

THE LEWIS BUILDING

BIRMINGHAM

THE LEWIS BUILDING

**“DAVID LEWIS, 19TH CENTURY PHILANTHROPIST AND INNOVATOR,
CREATED ONE OF THE MOST MEMORABLE AND BEST LOVED
INSTITUTIONS IN BIRMINGHAM”**



REAWAKENING

THE LEWIS BUILDING WILL BE A MAGNIFICENT NEW OFFICE DEVELOPMENT IN BIRMINGHAM'S THRIVING COLMORE BUSINESS DISTRICT. THE REBIRTH OF THE ORIGINAL LEWIS'S WILL BE A 'STATEMENT' AND MAJESTIC LANDMARK

A sensitive, sustainably designed and contemporary refurbishment will recapture the grandeur of the original building with beautiful finishes evoking its unique heritage, while delivering awe-inspiring 21st century offices designed with today's occupier in mind.

Located in the vibrant heart of Birmingham's business district, with excellent connectivity within the city and beyond, it will provide nearly 113,000 sq ft of prestigious, grade A office space. Befitting a building of its stature, its floor plates will be remodelled to provide some of the largest and most sought-after space in the city.

This is a rare and exceptional opportunity to locate in an imposing building steeped in history, which will once again be part of the city's beating heart.



PRESENCE

The Lewis Building's classic façades will create a majestic canvas for the new double height entrance hall on Bull Street



ENTRANCE HALL ©

The handsome new entrance hall will create an arrival experience worthy of one of the best HQ buildings in Birmingham

ARRIVAL



A Entrance view into reception area

B Entrance view into the library work space

The new double height Manhattan hotel lobby-styled entrance hall will present a powerful sense of arrival at The Lewis Building. Impressively scaled glazing will create a dynamic and open new frontage. Distinct areas in the entrance hall will be demarcated by different finishes, floor treatments, furnishings and colourways – a library and meeting area, a lounge and waiting area designed for visitors and an open exhibition space that can be used for bespoke events.



SEVENTH FLOOR ©

The Lewis Building's completely new seventh floor will feature terraces and outside space overlooking the city

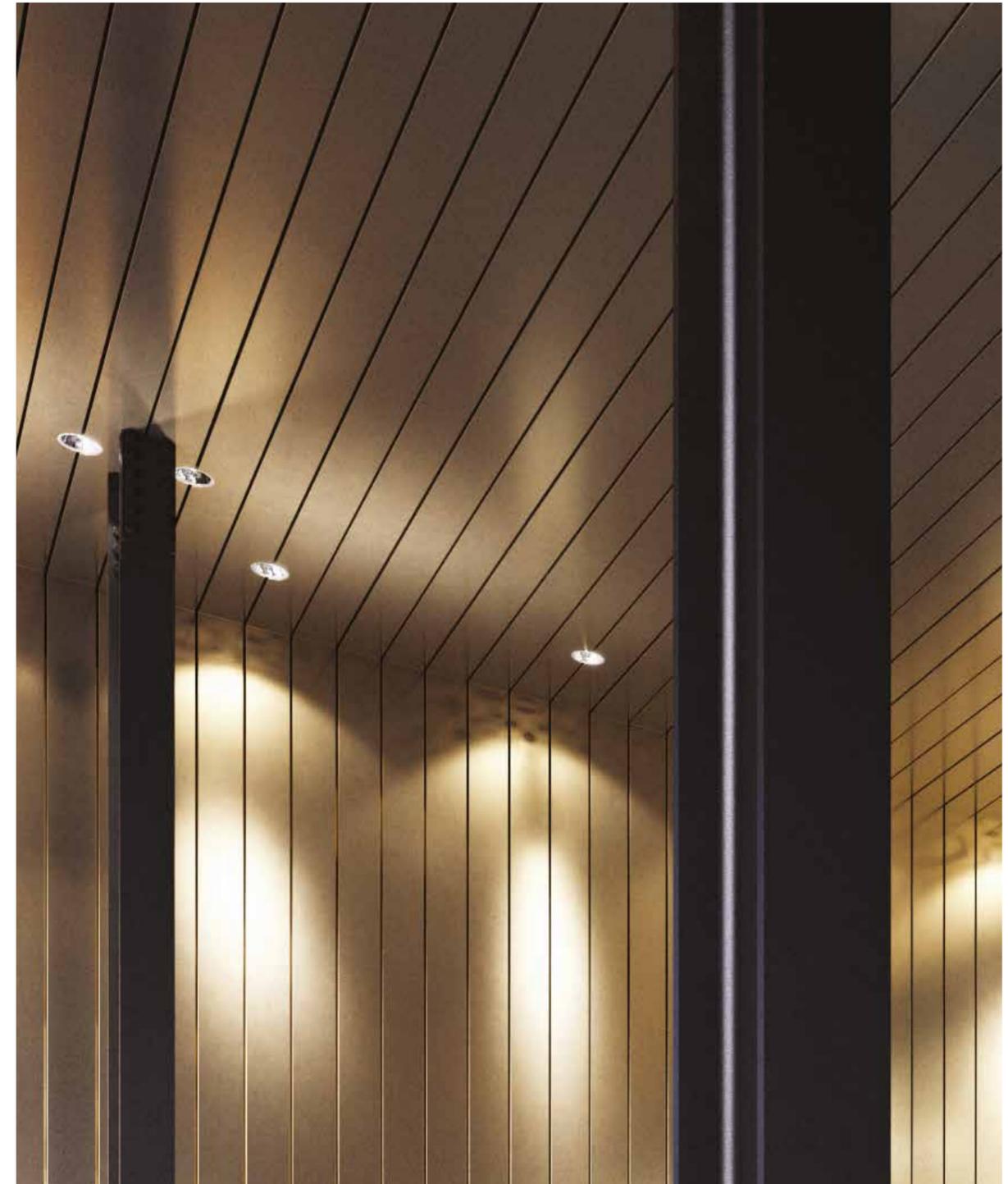
THE CLASSIC

The Lewis Building's grand exteriors hark back to a period when the building enjoyed much-loved status as Birmingham's leading department store. Creating a strong and imposing presence the Portland stone façades, with their classic detailing will deliver a completed building that exudes character and style.



