



NEW GARDEN SQUARE

BIRMINGHAM



BRINGING
TOGETHER
THE NEW



"Birmingham is going through an unprecedented renaissance with record levels of public and private investment in West Midlands Metro, HS2, Smithfield, the Commonwealth Games and key developments such as New Garden Square. Right now economic growth is strong and optimism high and as Mayor I am focused on seizing this opportunity to drive forward jobs, skills and productivity for the benefit of everyone.

We're already home to leaders in finance, life sciences, automotive, aerospace and digital with the likes of HSBC, Deutsche Bank, PwC and Jaguar Land Rover. We're home to the UK's youngest population, providing Birmingham's key businesses with a growing and dynamic workforce. We are the new growth capital of the country and I welcome everyone to be part of it."

Andy Street,
Mayor of the West Midlands





■ Artist's impression looking towards Birmingham city centre



Metro (Tram) Stop
coming 2021

New Garden Square



New Garden Square will deliver one of the most highly anticipated regeneration schemes outside London, combining flexible, efficient accommodation in a sophisticated garden setting.

Led by Calthorpe Estates and U+I Group Plc, the proposals will deliver a mixed-use destination with approx. 500,000 sq ft of new / Grade A offices, up to 400 apartments, 12,809 sq ft of retail, restaurants and bars with up to 900 new car parking spaces, all set around a stunning garden square and soft landscaping

At approximately 10.7 acres, New Garden Square is located to the west of Birmingham City Centre on the northern side of Hagley Road, a major arterial route into Birmingham. Approximately 400 metres west of the Five Ways interchange, it is adjacent to the much-anticipated Metro stop which will link the Edgbaston marketplace to the city centre.

The site was home to outdated commercial buildings, which have been recently demolished. A small number of heritage buildings fronting Hagley Road will be retained.

Birmingham City Council's planning committee has approved proposals which will see New Garden Square regenerated to create a thriving new mixed-use destination, within walking distance of the central core and the world class Edgbaston medical and healthcare Quarter.

New Garden Square is a contemporary vision for Birmingham; where people can live, work and play.



■ Artist's impression

Live

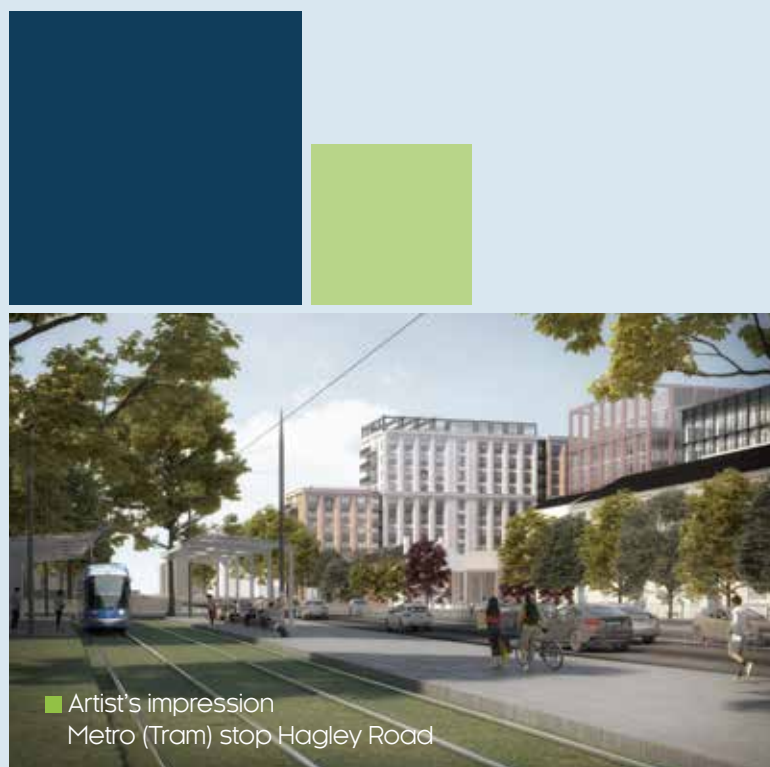
With Birmingham's population continuing to grow, resulting in a requirement to deliver around 90,000 new homes, New Garden Square will deliver up to 400 new apartments in an attractive environment in a range of sizes.

Work

The creation of up to 500,000 sq ft (net) of Grade A office space at New Garden Square will extend the city core to create a new business destination, attracting significant inward investment and generating jobs. This is in line with Birmingham's Big City Plan.

Play

At the heart of the vision is the proposed mix of uses where business and leisure meet. Set around an attractive garden square, and with café, restaurant and retail uses, this will create an exciting leisure and lifestyle destination in its own right.





“The growth of the city as set out in our Big City Plan is key to attracting, developing and keeping employers and employees alike. We need new developments that fit our strategic goals and are located in the places where people want to live and work. New Garden Square fits that bill and is exactly like the kind of exciting, sustainable and fresh neighbourhood we want for our on-going investment story.”

Waheed Nazir,
Strategic Director of Economy,
Birmingham City Council



■ Artist's impression



The public square has been designed by award-winning, Townshend Landscape Architects, and presents a series of gardens and public seating areas, seen as integral to the creation of a new high quality, privately owned and managed estate.

As part of the development, a number of mature trees will be retained whilst new trees and areas of planting will also be delivered.

Pedestrian access points and attractive walkways will be provided along with routes linking Hagley Road and Duchess Road. A new feature entrance to the development is also proposed.

The public square will be brought to life through high quality soft landscaping designs, alongside new ground floor restaurants and retail facilities which will have direct access onto the square.

It is the intention to deliver the majority of the public square as part of the first phase of development, with final distinctive finishes including seating areas or public art delivered post-construction.

Masterplan

Fully master planned by visionary, award-winning architects, Glenn Howells.

OFFICE PLOTS	Storey Height	Total GIA		Total NIA	
		sq m	sq ft	sq m	sq ft
NGS 1	8	15,489	166,724	12,746	137,193
NGS 2	10	13,708	147,553	10,648	114,611
NGS 3	7+11	13,318	143,360	10,691	115,077
NGS 4	9	14,650	157,693	12,092	130,153
Total B1 Office		57,165	615,329	46,176	497,034

RETAIL UNITS	Storey Height	Total GIA		Total NIA	
		sq m	sq ft	sq m	sq ft
NGS 1 - Ground Floor	1	347	3,735	347	3,735
NGS 2 - Ground Floor	1	177	1,905	177	1,905
NGS 4 - Ground Floor	1	273	2,939	273	2,939
MSCP retail unit - Ground Floor	1	393	4,230	393	4,230
Total A1 – A4 Retail		1,190	12,809	1,190	12,809

RESIDENTIAL	Storey Height	Total GIA		Total NIA	
		sq m	sq ft	sq m	sq ft
Total units: up to 400	Varies	32,401	357,227	23,322	249,893

