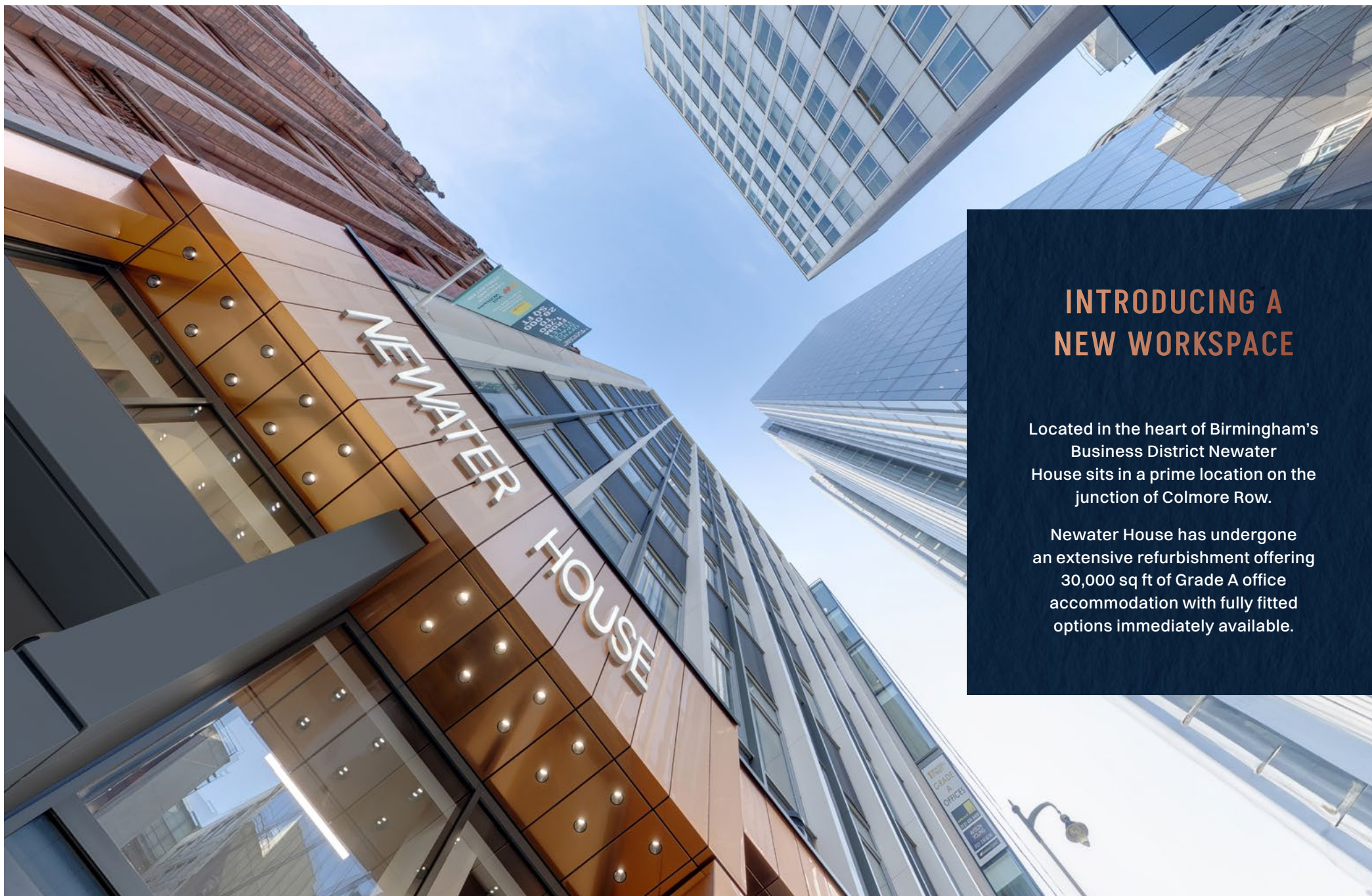


NEWATER HOUSE

11 NEWHALL STREET BIRMINGHAM B3 3NY



INTRODUCING A NEW WORKSPACE

Located in the heart of Birmingham's Business District Newwater House sits in a prime location on the junction of Colmore Row.

Newwater House has undergone an extensive refurbishment offering 30,000 sq ft of Grade A office accommodation with fully fitted options immediately available.

A BUILDING REGENERATED

The newly glazed entrance provides access to a bright reception area incorporating occupier breakout space with meeting booths and zoom rooms, creating an impressive first impression.