THE CONTEMPORARY

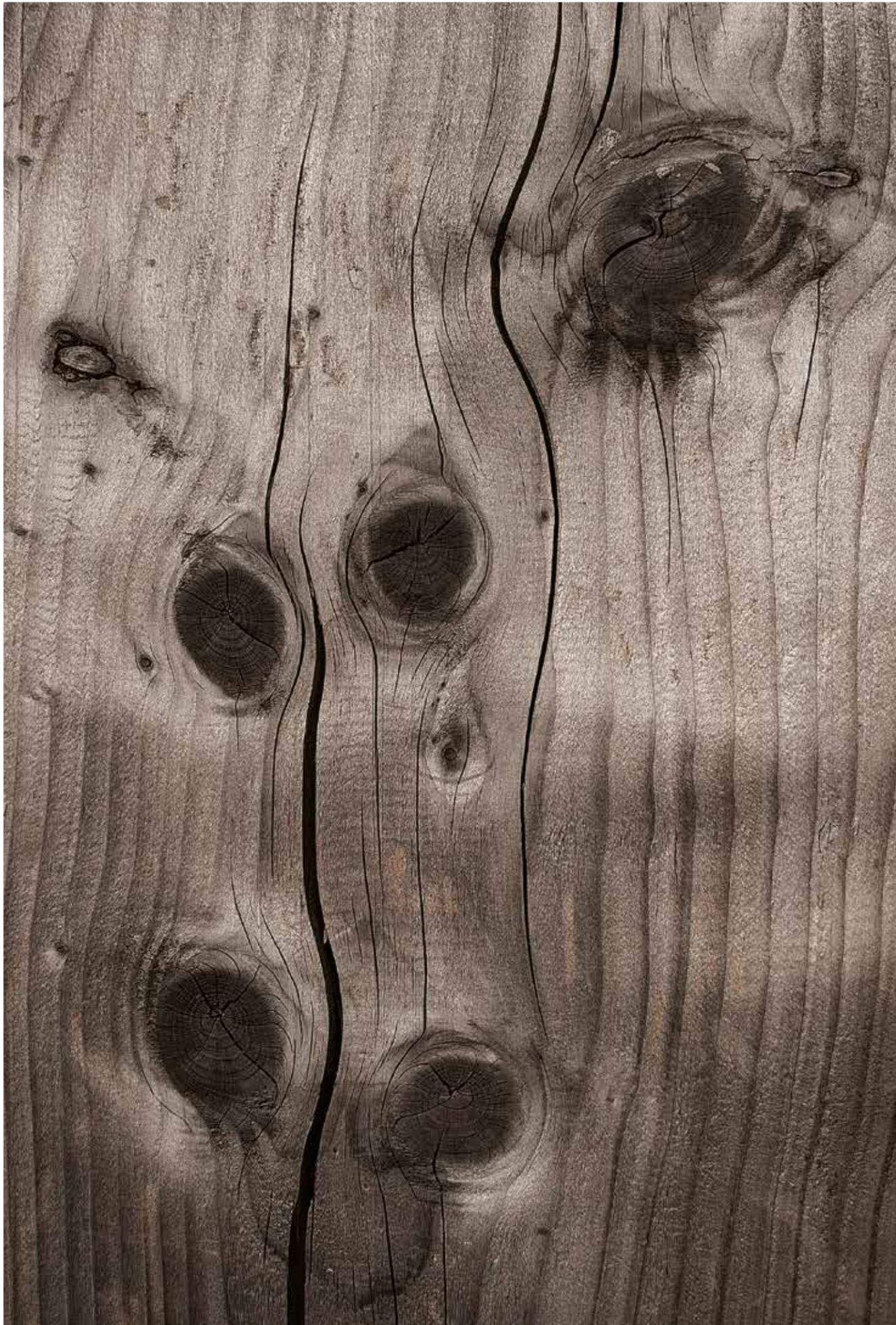
In direct contrast, the completely new interiors of The Lewis Building will be distinctly contemporary. The new entrance area featuring high quality finishes will transform the experience at street level and the flexible 17,000 sq ft floorplates will meet the ever-changing demands of today's occupiers.



THE FINISH

Award winning architects EPR have designed a complementary palette of layered textures and colours for The Lewis Building. Creating a stylish and contemporary look and feel, the entrance hall features a number of high quality finishes which create different paces and moods for occupiers and visitors to the building. Waiting areas, served by a 24 hour reception,

will feature leather seating with a separate break-out work area designed around a library themed space with high speed WiFi coverage. Majestic Portland stone, metallic textured tiles, and natural stone tiling will seamlessly blend to create an impressive mix of surfaces reinterpreting the building's rich historical styling and heritage.