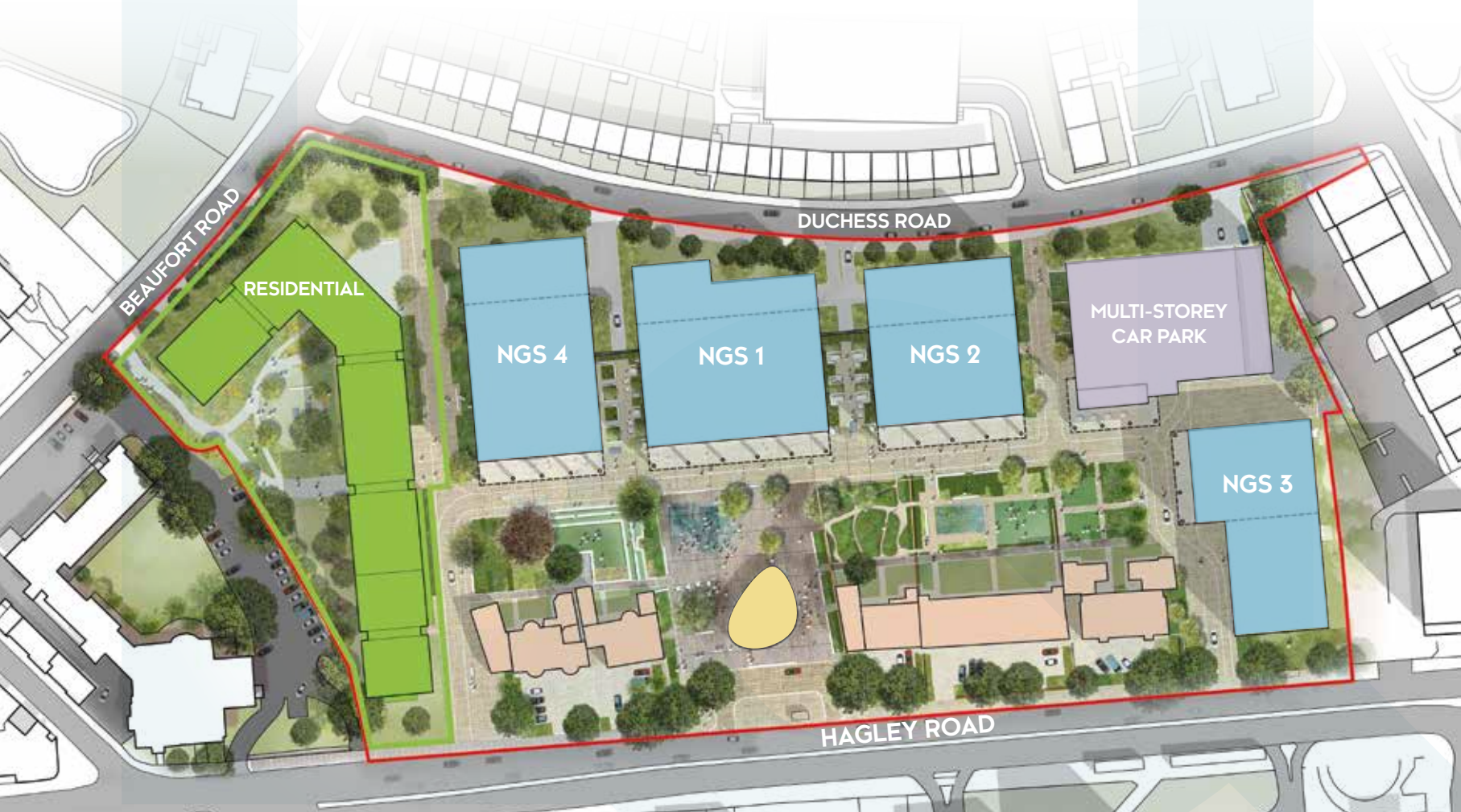
ENTRANCE PAVILION	Storey Height	Total GIA		Total NIA	
		sq m	sq ft	sq m	sq ft
Office / Retail / Amenity / Mgmt	2	536	5,770	536	5,770
Total flexible A1 – A4 or B1 use		536	5,770	536	5,770

CAR PARKING	Levels	Total Spaces	
MSCP	10.5	621	
Residential undercroft	1	127	
NGS 1 & 2 undercroft	1	106	
Total parking spaces		up to 900	
Office parking ratio (Sq ft NIA / Space) excl Residential		683	

Notes

- Terraces and decked areas excluded from GIA and NIA figures
- Office reception areas are included within GIA but excluded from NIA

Residential Commercial Development Boundary Residential Boundary



New Garden Square

Office Specification

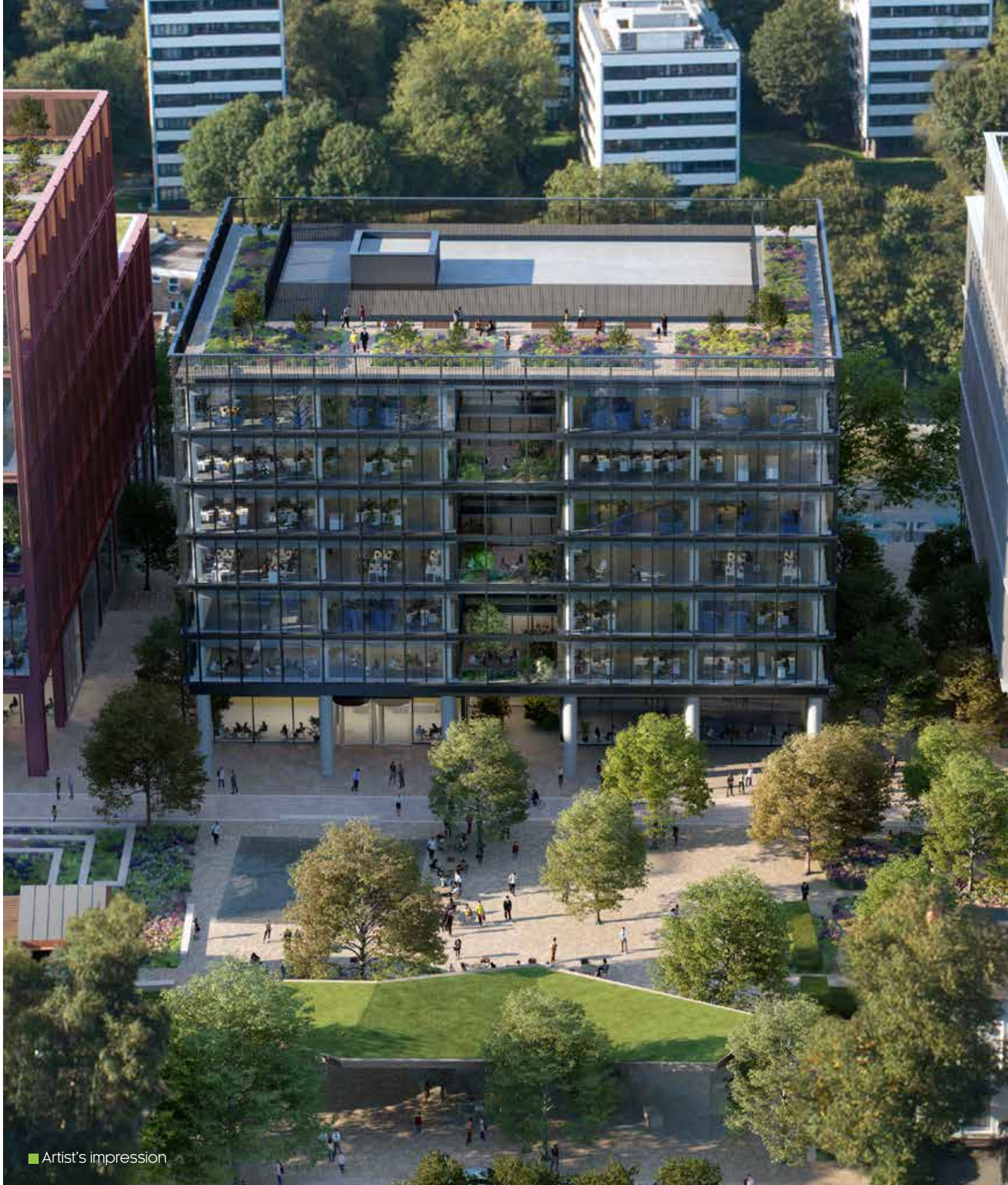
Cutting edge design, sustainability and high quality finishes feature throughout New Garden Square

