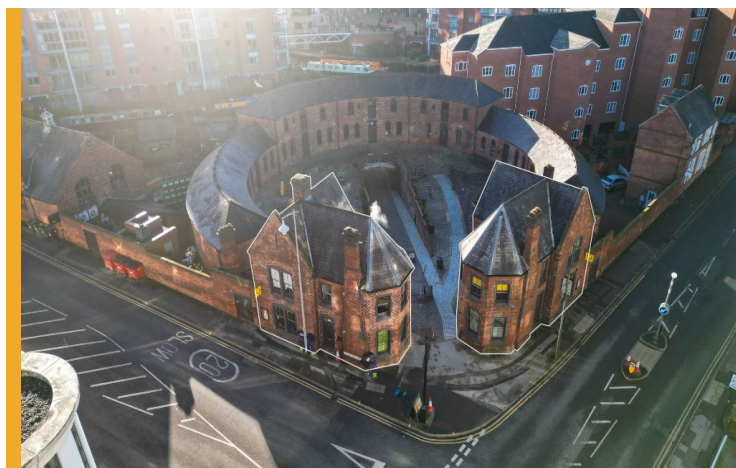


# Press Release 2025



## NOT YOUR AVERAGE OFFICE: INSIDE THE ROUNDHOUSE

FHP Birmingham are pleased to bring The Roundhouse to the market on behalf of Canal & River Trust. The Roundhouse presents a distinctive office opportunity, combining strong character with practical specification in a prominent setting.

The property comprises the East and West Gatehouse buildings, together forming a two-storey office scheme providing accommodation over ground and first floors. West Gatehouse extends to 1,121 sq ft and is available immediately, while East Gatehouse extends to 1,021 sq ft and will be available from April 2026.

The ground floor includes WC facilities, a kitchenette and a large open plan office incorporating an overhead projector, together with a dedicated server room. The server room benefits from trunked cabling and raised floor boxes to support modern IT requirements.

The first floor is predominantly open plan and benefits from sensor-controlled LED lighting, radiator heating throughout and raised flooring. Further accommodation includes a small storage room and a front-facing meeting room or private office, offering flexibility for occupiers seeking dedicated client space or management offices.

The Roundhouse itself provides a level of identity rarely found in conventional office buildings, giving occupiers the opportunity to establish a recognisable and characterful business presence.

Caine Gilchrist of FHP commented:

*"The Roundhouse offers something genuinely different to the office market. The character of the building, combined with practical, well-specified accommodation, makes it an attractive option for occupiers looking for a strong identity alongside functional workspace. We are delighted to be working alongside Canal & River Trust to secure two fantastic new tenants for the premises."*

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
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For further information on The Roundhouse, or to discuss how FHP can assist with your commercial property requirements, please contact Caine Gilchrist on 07538 606 880 or [caine.gilchrist@fhp.co.uk](mailto:caine.gilchrist@fhp.co.uk).

Caine Gilchrist  
15 December 2025

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