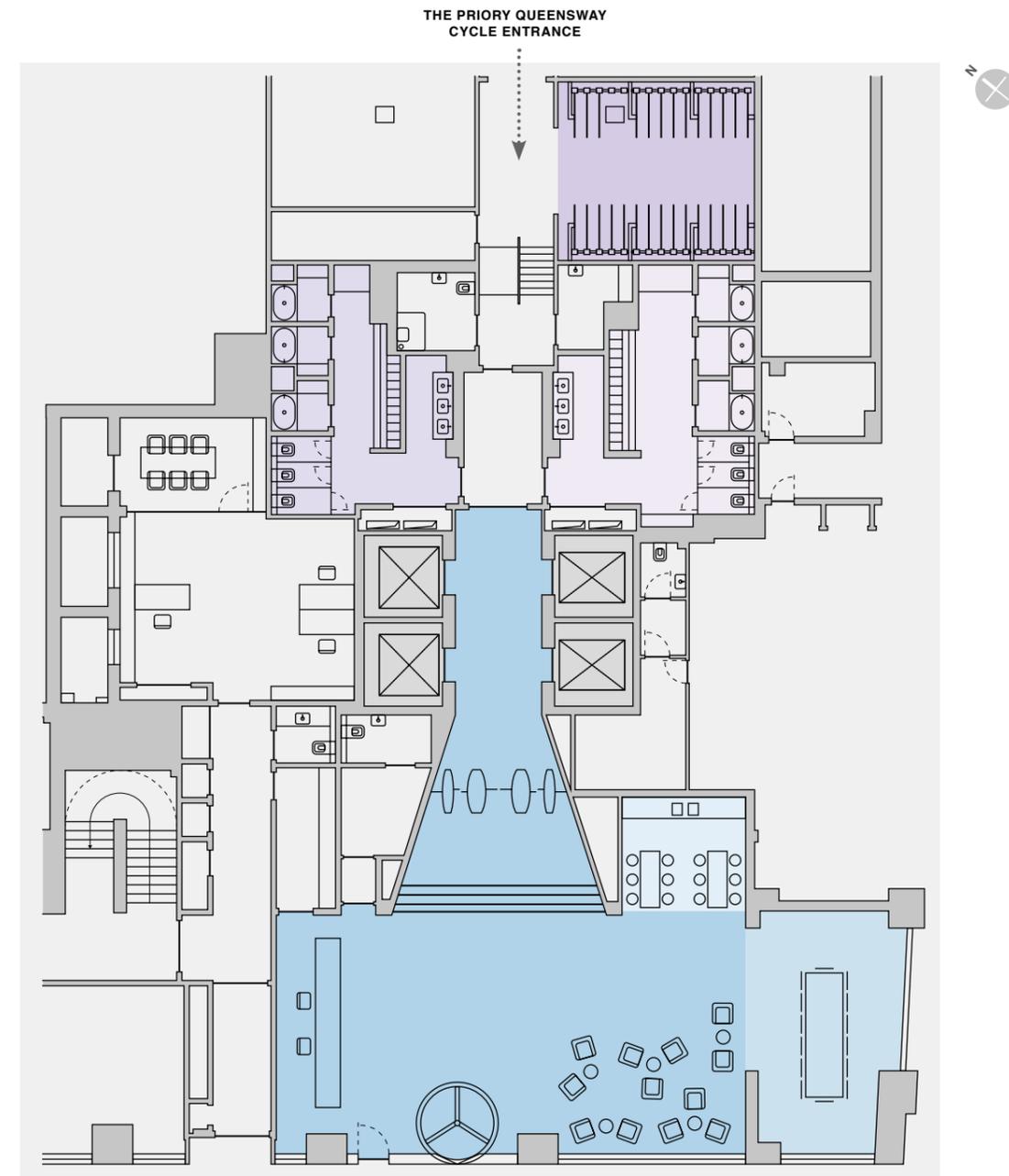
THE SPACE



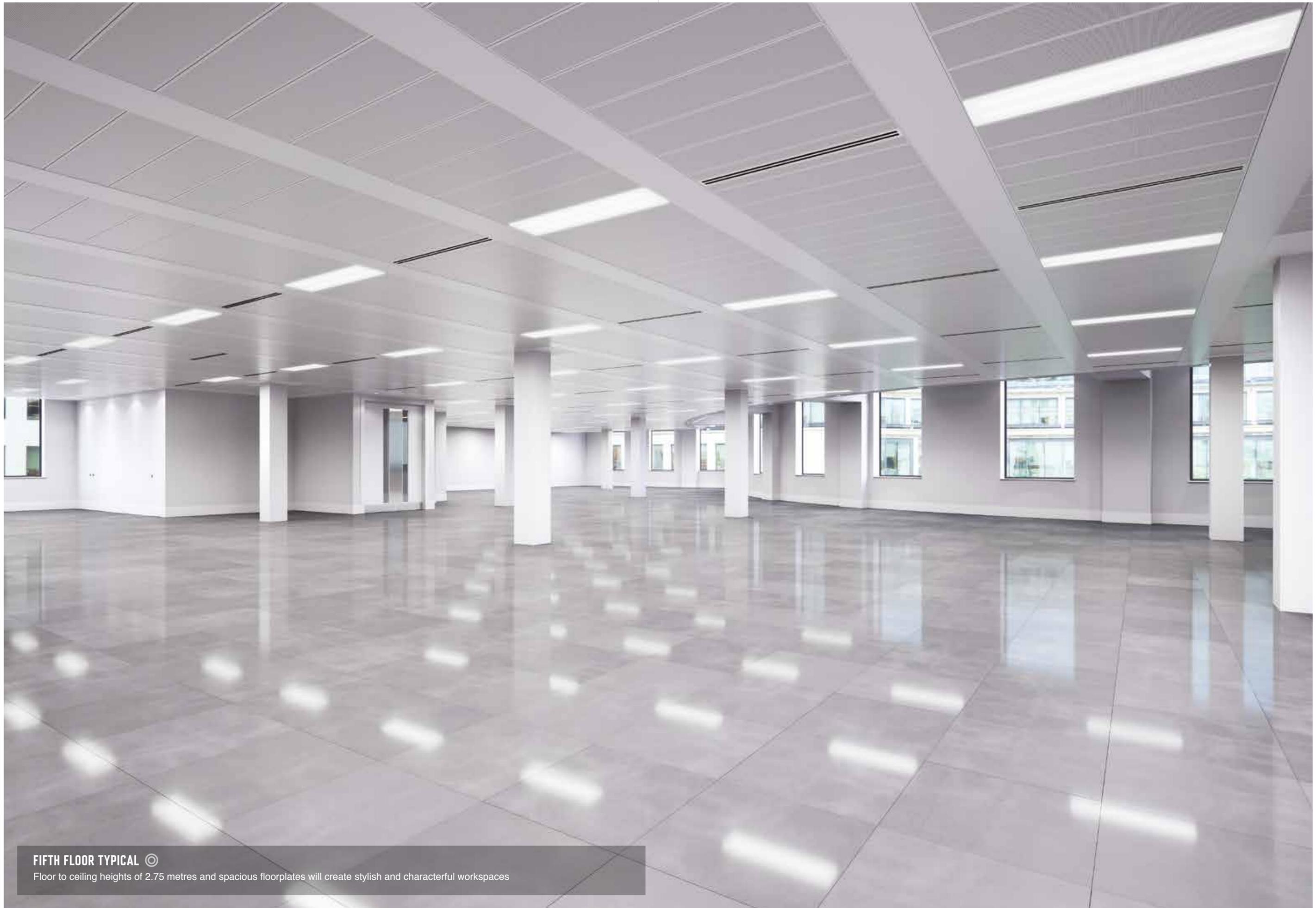
FLOORS	NIA	HIGHLIGHTS
SEVENTH	12,390 SQ FT / 1,151 SQ M	- 113,000 SQ FT OF HIGH QUALITY SPACE
SIXTH	15,953 SQ FT / 1,482 SQ M	- 1:8 SQ M FLOOR SPACE DENSITY
FIFTH	16,706 SQ FT / 1,552 SQ M	- 2.75 M FLOOR TO CEILING HEIGHTS
FOURTH	16,728 SQ FT / 1,554 SQ M	- DOUBLE HEIGHT ENTRANCE HALL
THIRD	16,717 SQ FT / 1,553 SQ M (LET)	
SECOND	16,706 SQ FT / 1,552 SQ M	
FIRST	15,134 SQ FT / 1,406 SQ M	
GROUND	915 SQ FT / 85 SQ M	
BASEMENT MEZZANINE	2,691 SQ FT / 250 SQ M	
TOTAL	113,939 SQ FT / 10,585 SQ M	