The office accommodation will be delivered to the highest standards possible in order to satisfy a variety of occupiers on either a single occupancy or a multi-let basis.

- 24 hour building security and access
- High efficiency VRF heating and cooling
- Clear floor to ceiling height of 2.8m
- 150mm raised access floors
- Metal tile suspended ceilings
- LG7 lighting system
- Target EPC 'A' Rating
- Target BREEAM 'Excellent'
- Secure underground car parking spaces
- Impressive double height reception area
- Car parking ratio of 1 per 683 sq ft
- Full height floor to ceiling glazing
- Retail on ground floor
- Enclosed winter garden at each level
- Generous cycle parking and shower facilities
- Flexible floorplate with centre core allowing for divisibility
- Generous roof terraces
- Spectacular views over the central public realm



■ Artist's Impression



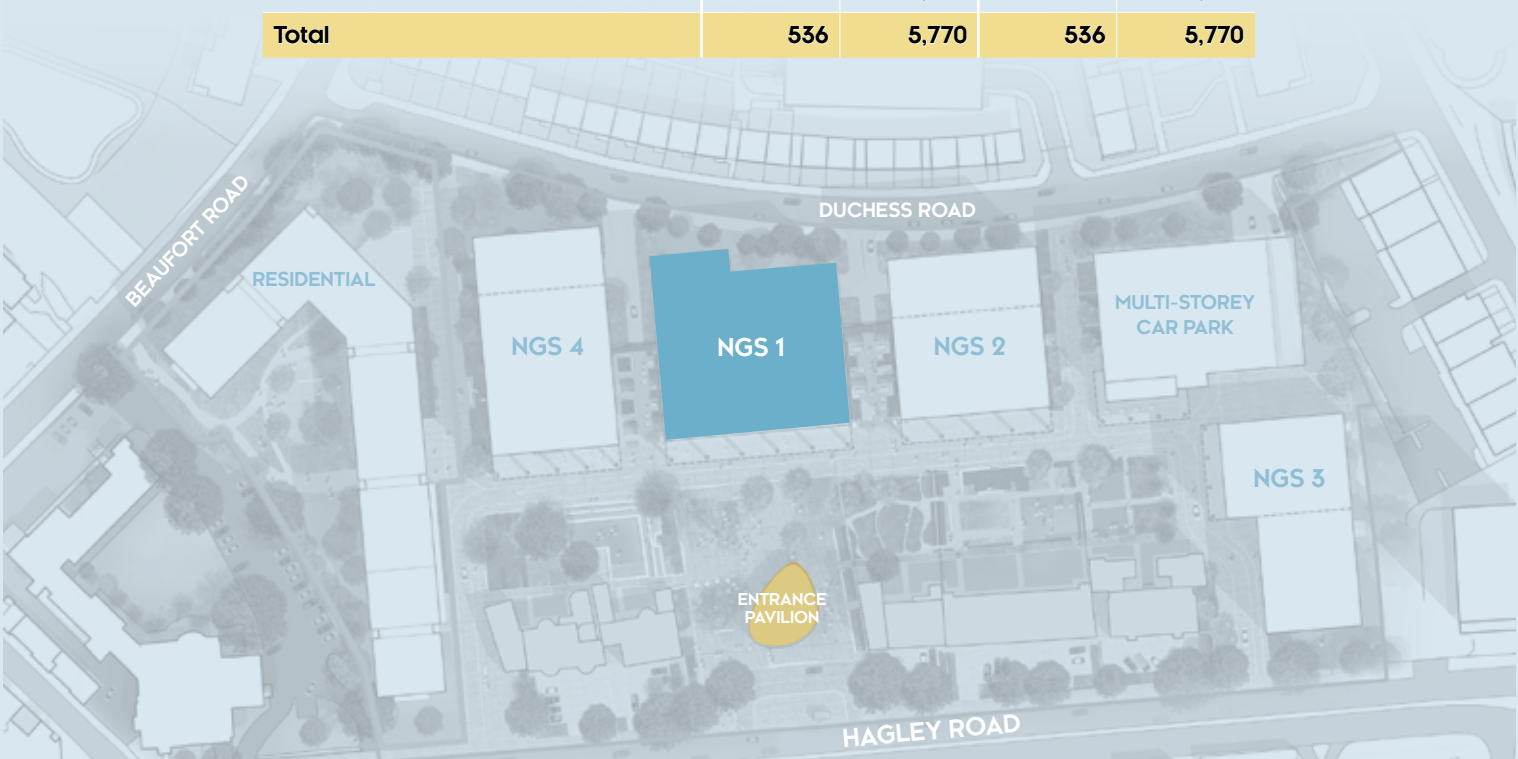
■ Artist's impression

New Garden Square

NGS One + Pavilion

NGS 1	GIA		NIA	
B1 - Offices	sq m	sq ft	sq m	sq ft
Ground Floor excluding Reception	1,695	18,245	1,007	10,838
Ground Floor Retail	347	3,735	347	3,735
Level 1	1,694	18,234	1,409	15,171
Level 2	2,194	23,616	1,898	20,426
Level 3	2,194	23,616	1,898	20,426
Level 4	2,194	23,616	1,898	20,426
Level 5	2,194	23,616	1,898	20,426
Level 6	1,662	17,890	1,369	14,741
Level 7	1,662	17,890	1,369	14,741
Total	15,836	170,458	13,440	140,930

ENTRANCE PAVILION	GIA		NIA	
Offices / Amenity / Retail	sq m	sq ft	sq m	sq ft
Ground Floor	268	2,885	268	2,885
Level 1	268	2,885	268	2,885
Total	536	5,770	536	5,770