CAR PARKING

2 Basement spaces per floor



PASSENGER LIFTS

2 New 8-person passenger lifts



SECURITY ENABLED

CCTV and Paxton Access Control throughout



FEATURE RECEPTION

Concierge with 24/7 building access



EPC B

A rating of EPC B for building energy efficiency



ROOF TERRACE

Communal rooftop space for occupiers to enjoy coming soon*



CYCLE RACKS

Bicycle storage racks



SHOWERS

New changing hub including showers, lockers and drying room



BOOTHES & ZOOM ROOMS

Wi-Fi enabled communal meeting space and zoom rooms

* Subject to consents





A BRAND NEW WORKSPACE

Offering generous natural light the versatile floorplates offer occupiers infinite flexibility to customise layout to suit their requirement.



NEW WCs

Brand new toilets on each floor



AIR CONDITIONING

New on floor heating and cooling throughout



LED LIGHTING

Acoustic metal plank ceilings with integral LED lighting



RAISED FLOORS

Raised access floors



DUAL ENTRANCE

2 Entrances on each floor allowing for floorplate flexibility



HIGH SPEED

Up to 500MB dedicated ultrafast business internet available



FRESH AIR

Naturally ventilated



CAT B

Open plan or fully fitted options



ADAPTABLE FLOORPLATES

Perfectly apportioned with generous natural light throughout

MAKE MOVING EASY

Immediately available fully fitted options with 24-hour access to superfast internet provide for a seamless move to Newater House.