*IPMS Floor areas available on request

GROUND FLOOR



- CYCLE PARKING
- MAIN RECEPTION
- LIFTS
- FEMALE CHANGING AND SHOWERS
- THE LIBRARY
- MALE CHANGING AND SHOWERS
- SEATED WAITING

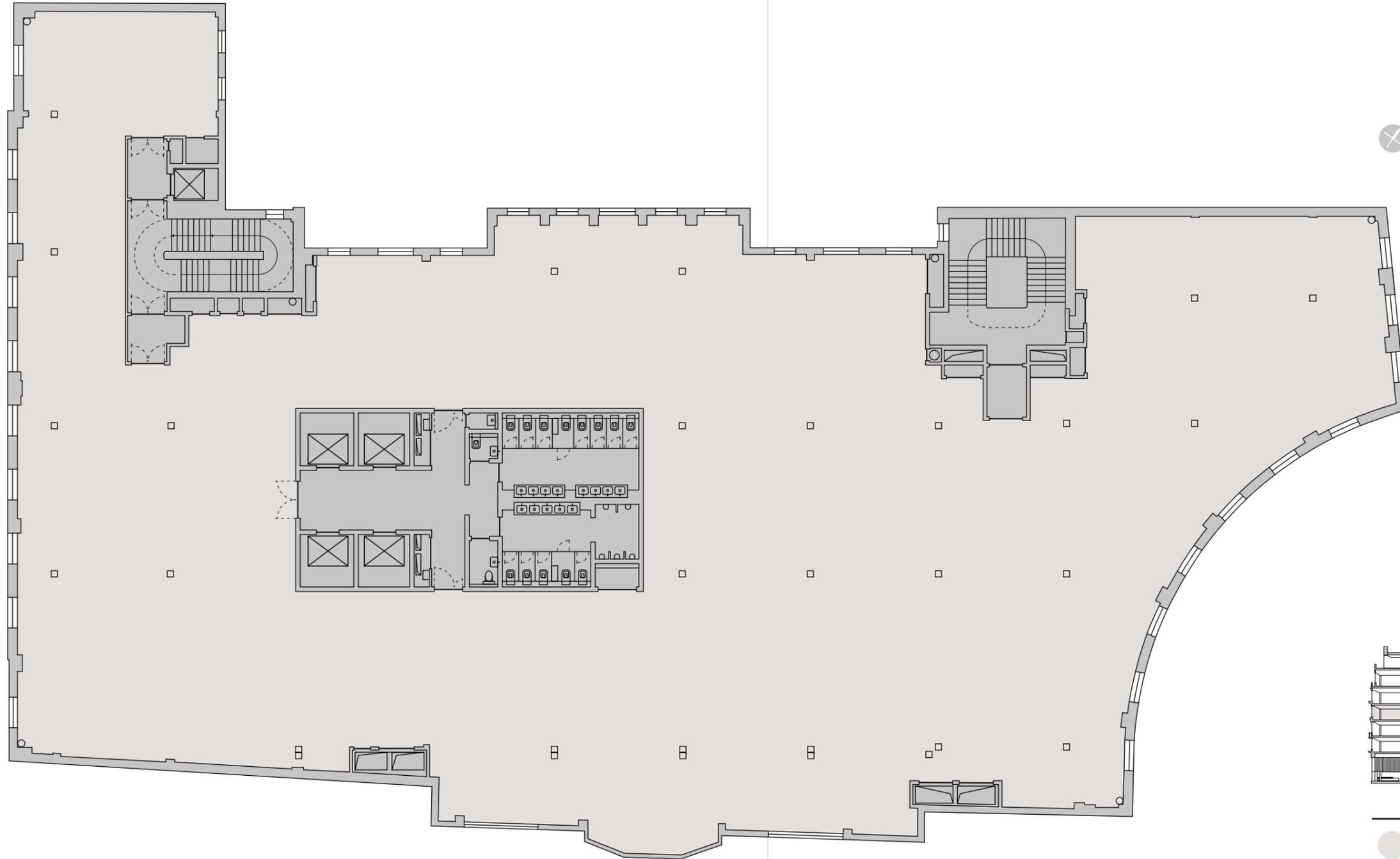


FIFTH FLOOR TYPICAL ©

Floor to ceiling heights of 2.75 metres and spacious floorplates will create stylish and characterful workspaces