■ Artist's impression

New Garden Square

NGS Two

NGS 2 B1 - Offices	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Ground Floor excluding Reception	1,302	14,015	613	6,601
Ground Floor Retail	177	1,905	177	1,905
Level 1	1,302	14,015	1,029	11,072
Level 2	1,667	17,944	1,409	15,162
Level 3	1,667	17,944	1,409	15,162
Level 4	1,667	17,944	1,409	15,162
Level 5	1,667	17,944	1,409	15,162
Level 6	1,109	11,937	843	9,072
Level 7	1,109	11,937	843	9,072
Level 8	1,109	11,937	843	9,072
Level 9	1,109	11,937	843	9,072
Total	13,885	149,459	10,827	116,514



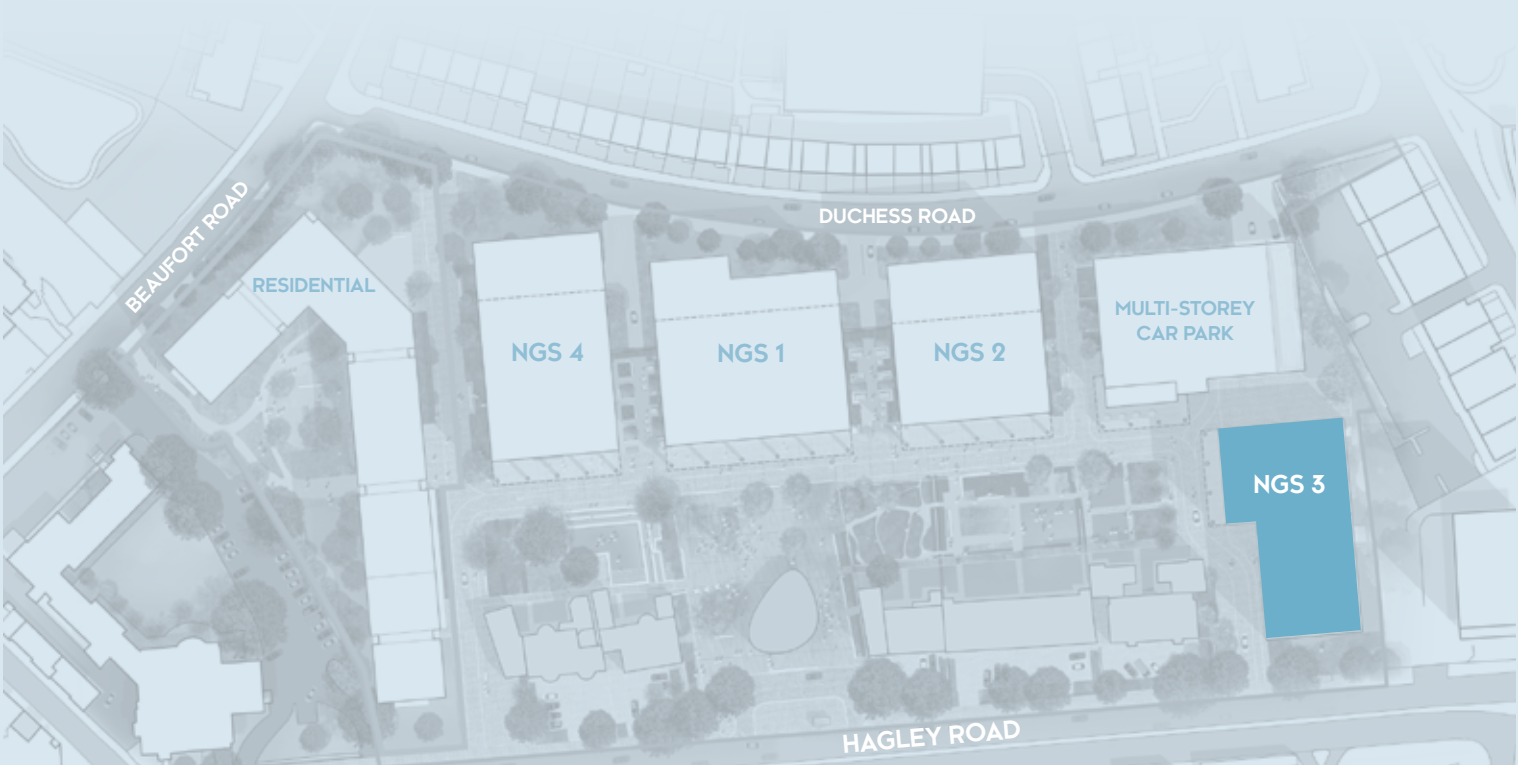


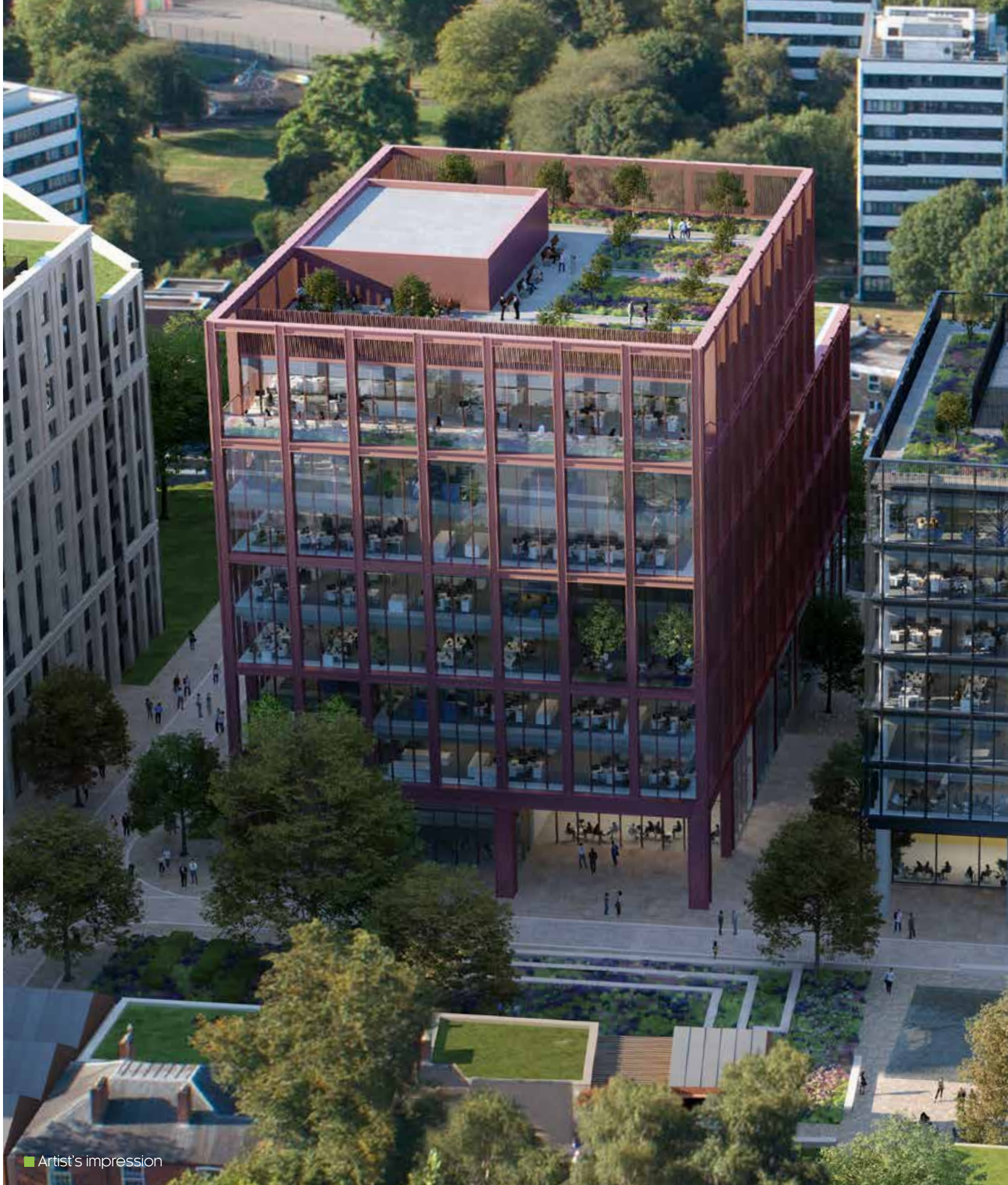
■ Artist's impression

New Garden Square

NGS Three

NGS 3 B1 - Offices	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Ground Floor excluding Reception	1,387	14,929	901	9,704
Level 1	1,273	13,704	1,019	10,963
Level 2	1,490	16,038	1,267	13,633
