices on three floors at Baskerville House in Birmingham city centre, as it looks to drive greater efficiencies and maximise the productivity of its space.

Consolidating three business units from different offices across the city centre, Network Rail will now occupy one modern location with efficient and more sustainable space.

The Birmingham office of JLL led the extensive search for the new offices, examining several options before settling on Baskerville House, which met a fairly stringent efficiency and sustainability brief and was able to offer the floor plate required.

Jonathan Carmalt, director office agency JLL said: "Increasingly a more strategic approach is required to address an organisation's property needs, particularly public bodies who are under increasing scrutiny. Whilst it's important to look for a more cost effective, productive solution, it's also crucial offices meet a client's long-term needs. Baskerville House offers large, flexible footplates that can accommodate future growth and its design, specification and prime location also makes it an attractive proposition to help retain and recruit new staff.

"The timing was right for Network Rail to make the move and reassess its property needs as several leases came to a close. This did make for fairly complex negotiations to ensure the smooth exit out of three office buildings. We're delighted that we were able to achieve our client's objective of ensuring a more sustainable working environment and secure yet another high profile client in Birmingham"

Network Rail is the latest of a number of large occupiers taking space in Birmingham including Advanced Computer Software, Deutsche Bank, Extra Energy, HSBC and HS2.

Baskerville House was bought by Hermes in 2013 and includes other high profile tenants including Marketing Birmingham and Kaplan Financial.

Jamie Phillips, partner and head of office agency at Knight Frank in Birmingham, who acts as joint agent with CBRE on Baskerville House, added: "At a time when good quality, oven ready Grade A office space is in short supply, Baskerville House is one of the few options available to occupiers looking for large floorplates in the city centre.

"Hermes has invested in reconfiguring and refurbishing the reception area and foyer, which now provides a fantastic welcome for tenants and visitors alike.

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