FOURTH FLOOR - TYPICAL

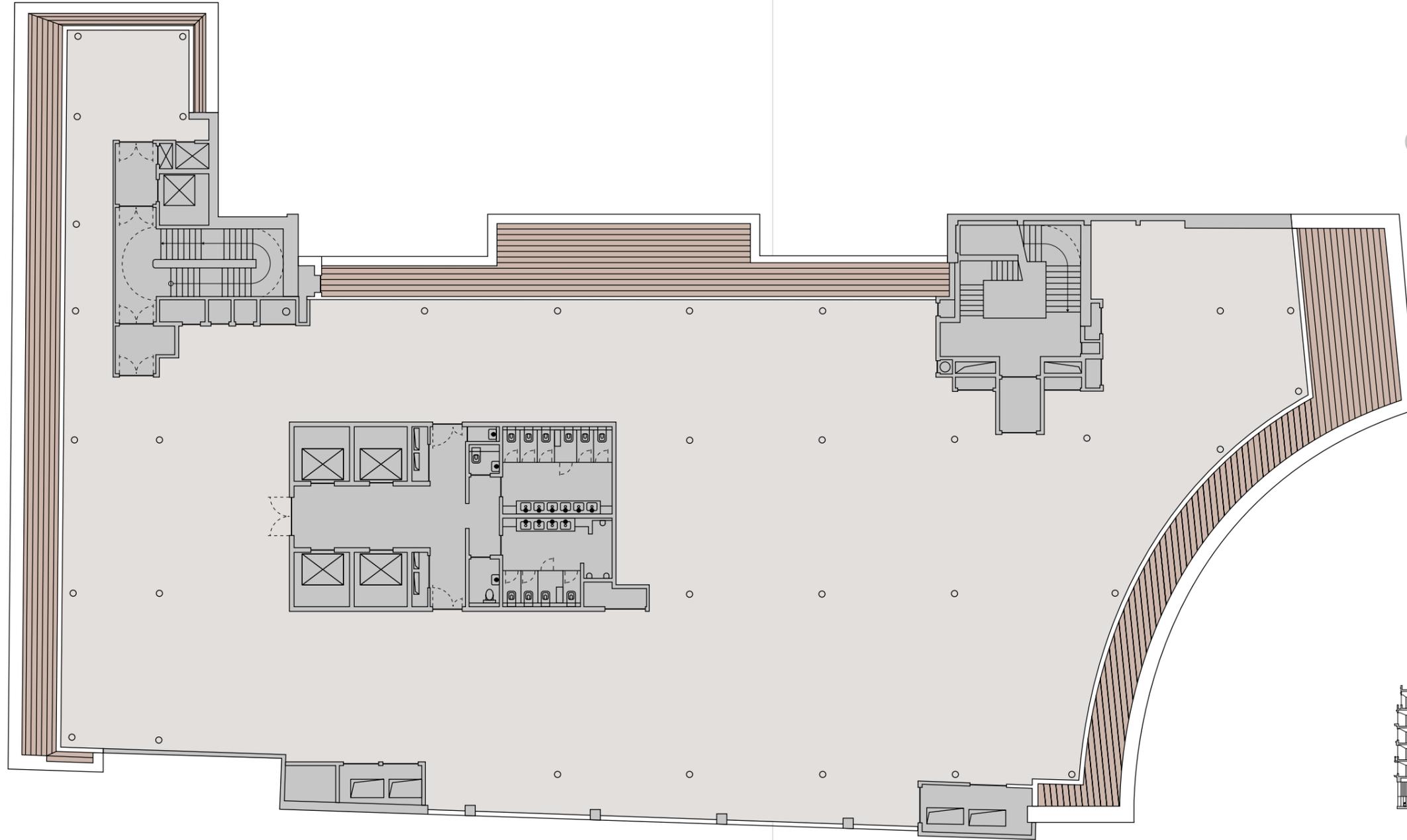
16,728 SQ FT / 1,554 SQ M



● OFFICE ● CORES & RISERS

SEVENTH FLOOR

12,390 SQ FT / 1,151 SQ M



- OFFICE
- CORES & RISERS
- TERRACES

DESIGNED FOR PEOPLE

Occupiers and employees demand and expect high quality facilities in well designed, modern buildings. The Lewis Building will provide inspired and exciting work spaces in the centre of the city, with a range of additional facilities that truly benefit people. Secure parking for 60 cycles will be provided with ground

floor level entry, with associated shower, changing and drying facilities. Car parking for 74 vehicles will also be available in the building's redesigned basement areas accessed from the north. Free WiFi will allow online access in the entrance seating and break-out areas for occupiers and visitors alike.





AROUND THE CITY

Cities provide the right blend of modern working environments, culture and entertainment that people demand. Birmingham is enjoying a period of rapid change and the quality of life and culture on offer is growing too. Large scale retail developments such as Grand Central, The Mailbox and The Bullring successfully rub shoulders with small independent

food outlets creating bespoke and niche fare. The stunning Library of Birmingham opened in 2013, is considered Europe's biggest public cultural space and is a beacon in the city for learning and exhibitions. Birmingham contains a vibrant mix of different flavours with a number of Michelin-starred restaurants based in and around the city centre.



Faculty coffee shop – Piccadilly Arcade

Faculty coffee shop mixes a beautifully stripped back interior ambience with a very serious attitude to the making of great cups of coffee. Offbeat guest coffees are regularly featured alongside a fine selection of loose leaf teas.



Bread Collection Bakery – Great Western Arcade

The Bread Collection brings a little of the South of France to the Great Western Arcade. A small artisan bakery offering unique breads, pastries and cakes lovingly made with authentic French ingredients.



Centro City Trams – Colmore Business District

Trams have returned to Birmingham city centre for the first time since 1953 and will connect commuters and travellers with the New Street rail hub and Grand Central, the wider rail network and beyond.



Snow Hill Exhibition Space – Snow Hill Square

Phyllis Nicklin's 1950's and 60's Kodachrome images of a rapidly changing Birmingham on public display in Snow Hill. The exhibition area brings art directly to local people with the help of Colmore Business District funding.



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- 1 Faculty Coffee – Piccadilly Arcade
- 2 St. Philip's Square
- 3 Birmingham Airport
- 4 Colmore Row area

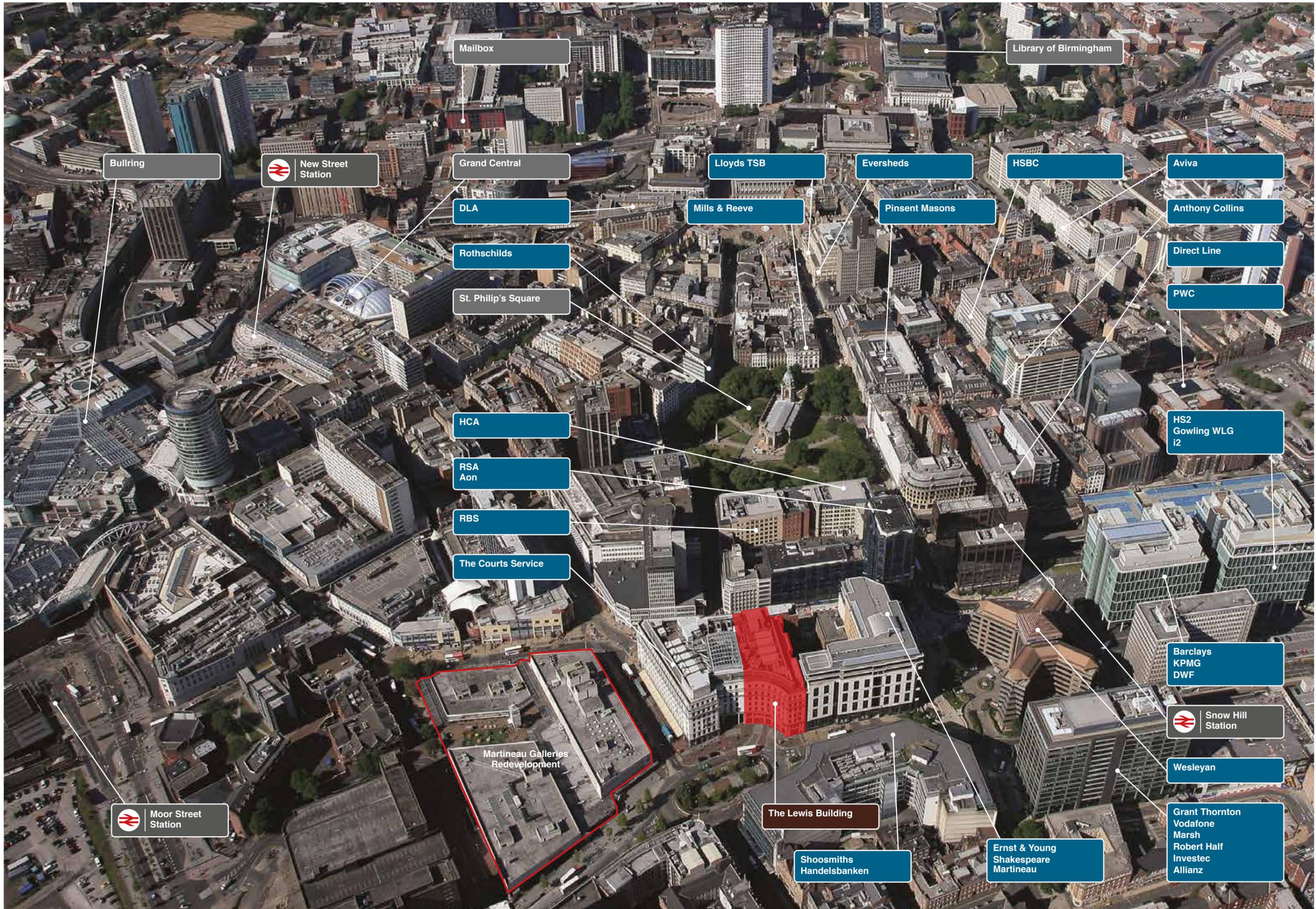
- 5 The Botanist – Temple Street
- 6 San Carlo – Temple Street
- 7 Fumo – Temple Row
- 8 New Street Station