MEETING ROOMS



FULLY FITTED KITCHEN



MEETING BOOTHS



PRIVATE CALL ROOM

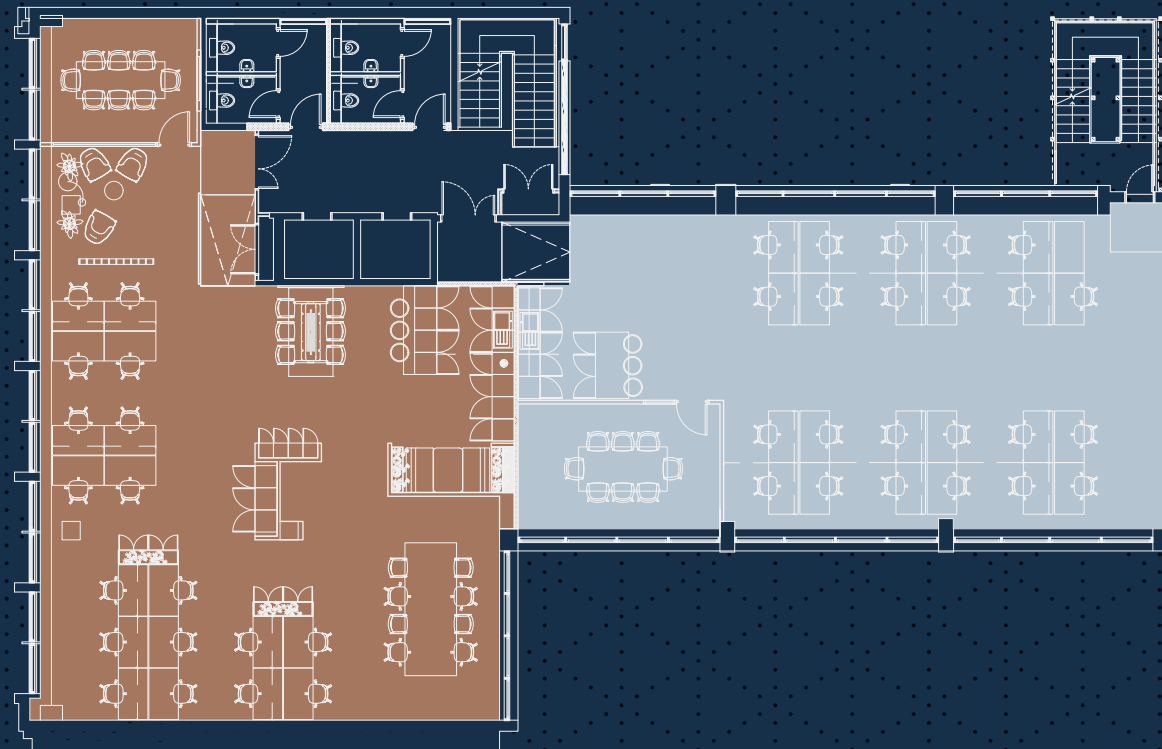


ZOOM ROOMS



PLUG AND PLAY





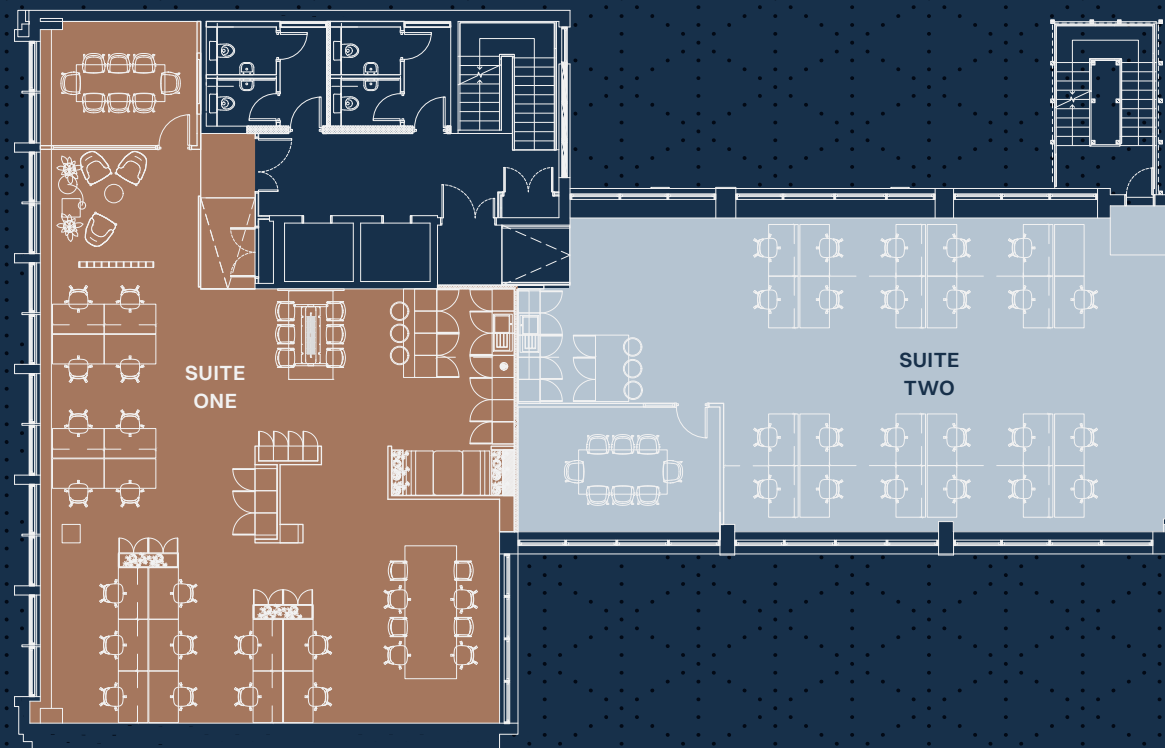
2nd Floor

FLOOR	SQ FT	SQ M
7TH	3,925	365
6TH	LET	LET
5TH	3,925	365
4TH	LET	LET
3RD	3,925	365
2ND SUITE 1	2,048	190
2ND SUITE 2	1,875	173
1ST SUITE 1	LET	LET
1ST SUITE 2	1,824	169









FLOOR	SQ FT	SQ M
7TH	3,925	365
6TH	LET	LET
5TH	3,925	365
4TH	LET	LET
3RD	3,925	365
2ND SUITE 1	2,048	190
2ND SUITE 2	1,875	173
1ST SUITE 1	LET	LET
1ST SUITE 2	1,824	169

