



**1 NEWHALL
STREET**
BIRMINGHAM

CREATE A **NEW** VISION

50,000 sq ft of fully refurbished Grade A office space across eight floors with up to 11,957 sq ft available to let in an ideal location in the heart of Birmingham's business district.



NEW LOOK



Located at the junction with Colmore Row, 1 Newhall Street benefits from one of the city's most prominent positions, providing Grade A office space to let over contiguous floors.

Employees and their visitors will benefit from a range of amenities on the doorstep including a Pret A Manger located on the ground floor of the building.



STEP INTO A NEW ERA

Occupiers and visitors will be greeted with an impressive sense of arrival as soon as they step into the manned reception area.

The reception leads directly to the lift lobby which features two new 13 person passenger lifts offering access to the basement and upper office floors.



1 Newhall Street sits at the heart of the city's business district, a short walk from both New Street and Snow Hill railway stations. The newly refurbished building offers state of the art sustainability features ensuring we meet the highest standards of energy efficiency and staff wellbeing supporting the firm's delivery of quality and excellence. It provides us with a well-equipped, sustainable workplace supporting our talent and business needs both now and in the future

Alexis Nicholls
Operations Director
Lodders Solicitors LLP



A NEW SPACE

The fully refurbished offices have been extended to create floor plates from 6,000 sq ft of contiguous space around the centrally located core on floors 1 to 6, while the uniform open plan layout delivers an occupational ratio of not less than 1:10 sq m.

The floors have the capability of being subdivided to accommodate occupiers from 2,750 sq ft upwards.

Floor boxes and busbars have been installed to meet day one requirements, reducing the fit-out time for new occupiers.

Efficient and fully programmable PIR controlled LED lighting utilises passive movement sensors and daylight dimming to reduce energy bills.

Accessed from both the lift core and the vehicular entrance on Barwick Street, the secure basement facilities provide a 1:2,175 car parking ratio, five motorcycle spaces and storage for 20 bicycles along with lockers, showers, changing and drying facilities.

Brand new mechanical and electrical services have been installed throughout the building.

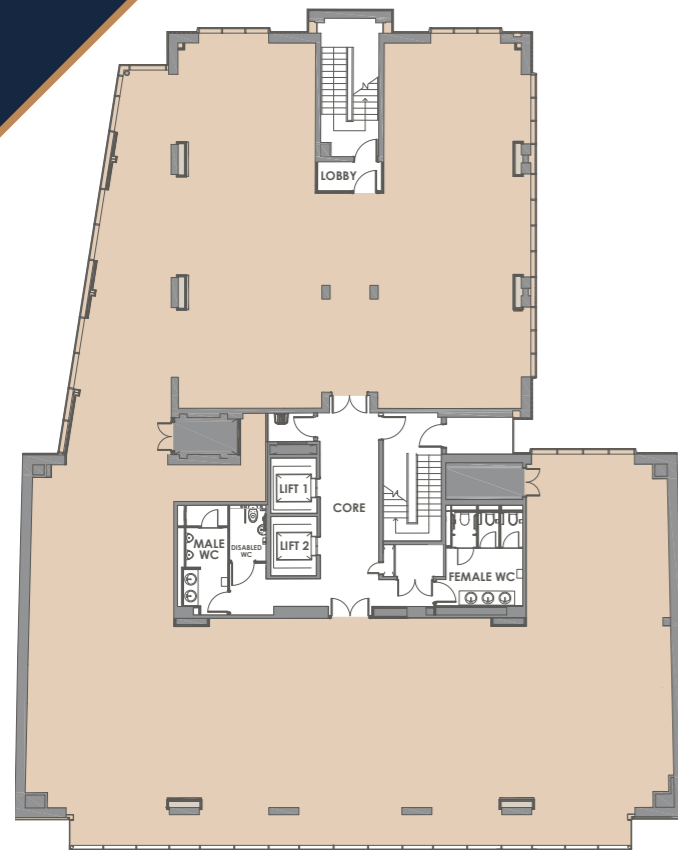
FLOORS	IPMS 3 (sq m)	IPMS 3 (sq ft)
8th*	123	1,325
7th Front	MGAC LLP	
7th rear	248	2,667
6th Front	Roythornes Newco LLP	
6th Rear	249	2,683
5th	Let to Pegasus Planning Group Ltd	
4th	Let to Tetra Tech Consulting Ltd	
3rd	Let to Lodders Solicitors LLP	
2nd Front	Let to Mapp (Property Management Ltd)	
2nd Rear	Let to Avoxe Ltd	
1st Front	300	3,226
1st Rear	256	2,758
TOTAL	1,176	12,659
Leisure	Let to Pret A Manger	

*Roof terrace to be let with 8th Floor 161 sq m (1,735 sq ft)