- 9 Centro city trams – Bull Street
- 10 The Mailbox – Commercial Street
- 11 Snow Hill – Colmore Business District



ST. PHILIP'S SQUARE ©

The iconic Birmingham Cathedral stands in spacious grounds in St. Philip's Square and is 2 minutes away from The Lewis Building



Mailbox

Library of Birmingham

Bullring

New Street Station

Grand Central

Lloyds TSB

Eversheds

HSBC

Aviva

DLA

Mills & Reeve

Pinsent Masons

Anthony Collins

Rothschilds

Direct Line

St. Philip's Square

PWC

HCA

HS2 Gowling WLG i2

RSA Aon

RBS

The Courts Service

Martineau Galleries Redevelopment

The Lewis Building

Barclays KPMG DWF

Snow Hill Station

Wesleyan

Moor Street Station

The Lewis Building

Grant Thornton Vodafone Marsh Robert Half Investec Allianz

Shoosmiths Handelsbanken

Ernst & Young Shakespeare Martineau



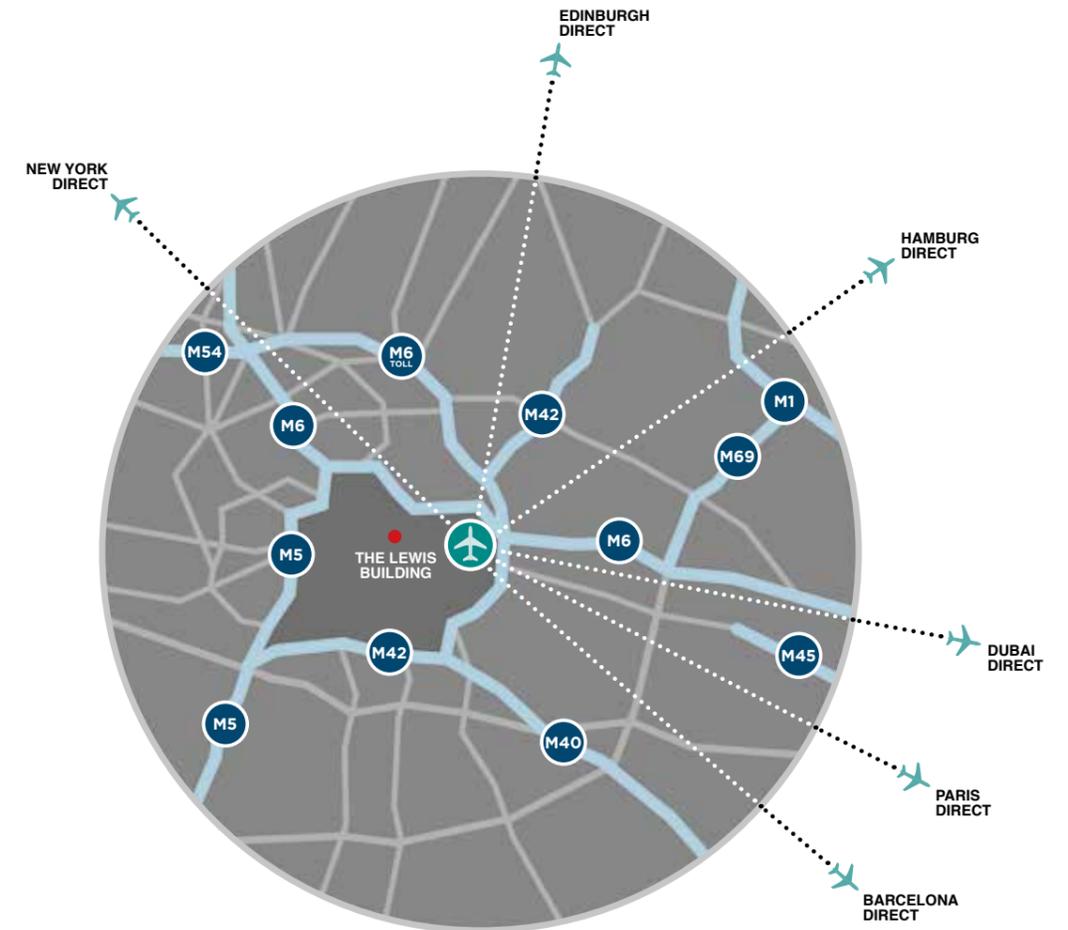
NEW STREET STATION

A £600 million redevelopment has created a major new UK rail hub with excellent associated retail at Grand Central

CONNECTING PEOPLE

The Lewis Building is superbly located to benefit from Birmingham city centre's excellent transport connections. Birmingham New Street Station has recently been relaunched as part of the Grand Central retail development and is the UK's busiest rail hub outside the capital. Snow Hill and Moor Street stations are within 10 minutes' walk time and the proposed HS2 Curzon

Street Station, due for completion in 2026, will also be on the doorstep. The building's city centre location allows easy access to the national motorway network via the M5, M6 and M42. The recently completed £40 million runway extension at nearby Birmingham Airport has significantly increased capacity, enabling direct flights to the United States, China, and the Middle East.