Level 3	1,490	16,038	1,267	13,633
Level 4	1,490	16,038	1,267	13,633
Level 5	1,490	16,038	1,267	13,633
Level 6	1,490	16,038	1,267	13,633
Level 7	802	8,634	610	6,562
Level 8	802	8,634	610	6,562
Level 9	802	8,634	610	6,562
Level 10	802	8,634	610	6,562
Total	13,318	143,359	10,695	115,080



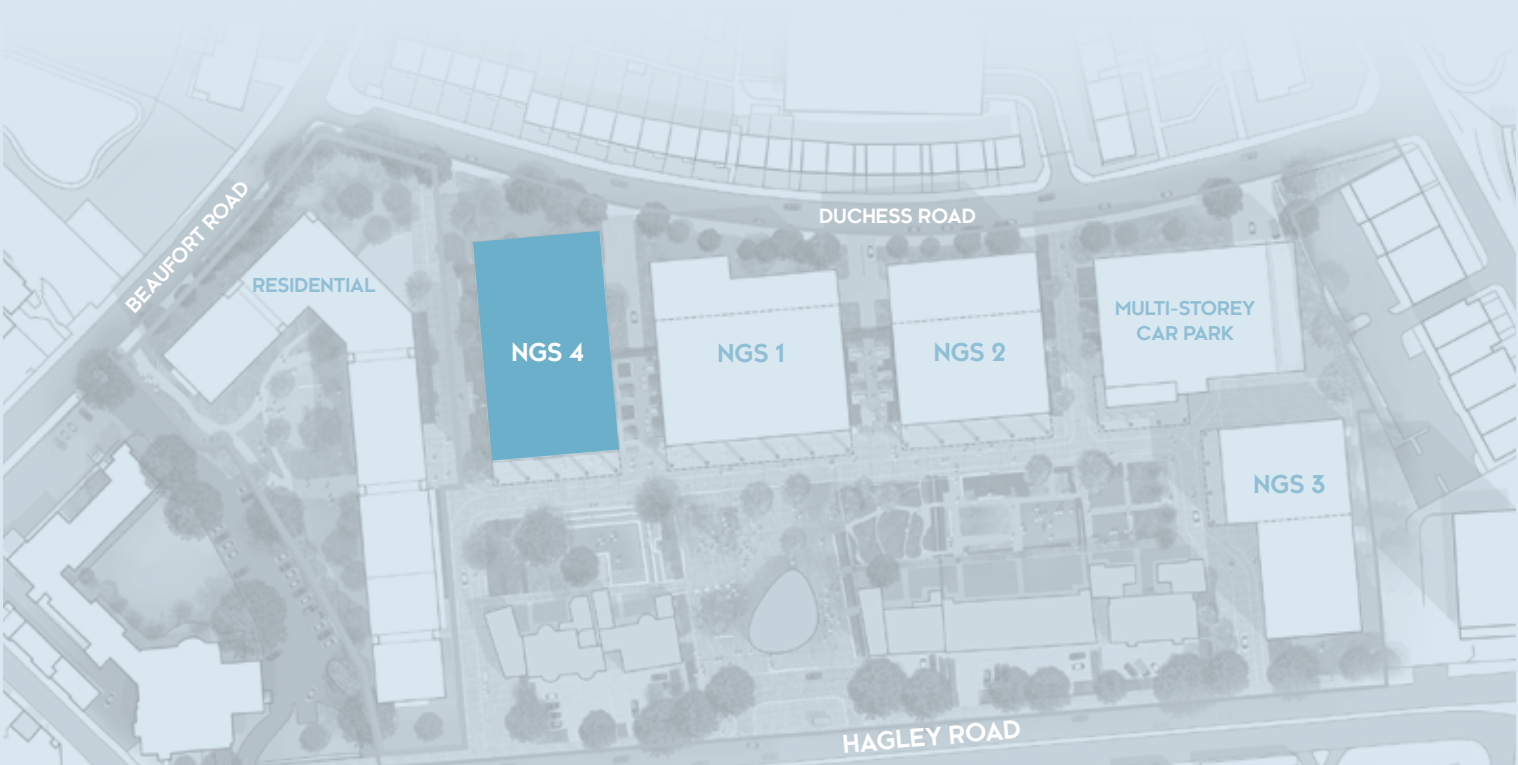


■ Artist's impression

New Garden Square

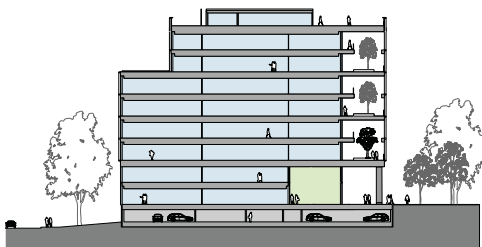
NGS Four

NGS 4 B1 - Offices	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Ground Floor excluding Reception	1,435	15,446	1,076	11,585
Ground Floor Retail	273	2,939	273	2,939
Level 1	1,265	13,616	1,075	11,574
Level 2	1,900	20,452	1,615	17,384
Level 3	1,900	20,452	1,615	17,384
Level 4	1,900	20,452	1,615	17,384
Level 5	1,900	20,452	1,615	17,384
Level 6	1,450	15,608	1,160	12,486
Level 7	1,450	15,608	1,160	12,486
Level 8	1,450	15,608	1,160	12,486
Total	14,923	160,633	12,364	133,092

