



BUILDING 4



**Pebble Mill**  
Birmingham, UK

LAST REMAINING SITE 1,400 -5,950 SQ M (15,000-64,000 SQ FT)

JOIN A WORLD CLASS DESTINATION FOR HEALTHCARE AND MEDICAL SCIENCES





**Pebble Mill is part of Birmingham's world class healthcare cluster at the heart of the UK within Edgbaston Medical Quarter.**

Home to over 550 medical companies, more than any other region in the country, Edgbaston Medical Quarter is fast developing an international reputation for medical excellence. As a dedicated centre for healthcare and life sciences, the quarter is home to the Queen Elizabeth Hospital, The University of Birmingham and adjacent to the proposed Life Science research centre and campus, and it boasts 64% of the region's healthcare economy.

The Calthorpe Estate covers 610 hectares in Edgbaston, with its Pebble Mill site located only 1 mile from the University of Birmingham and Queen Elizabeth Hospital.

At the heart of the burgeoning healthcare cluster, the 27 acre site has to date attracted the Birmingham Dental Hospital and School of Dentistry, a Bupa Care Home, and a new Circle Health Hospital, bringing industry and academia together into a hub of collaboration and best practice across clinical and medical platforms.

Plot 4 provides an ideal location to be at the forefront of healthcare in the UK.





CGI of proposed structure

# PLOT 4

The last remaining plot at Pebble Mill offers an outstanding opportunity to be at the centre of a growing healthcare market.

Calthorpe Estates will be building this purpose built medical facility on the last remaining plot at Pebble Mill, providing an exceptional opportunity to be part of a distinctive address at the heart of a world class destination for healthcare and life science.

## Key features of 'Plot 4' include

- State-of-the-art building
- Flexible space with open plan floorplates of 1,400 sq m (15,000 sq ft)

- 3.8 to 4.6m floor to ceiling height
- Outline planning permission for 5,000 sq m (53,800 sq ft) healthcare facility with potential for 5,950 sq m (64,000 sq ft) development
- BREEAM 'Excellent' rating
- 150 on-site car parking spaces
- High speed broadband
- Fully serviced
- Beautifully landscaped public realm
- Available as a whole building or single floorplates



# ACCESSIBILITY

## Why here, why now?

**At the Centre of a Community.** Located in the centre of the UK, with excellent road, rail and air links, Birmingham is accessible to over 400 million people across Europe and benefits from a population of over four million 'working age' people within a one hour drive.

**At the Centre of the UK.** Pebble Mill is situated on a main arterial route, just one mile from Birmingham city centre and serviced by unrivalled public transport links.

It is only six minutes away from Birmingham New Street station and 27 minutes from Birmingham International Airport. The airport offers 150 direct connections to established markets such as Europe, USA and the Far East, including China, Dubai and India.

**At the Centre of a thriving Community.** Edgbaston is one of the city's prime residential and commercial post codes. Boasting elegant homes, highly sought after schools and educational establishments, Michelin starred restaurants and world class leisure facilities such as Edgbaston Stadium and the Edgbaston Priory Club, it is easy to see why the area was recently voted as 'one of the best places to live in Britain' in a survey conducted by the Sunday Times.



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