Drive times from The Lewis Building

London	2 hours 20 minutes
Manchester	1 hour 40 minutes
Edinburgh	4 hours 55 minutes
Leeds	2 hours 5 minutes
Bristol	1 hour 35 minutes
Nottingham	1 hour 5 minutes
Liverpool	1 hour 55 minutes

Rail times from principal stations

London	1 hour 20 minutes
Manchester	1 hour 29 minutes
Edinburgh	4 hours 7 minutes
Leeds	1 hour 58 minutes
Bristol	1 hour 23 minutes
Nottingham	1 hour 9 minutes
Liverpool	1 hour 34 minutes

Flight times from Birmingham Airport

New York	7 hours 45 minutes
Beijing	15 hours 5 minutes
Hong Kong	16 hours 30 minutes
Sydney	21 hours 15 minutes
Shanghai	13 hours 45 minutes
Paris	1 hour 15 minutes
Hamburg	1 hour 30 minutes

SUMMARY SPECIFICATION

BASE BUILD SHELL AND CORE

1. PURPOSE

The works consist of the alterations, extension and refurbishment of the existing building to provide approximately 113,000 sq ft of office accommodation over 7 floors, with a ground floor reception and facilities for cyclists, and car parking over two levels of below ground basement space.

2. BUILDING DESCRIPTION

2.1 Uses

The offices will be client facing, institutional standard accommodation, over levels 1 to 7. The space provides large open plan floor plates, with a central core which includes 4 no. passenger lifts and new washroom facilities. Two existing staircases are located along the north side of the floor plates.

At ground floor level there will be a new entrance for staff and visitors, and a new retail unit (A1 – A5 use) facing Bull Street. Within the ground floor level are back-of-house facilities for the building management, and cyclists.

The rear of the property retains existing vehicle entrance points, which provide car access to the two basement levels.

A new seventh floor level is to be built, which provides open plan office accommodation, with external terraces to its perimeter.

At roof level is a new plant enclosure set back from the main façades. This plant space includes a zone for tenant plant.

2.2 Description

The base-build will accommodate tenancies in a predominantly open plan arrangement. A double height foyer is located within the new Bull Street entrance. The core is largely rebuilt and will provide the necessary amenities required and associated with accommodation of this nature.

2.3 Design criteria

Office Floors

Raised floor zone (overall)	150 mm clear
Finished floor to suspended ceiling	2750 mm min
Services zone	550 mm min
Lighting zone	100 mm

Occupancy Levels

For the purpose of calculation, the following occupancy levels will be used:

Sanitary accommodation	1 person / 8m ²
Means of escape	1 person / 6m ²
Services provision	1 person / 8m ²

2.4 Sub-divisibility

The core and services are designed for a split letting 2 per floor.

2.6 BREEAM

The refurbishment shall achieve a VERY GOOD BREEAM office refurbishment rating and a minimum EPC rating of B.

3. OFFICE

3.1 Sub and Superstructure

Structural steel frame with solid load bearing timber joists, with some areas of composite reinforced concrete slab.

3.2 Loading criteria

The existing floor slabs are generally designed to accommodate the imposed live loads as follows:

Ground floor	5.0 kN/m ²
Office floors - general	2.5 kN/m ²
Office floors - high load areas	4.0 kN/m ²
Office floors - partitions	1.0 kN/m ²
Roof plant area (see structural plans)	5.0 kN/m ²
Loading bay	10.0 kN/m ²
Basement car parking area	2.5 kN/m ²

3.3 Wall finishes (summary)

Reception

The reception area will be finished in a combination of dry-linings, new joinery around the reception desk and new feature walls. New timber veneered or painted panels will surround the entrance leading into the lift core.

Core Areas

Three coats emulsion paint on taped and jointed plasterboard. Painted MDF or softwood skirting will be provided to core walls within office areas.

Washroom Areas

Walls will generally be finished in a combination of full height porcelain tiles or 3 coats of emulsion paint, applied directly to taped and jointed moisture resistant plasterboard.

3.4 Floor finishes (summary)

Reception

Selected in-situ floor tiles will be laid in the entrance space and provide slip resistance in both wet and dry conditions (this shall be verified by an independent UKAS accredited test, and a PTV value of 40 in the wet). A recessed skirting is to be fitted into the wall build-up. An aluminium reinforced entrance mat will be fitted adjacent to the main entrance door.

Common Landlord Areas

The raised floor will comply with latest medium grade standard and will include all necessary fire breaks and closure details around the perimeter and columns, and earth bonding back to the occupier's earth bar in the main electrical riser shaft.

Raised Access Floor: 600 x 600mm encapsulated floor tiles, with adjustable pedestals.

Carpet tiles to be installed within landlord areas shall be bonded to the raised access floor with a suitable tackifier to the carpet supplier's recommendations.

Washrooms and Core

Self levelling screed with anti-slip floor tiles.

3.5 Ceiling finishes (summary)

Reception

Taped and jointed plasterboard finished with 3 coats emulsion paint. Ceiling to include feature lighting incorporating recessed downlighters. A feature finish may be applied to the entrance space, to align with the feature wall finish.

Washrooms and Core

Taped and jointed plasterboard finished with 3 coats emulsion paint. Ceiling to include feature lighting incorporating recessed downlighters. (Note – access to services above ceiling to be accessed via proprietary ceiling panels).

3.6 Joinery

Reception

The joinery wall with integrated reception desk will be located as shown on the drawings and include space for back-of-house storage. The reception desk will include a heater, and controls for fire systems, access and security systems. Comms and data will be provided for two receptionists.

3.7 Services risers

Landlord and tenant risers are provided within the office floors. The risers are fire rated with the doors and walls of the riser forming the enclosure. The riser floors are to be provided with an open galvanised mesh grating at each floor level.

3.8 Facilities management areas

Landlord facilities management areas are provided at ground floor level, behind reception. Included within this area is a BMS / FM office, and a Fire Command / Security room, to be laid out to suit specific requirements. These rooms will be finished in painted plasterboard walls, plasterboard and suspended tile ceilings, and carpeting on a raised access floor.

4. SERVICES

4.1 Design and criteria for building services

Mechanical:

External Design Condition:

Summer	26.1oC db / 19.2oC wb	
Winter	-4oC / 100% sat	

Internal Design Conditions:	Summer	Winter
Cat A office	24°C ± 2°C	21°C ± 2°C
Reception	24°C ± 2°C	21°C ± 2°C
Washrooms, showers	no cooling	18°C min
stairs, landlord areas		
lift lobbies	24°C ± 2°C	21°C ± 2°C
General plant rooms, cycle store, store	no upper limit	5°C min

Lighting and Power Load Densities for Cooling:

Base Loads	
Lighting	12W/m ²
Small Power	
Office	25W/m ²
Fresh Air Supply	12l/s per person @ 1:8m ² density (an allowance has been made for one floor to accommodate 1:6m ² density)

Electrical:

Design Criteria for Office Floors:

On floor distribution (underfloor bus bar provided by tenants CAT B)	25 W/m ²
Diversified load – over 1000m ²	19 W/m ²
Back of House Small Power	5 W/m ²
Office Area Lighting	12 W/m ²
Back of House Lighting	9 W/m ²
Landlord's standby power system (life safety only)	

4.2 Utilities

Electrical:

The electrical installation consists of the following major elements:

1.25MVA electrical power supply to the building.
Emergency lighting in accordance with BS 5266.