TYPICAL FLOOR

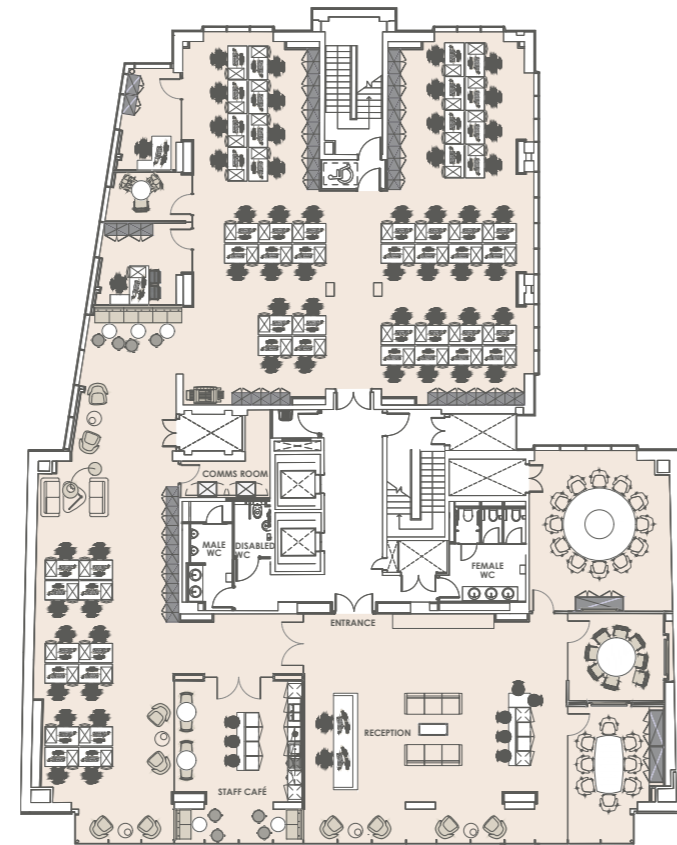
c. 6,400 sq ft



NEWHALL STREET

SPACE PLAN

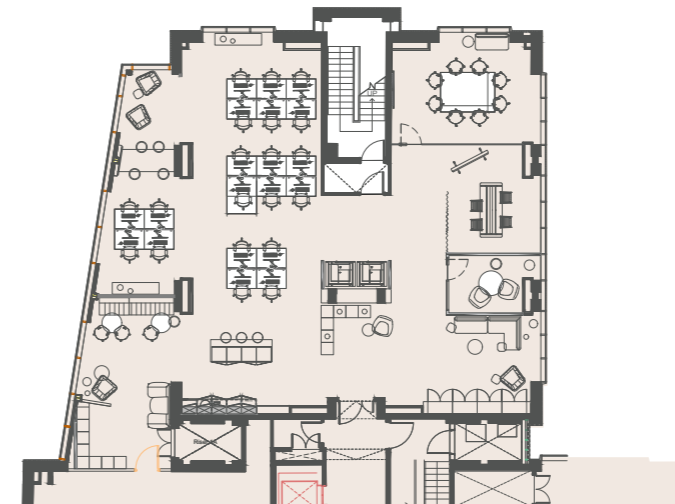
- | | |
|-----------------------------------|--------------------|
| 54 x open plan workstation spaces | 1 x reception area |
| 1 x breakout area | 1 x comms room |
| 1 x 3 person meeting room | 1 x work lounge |
| 2 x 8 person meeting rooms | 1 x coffee station |
| 1 x 12 person meeting room | 1 x tea point |
| 2 x private offices | 3 x stores |
| 2 x print/copy areas | |



NEWHALL STREET

SPACE PLAN

- | | |
|--|-----------------------------|
| 1 x Meet and greet space | 1 x 10 person meeting room |
| 20 x workstations | 1 x 2-3 person meeting room |
| 1 x project table for up to 6 with Screening | 2 x 1 person phonebooths |
| 1 x Teapoint with breakout space | Collaboration spaces |
| | Print and store |



A **NEW** SPECIFICATION

External summary

- ◆ New elevations
- ◆ Remodelled entrance and reception
- ◆ New projecting Curtain Wall Bay to Newhall Street Elevation with feature encapsulated gold mesh panel

Internal summary

- ◆ High specification refurbishment of office floor plates
- ◆ Secure cycle storage, full size lockers and showers on basement level
- ◆ Works in accordance with guidelines of the British Council for Offices Fit Out 2011 and CIBSE
- ◆ Fully addressable fire alarm system
- ◆ New domestic water services installation with localised energy efficient hot water generation
- ◆ New mechanical and electrical installation throughout the building

Entrance & reception

- ◆ Reconfigured with disabled access, manned reception desk and waiting area with inset rug and complete new building signage
- ◆ New contemporary Corian desk with furniture
- ◆ New interior LED lighting with suspended feature pendant downlighters
- ◆ Ceramic tiled floor with inset feature gold floor strip, feature panelled side walls and feature timber slatted wall behind reception