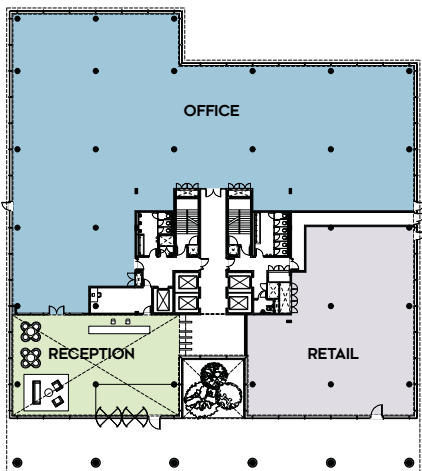


New Garden Square

NGS One

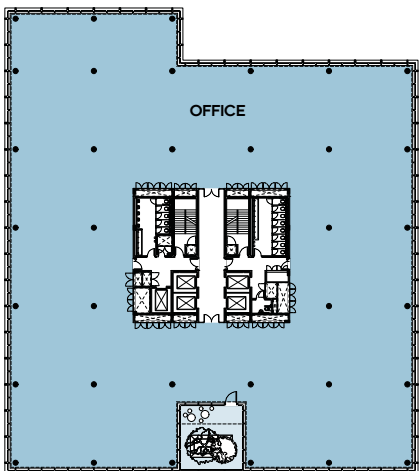


Section



Ground Floor

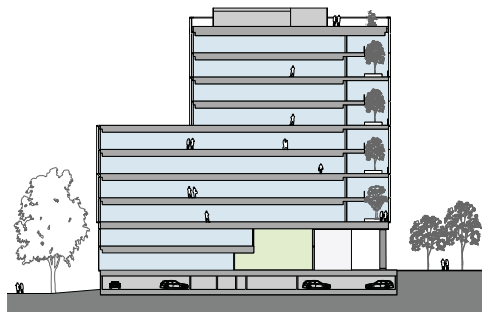
Reception	2,400 sq ft
Retail	3,735 sq ft
Office	18,245 sq ft



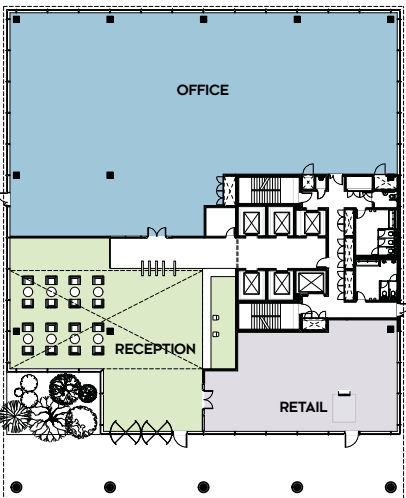
Typical Upper Floor

Office	20,426 sq ft
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NGS Two

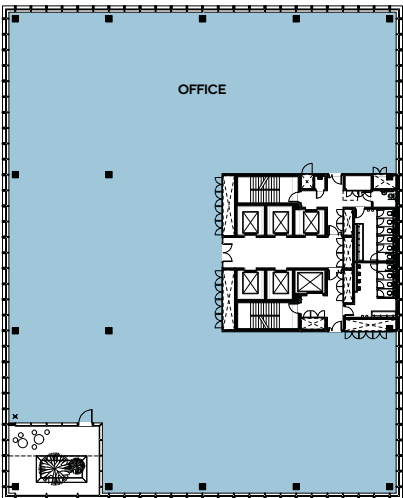


Section



Ground Floor

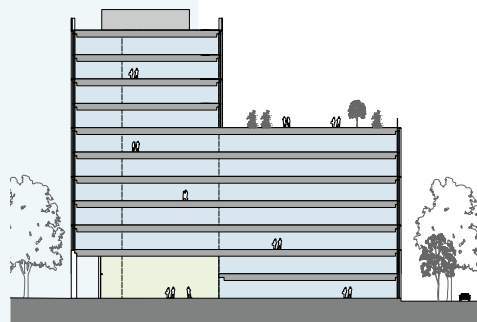
Reception	3,500 sq ft
Retail	1,905 sq ft
Office	14,015 sq ft



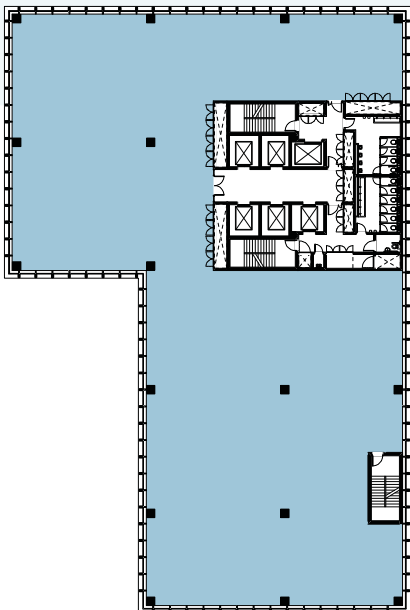
Typical Upper Floor

Office	15,162 sq ft
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NGS Three