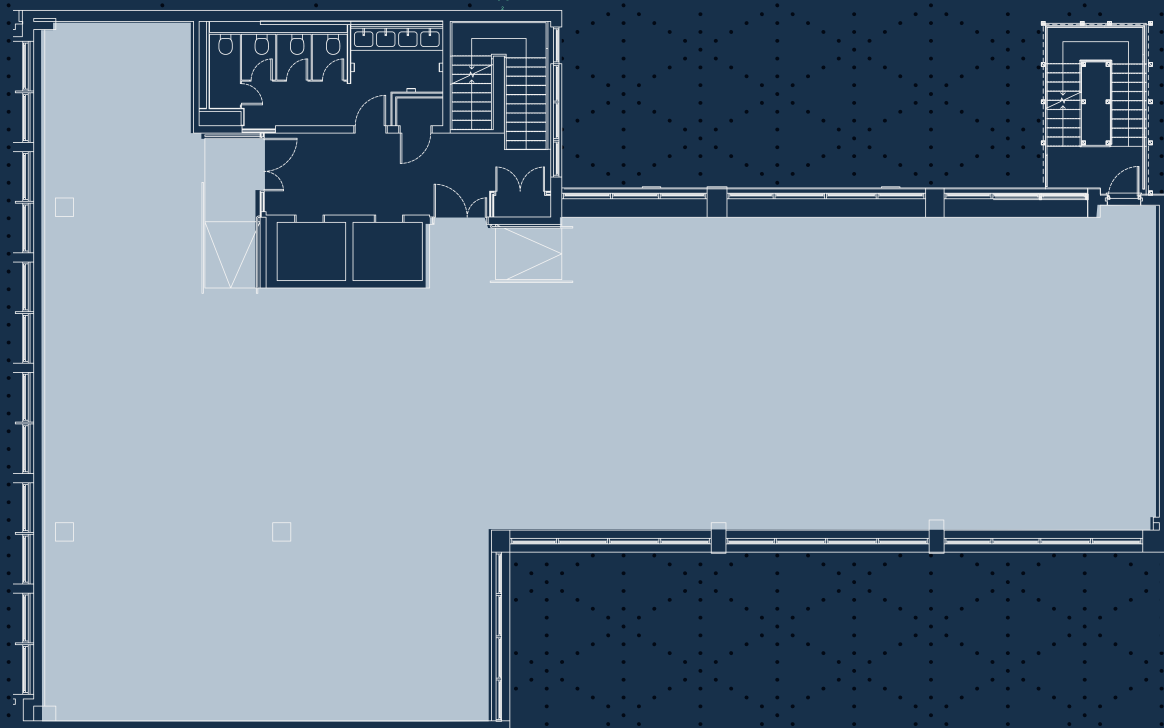
FULLY FITTED

- 23 Individual workstations
- 8 Person meeting room
- Fitted kitchen with island and seating
- Breakout space









FLOOR	SQ FT	SQ M
7TH	3,925	365
6TH	LET	LET
5TH	3,925	365
4TH	LET	LET
3RD	3,925	365
2ND SUITE 1	2,048	190
2ND SUITE 2	1,875	173
1ST SUITE 1	LET	LET
1ST SUITE 2	1,824	169

FLOORPLAN DETAILS

Expansive floorplates
across 7 storeys that range
from 1,824 - 3,925 SQ FT.







EXPERIENCE THE CITY

Newwater House occupies a prominent location on Newhall Street, just off Colmore Row in the heart of Birmingham's thriving central business district. Snow Hill and New Street stations, accessing national and local rail networks and the expanding Midland Metro are all within easy walking distance.



CAFÉS

1. Pret A Manger
2. Damascena
3. Second Cup
4. Starbucks
5. Java Lounge
6. 200 Degrees

HOTELS

1. The Grand Hotel
2. Hotel Du Vin
3. Premier Inn
4. N°8 Waterloo St Apartments
5. Staybridge Suites

BARS

1. The Botanist
2. The Alchemist
3. Henman & Cooper
4. Purecraft Bar
5. Primitivos
6. Cosy Club
7. The Roebuck
8. Vagabonds
9. Madeleine at The Grand
10. Dirty Martini
11. The Colmore
12. The Old Joint Stock Pub & Theatre
13. The Florence

RESTAURANTS

1. Tattu
2. Fazenda
3. Gusto
4. Fumo
5. The Ivy
6. San Carlo
7. Dishoom
8. Purnells
9. Orelle
10. Ashas
11. Gaucho
12. Adam's

WALKING DISTANCE

1. New Street Station
6 Mins
2. Moor Street Station
13 Mins
3. Snow Hill Station
5 Mins
4. Bullring
12 Mins
5. Town Hall
5 Mins
6. Museum & Art Gallery
4 Mins
7. St Philip's Cathedral
3 Min

- Victoria Square
- Paradise
- Arena Central
- St Philip's Square
- Metro Stops
- Metro



A CITY WITH CONNECTIONS

BIRMINGHAM INTERNATIONAL

14 MILES 24 MINS

COVENTRY

25 MILES 40 MINS

WARWICK

27 MILES 44 MINS

WORCESTER

30 MILES 50 MINS

MANCHESTER

87 MILES 108 MINS

LONDON

119 MILES 140 MINS

1. Arup, Goldman Sachs, JLL and Mills & Reeve
2. PWC
3. DLA Piper, Knights, Mazars and Atkins
4. Eversheds
5. Browne Jacobson, Gallagher Insurance, Knight Frank, Colliers
6. Rothschild
7. BNP Paribas and Turley
8. Brewin Dolphin and Pinsent Masons
9. Brown Shipley, Lockton and Ascot Lloyd
10. Savills
11. Randstad and Lambert Smith Hampton
12. Ramboll
13. Wesleyan Assurance
14. KPMG, Barclays and DWF
15. Irwin Mitchell, Allianz, Hogan Lovells, Investec and Aecom
16. Gowling WLG and HS2 Construction HQ
17. BT
18. Shaw Trust
19. Birmingham City Council

NEWATER HOUSE

11 NEWHALL STREET BIRMINGHAM B3 3NY



JONATHAN OTTEWELL

jottewell@savills.com
07972 000 150



ANDY RIACH

andy.riach@jll.com
07889 901 910

DEVELOPMENT BY



**HORTUS
INVESTMENTS**

SAVILLS and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of SAVILLS and JLL has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. November 2025.

Crafted by CAB Property.