Office floors

- ◆ Base design of 1 person per 10 sq m with ability to split floors
- ◆ Thorn Jupiter LED suspended linear lighting with efficient PIR lighting controls utilising passive movement sensors and daylight dimming to reduce energy bills
- ◆ Raised access floor, with hardwired floor boxes, designed to enable floor boxes to be moved
- ◆ Max floor to ceiling heights c.2.65 m to the main ceiling and 2.38 m to the underside of bulkheads
- ◆ Comfort cooling and heating via encased VRF units with linear bar diffusers

Common areas

- ◆ Two new 13 person lifts (1,000 kg) serving basement to floor seven
- ◆ New floor coverings
- ◆ New LED lighting and provision of new heating services
- ◆ New WCs and fully compliant disabled facilities on every floor with full height doors and sunken basins within re-constituted stone worktops with mirror over
- ◆ New feature slatted tiled wall to WCs
- ◆ Cleaner's cupboard on every level
- ◆ Basement with accessible showers, lockers, changing and drying facilities
- ◆ Secure cycle storage rack



5 
SPACES


1:2,175 SQ FT
PARKING RATIO



20 
SPACES

A NEW WORK LIFE BALANCE

Make the most of your new work home in the heart of the Colmore Business District and indulge in everything Birmingham has to offer.

1 Newhall Street is located just a short distance from the city's major retail destinations, Grand Central and Bullring, and is positioned halfway between the major Paradise development and Snowhill Station.

A key building in the centre of the Colmore Business District, 1 Newhall Street is at the beating heart of Birmingham's office core, opposite the city's tallest office tower, the imposing 103 Colmore Row, and surrounded by a wide selection of the best bars and restaurants, including the likes of Gaucho, Orelle, The Ivy, Hotel du Vin, Riva Blu, Madeleine Bar and Tattu.

The building also benefits from its proximity to Birmingham's finest cultural attractions, including its major theatres, Birmingham Museum & Art Gallery, Town Hall, Symphony Hall, the Ikon Gallery, The Library of Birmingham and Utilita Arena, giving staff the chance to experience the perfect work-life balance and round the clock leisure attractions.

While 1 Newhall Street is easily accessible by car, with the nearby A38M offering direct access to the national motorway network, it is also exceptionally well connected to Birmingham's public transport offering with bus, rail and tram links all nearby, while the canal network and dedicated cycle routes offer active travel connections through the city and across the wider conurbation.

New Street station – the busiest rail hub in the UK outside of London – is a five minute walk away, while the nearby West Midlands Metro line offers connections to Snow Hill Station, Broad Street and the International Convention Centre and beyond, while the future Curzon Street HS2 station is similarly close by and will be connected by a new tram line.

★ PRET A MANGER ★

Organic Coffee ★ Natural Food

GRAND CENTRAL

THE HIGHEST CONCENTRATION OF BUSINESSES OUTSIDE OF LONDON



150

DIRECT FLIGHTS FROM BIRMINGHAM AIRPORT EVERYDAY



40%

OF POPULATION UNDER 25



50,000

PROFESSIONAL AND FINANCIAL SERVICES BUSINESSES, SECOND ONLY TO LONDON



NO.1 REGIONAL CITY FOR QUALITY OF LIFE

5G THE UK'S FIRST 5G TESTING HUB

Source: WMGC 2019

Amenities

- | | | |
|--------------------------|------------------|-------------------|
| 1 Adam's | 16 Home Café | 31 Sabai Sabai |
| 2 Albert' Schloss | 17 Hotel Du Vin | 32 San Carlo |
| 3 Asha's | 18 Jamaya | 33 Six by Nico |
| 4 Coffee #1 | 19 Kuula Poke | 34 Theatrix |
| 5 Cosy Club | 20 La Bellezza | 35 The Alchemist |
| 6 Cow & Sow | 21 Lost & Found | 36 The Colmore |
| 7 Cylla | 22 Manahatta | 37 The Ivy |
| 8 Damascena | 23 Orelle | 38 Tiger Eats Pig |
| 9 Dirty Martini | 24 Pasture | 39 Trillium |
| 10 Dishoom | 25 Pinchos | 40 Yorks |
| 11 F1® Arcade | 26 Pret A Manger | |
| 12 Fumo | 27 Primitivo | |
| 13 Gaucho | 28 Purecraft | |
| 14 Gusto | 29 Riva Blu | |
| 15 Grand Hotel & Isaac's | 30 Rosa's Thai | |

Key occupiers

- | | |
|-----------------|---------------|
| 1 Aon | 7 HS2 |
| 2 Barclays | 8 HSBC |
| 3 Direct Line | 9 PwC |
| 4 Gateley | 10 NatWest |
| 5 Gowling WLG | 11 Shoosmiths |
| 6 Goldman Sachs | 12 Wesleyan |

-  Train Line
-  Midland Metro
-  Metro stops



POSTCODE: B3 3NH

A **NEW** ENQUIRY

For all lettings enquiries, please contact:



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