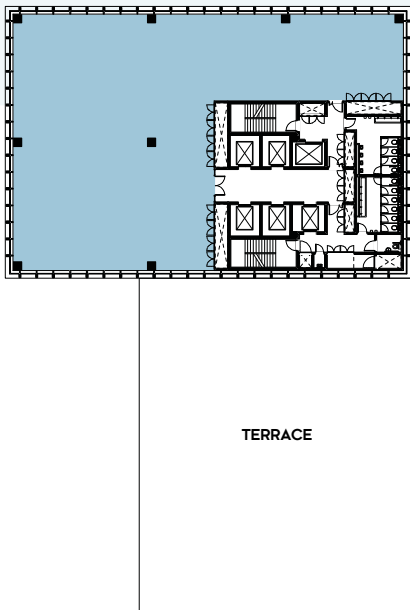


Section



Typical Floor

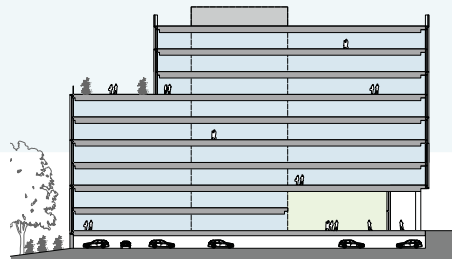
Office 13,633 sq ft



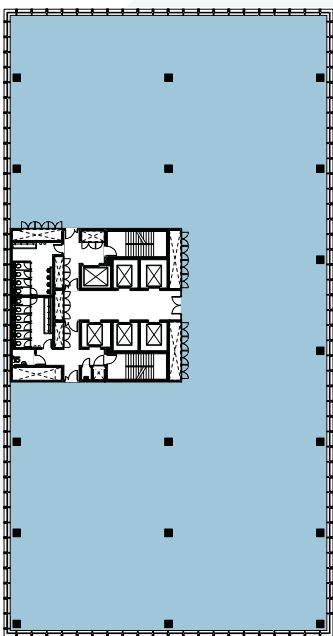
Upper Floor

Office 6,562 sq ft

NGS Four

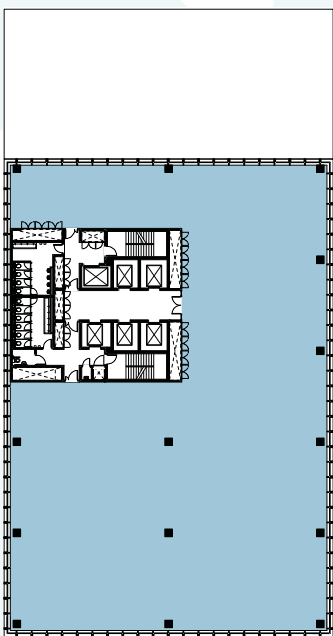


Section



Typical Floor

Office 17,384 sq ft



Upper Floor

Office 12,486 sq ft

New Garden Square Residential

The New Garden Square scheme provides up to 400 apartments. A concept scheme designed for Calthorpe Estates by Assael Architecture.



■ Artist's impression



Birmingham, a global city



As the geographical and emotional heart of the country, Birmingham is Europe's youngest city – attracting numerous businesses, professionals, students and families from other regions and countries.

The huge investment in the city's infrastructure alongside several large regeneration projects continues to change the face of this vibrant city.

Birmingham is home to five renowned universities that produce a high number of graduates who continue to work in the area.



1.15m
POPULATION

in Birmingham.
Second only
to London in size

10%
POPULATION
GROWTH
over the last
decade

Largest regional
professional/
financial services
hub with over
100,000
EMPLOYED

**YOUNGEST
AND FASTEST
GROWING
UK CITY**

OVER 700
INTERNATIONAL
firms in the
city centre



OVER 50%
of city centre
residents in rented
accommodation



ONE OF
THE TOP
performing
UK cities for
capital growth



49 minute
travel time to
LONDON
VIA HS2
(est. 2026)



45%
of the population
under the age
of 30

Birmingham, a global city

**MOST POPULAR
DESTINATION
FOR RELOCATION
FROM LONDON**

UNRIVALLED
geographical
location within
the UK

GVA of
£26.2
BILLION
- largest economy
outside London
(2016) - Birmingham
City Council

6 HIGHER
EDUCATION
institutions and
a total of 66,310
full time students

£56bn
HS2 PROJECT
creating 26,000
new jobs



Capacity for
52 MILLION
visitors per year at
New Street Station

MOST
INVESTABLE
UK CITY
– PWC/ULI 2017

c. **88,000**
inward commuters/
potential tenants

75,000
COMPANIES
based
in Birmingham

HIGHEST
employment rate
since 1985

MORE
START-UPS
than any other
UK city in 2017

Birmingham's connectivity



Birmingham lies at the centre of a world class transport system, providing fast, affordable connectivity to London, Europe and the rest of the world



Birmingham is at the centre of the national motorway network. The M5, M6 and M42 form a circular network around the city, with the principal connection to the city centre via the A38(M) to the north.

Birmingham Airport	15 mins	7 miles
Manchester	1 hr 40 mins	70 miles
London	2 hrs 10 mins	117 miles
Edinburgh	5 hrs	245 miles



The West Midlands Metro light-rail system currently links Wolverhampton to Birmingham city centre terminating at New Street Station. An additional extension linking the station to Centenary Square, with a stop outside Arena Central, is due to operate from 2019, and from 2021 the line will run along Broad Street and terminate at Edgbaston opposite New Garden Square, further enhancing cross-city connectivity.

The traditional boundaries of Birmingham's central business district are also likely to expand as a result of the enhanced infrastructure and critical mass in this part of the city.



Birmingham Airport is the UK's third largest airport outside London, located just seven miles south east of Birmingham city centre and accessible in less than 10 minutes by rail from New Street Station.

Birmingham Airport has 43 airlines travelling to 143 national and international destinations and carrying 13 million passengers per year. Following a runway extension in 2014, the airport can accommodate growth up to 36 million passengers per year.

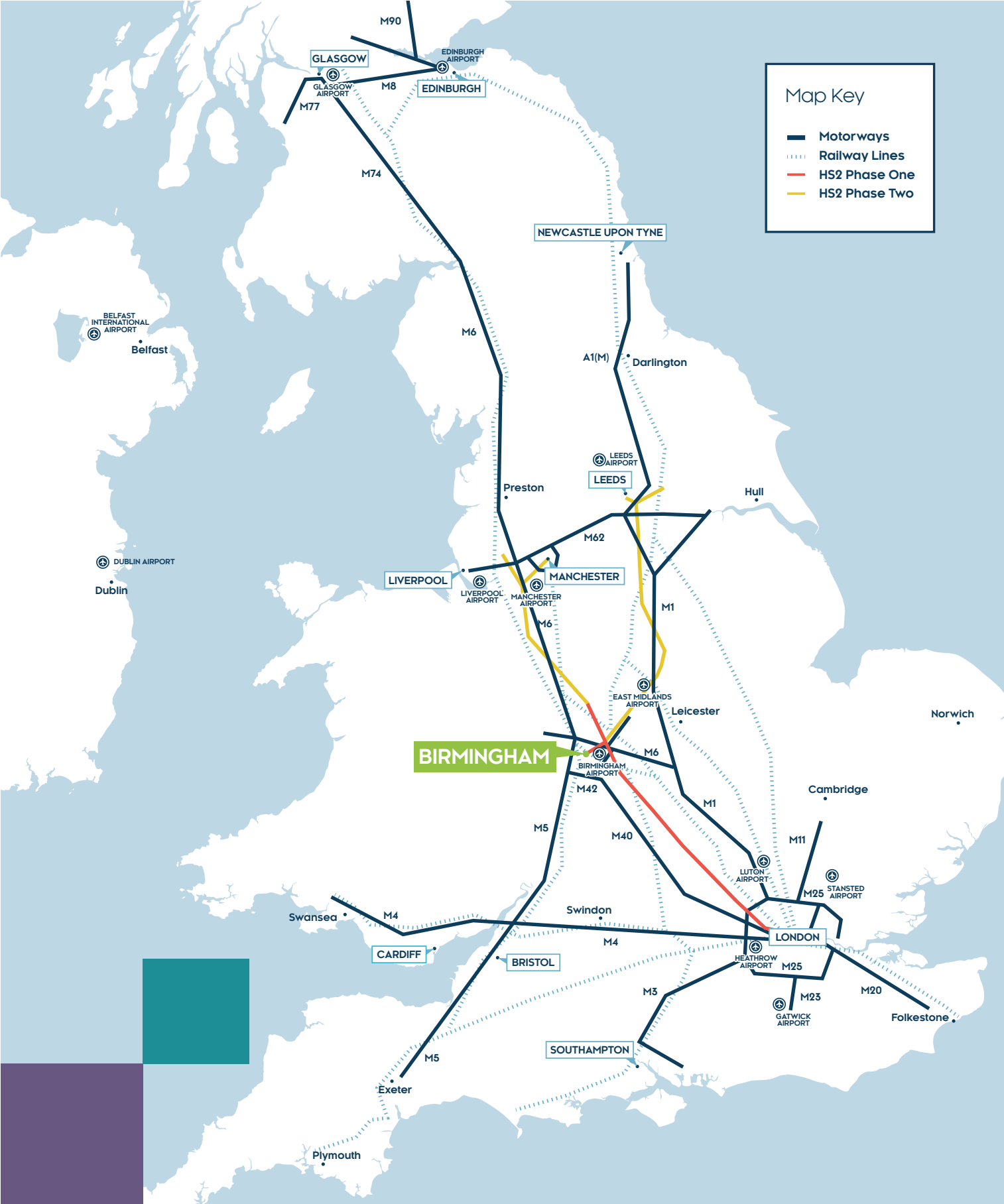


Birmingham is served by three principal railway stations, New Street, Snow Hill and Moor Street, providing direct services to all major UK cities and local links across the Midlands.

London	1 hr 23 mins
London via HS2 (in 2026)	49 mins
Manchester	1 hr 29 mins
Birmingham Airport	9 mins

New Street Station is the UK's busiest rail hub outside London handling over 250,000 passengers per day.

Snow Hill and Moor Street stations provide regular services to a variety of destinations including Solihull, Leamington Spa, Warwick and London Marylebone.



Birmingham and HS2



HS2 is the UK's single most significant infrastructure project. The £56 billion project was granted Royal Assent in February 2017 and preparatory work for Phase 1 has since commenced.

Scheduled for operation by 2026, Phase 1 of this high-speed rail link will see London connected to Birmingham city centre at a new Curzon Street Station in just 49 mins, with train capacity also doubling between the UK's top two cities. Along this Phase 1 route there will also be a stop adjacent to Birmingham Airport.

Phase 2 will then provide high speed services from Birmingham to the north-west and north-east of the UK by 2033.

Around £1 billion is set to be spent on Curzon Street Station, the Birmingham terminus for HS2. Located on the eastern side of the city, Curzon will be linked to New Street Station by a Metro extension, which will continue to New Garden Square.

The project is estimated to create an additional 26,000 jobs for the region and increase its economic output by £4 billion per year. HS2 will set the benchmark for intercity travel in the UK and as a result we expect an unprecedented level of regional investment, culminating in the re-emergence of Birmingham as a Global City.



■ Curzon Street Station Illustration



HS2 KEY

- New Station (Phase 1)
- New Station (Phase 2b)
- Destinations served by Hs2 services on existing network
- HS2 Line (Phase 1)
- HS2 Line (Phase 2a)
- HS2 Line (Phase 2b)
- HS2 Services on existing network



MAP KEY

-  Railway Stations
-  Metro Stops
-  Metro
-  Metro Extension opens 2019
-  Metro Extension opens 2021
-  Railway Lines
-  HS2



Birmingham's proposed Clean Air Zone

The proposed Clean Air Zone (CAZ) aims to improve air quality in the city within the ring road.

New Garden Square sits on the edge of the CAZ so residents, visitors and businesses using private vehicles will not be liable to a charge.

In the CAZ plan, higher polluting vehicles entering the zone will be charged to reduce harmful nitrogen dioxide (NO₂) levels generated by diesel and petrol engines.



MAP KEY

- Railway Stations
- Metro Stops
- Metro
- Metro Extension opens 2019
- Metro Extension opens 2021
- Railway Lines
- HS2

Calthorpe and U+I working in partnership



Calthorpe Estates and U+I are leading an outstanding team for the design and delivery of New Garden Square, with experience in Birmingham and across the UK.

Calthorpe Estates is a family-owned business with a focus on creating thriving communities within its 1,600 acre estate in Edgbaston, Birmingham.

For almost 300 years Calthorpe Estates has been sustainably developing the estate to create the best places to live and work. Set amidst tree-lined avenues, it is home to flourishing commercial, medical, leisure and residential communities and incorporates one of the UK's largest urban conservation areas, just a mile from Birmingham city centre.

U+I is a specialist regeneration and property developer recognised for creative vision and entrepreneurial flair. It has a £6 billion portfolio of complex, mixed-use, community-focused regeneration projects in the London, Manchester and Dublin city regions, including a £200m investment portfolio.

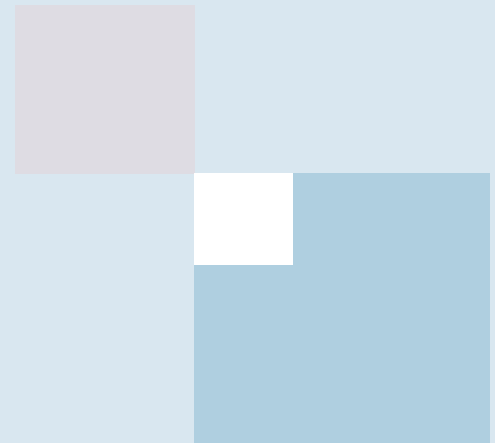
It was born in 2015, following the merger of two companies - Development Securities PLC and Cathedral Group. From day one, it has been focused on unlocking urban sites bristling with individuality, hidden history and untapped potential.

By engaging with local communities to understand their unique backgrounds, hopes and connections to an area, it gets to know its sites intimately.

The public private partnerships put communities at their heart which in turn leave a legacy of long-lasting social and economic change, and sustainable value for shareholders.

U+I are not the same as other companies in the sector. It challenges conventions to find better solutions and leaves a legacy to be proud of. Its ambition is to be the best property regeneration company in the industry.

Calthorpe Estates and U+I have instructed an experienced and internationally-renowned project team for the design and delivery of the New Garden Square proposals. The team includes Glenn Howells Architects for the overall masterplan for the scheme, Townshend Landscape Architects for the design of the garden square and landscaping, and planning consultants, CBRE.





Paddington Central | U+I



10/12 Hammersmith Grove | U+I



Two Chamberlain Square | Glenn Howells Architects



The Binding Site | Calthorpe Estates



Edgbaston Village | Calthorpe Estates



■ Artist's impression

The Professional Team



New Garden Square is being delivered by the following professional team:



Landowner



Developer

Glenn Howells Architects

Architect (Lead Designer)



Principal Designer
and Quantity Surveyor



Structural Engineer



MEP Engineer, Fire Engineer,
Environmental Consultants
and Transport



Planning Consultant



Funding Agent



Leasing Agent



Landscape Architects

Enquiries:



Charles Toogood

charles.toogood@avisonyoung.com

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NEW GARDEN SQUARE

BIRMINGHAM