Telecommunications:

Risers will be provided for the tenant use in each notional tenancy.

Water Services:

Incoming mains water supply is provided from the mains in Bull Street.

A separate existing fire main is provided.

A dry riser is provided to the escape stair core.

Drainage and Plumbing:

The building's existing waste water and drainage installation is divided into two systems: foul and surface water. Discharge is via combined connections to the sewer.

Gas:

An existing gas main is provided to the gas meter room in the basement from the Old Square side of the building.

4.3 Mechanical ventilation systems

The following spaces are mechanically ventilated as indicated:

Office Areas	12 l/s/person
Washroom Extract	6 air changes/hr, with duty standby fans

Office Ventilation:

New heat recovery supply and extract air handling units will be provided to satisfy the outside air requirements. The supply AHU will be located on the roof.

The AHUs will be provided with LTHW heating coils to provide the heating. Air handling units will be provided with heat recovery in the form of thermal wheels. The AHUs will be provided with chilled water coils to cool the supply air. Washroom ventilation is achieved via a supply and extract air handling unit on the roof. The unit will temper supply air only. The AHU will be provided with heat recovery in the form of a cross flow heat exchanger (Recouperator).

4.4 Air conditioning system

The building will be air conditioned using a fan coil unit system. The fan coil units will be four pipe heating and cooling to perimeter units with two pipe (cooling only) to internal units. The tenant systems will be electrically fed from the dedicated EDF metered tenant distribution boards at each floor. This will enable separate utility billing for all energy consumption attributable to each tenant for their AC system.

Ducted fan coil units, concealed within the ceiling void, will be used to serve the office areas.

Units have been selected and arranged so that they serve BCO recommended zone sizes.

4.5 Fire and protection services

Sprinklers and dry riser systems will be provided as follows: The building will be protected by an automatic sprinkler system.

Sprinkler spacing in office areas will be based on Ordinary Hazard Category 1 Classification.

A separate dry riser system will be provided to the escape stairs including outlet valves at each floor level and fire brigade inlets on the outside of the building.

Any areas subject to freezing will be provided with adequate protection.

The fire alarm system will be L1 classification, analogue addressable.

A fire alarm interface unit will be installed for each separate tenancy area.

4.6 Automatic controls and BMS

A new DDC (Direct Digital Control) system with head end is provided to control and monitor the Mechanical, Electrical, Public Health, Fire and Lift Installations.

4.7 Communication risers

Each tenancy will be provided with a tenant telecoms riser. The riser will be provided with containment systems to allow cabling installation by the tenant.

4.8 Lightning protection

The building superstructure and foundations serve as the main building lightning protection earthing point. A lightning protection system is installed to BS EN: 62305:2006 on the roof areas interconnected with foundations by means of connections to the building steel frame.

All roof installed equipment is connected to the roof lightning protection system.

4.9 Security

A CCTV system, linked to the security room, will monitor the cycle storage area and all entrances/exits.

An access control system will be provided to control access to all building entry and exit points and access to tenancies on each floor level. The access control system will also be extended into the lifts to control access vertically within the building.

Containment to allow for the future provision of security devices on each floor entry point will be provided.

Access control will be extended to serve the security gates in the ground floor reception.

4.10 Lift installation

The building will be provided with four new passenger lifts. Each lift will be 21 person 1600kg 2.0m/s MRL. The passenger lifts will be provided with destination control to achieve the required BCO standards.

The passenger cars will have a minimum headroom of 2.300m and lift door height of 2.200m.

New firefighting lift will be 8 person 630Kg 1.0m/s MRL.

Two way intercom system linked to the fire security room machine room is provided from each lift and also an external phone line.

Access control will be extended into the lift control system to control access.

5. EQUIPMENT

5.1 Refuse and recycling facilities

The existing loading bay contains a goods lift and space for the storage and collection of waste. The existing strategy to move waste from each floor shall remain, where a tenant shall take waste down to basement level via a passenger lift, wheel the waste across to the goods lift in a eurobin or similar, and take the waste up to the ground floor loading bay for storage and collection.

6. EXTERNAL WORKS

6.1 Paving and lighting

The paving to Bull Street has been recently replaced as part of the Centro Tram works on the street. New paving to match will be provided where the works are undertaken to the entrance.

New up-lighting is set within the external paving to up-light the new entrance canopy and glass screen.

6.2 Façade

The main façades are of Portland Stone with new double-glazed window units whilst the new seventh floor comprises high performance full-height glazed curtain walling.

CAT A FIT-OUT

1. OFFICE FINISHES

1.1 Floor boxes and carpets

An allowance for floor boxes is to be provided, at 1/10 sq m net lettable area. An allowance for carpets is to be provided based on net lettable area.

2. OFFICE SERVICES

2.1 Sprinkler installation

The building sprinkler system serves the entire building. Sprinkler spacing in office areas is on the basis of Ordinary Hazard Classification 1 and is generally laid out on a 4m x 3m grid.

2.2 Lighting installation

Office lighting wired in flexible plug-in wiring is configured from circuits on tenants' lighting distribution boards located in on-floor electrical riser cupboards. Switching is by central on-floor control.

Typical luminaires provided are LED, recessed modular type, diffuser assembly in accordance with the spirit of LG7, subject to the limitations of Building Regulations for efficiency of luminaires.

Luminaires at emergency exits and 5% of the total on-floor area are provided with self-contained battery-inverter packs giving 3 hours' emergency operation necessary for escape lighting. The emergency lighting circuits are un-switched and run separately.

The average lighting level in open plan office spaces (at desk height) is approximately 350 lux. The lighting level in emergency mode is 1 lux.

Daylight controlled dimming and occupancy-sensing switching are provided to aid compliance with Building Regulations Part L2.

2.3 Ceiling finishes

Fully accessible modular suspended ceiling system utilising perforated metal tiles based on a 600 x 600mm tile or a 1200 x 300mm plank. Acoustic pads will be provided to the back of the perforated ceiling for damping to achieve the specified acoustic performance. All ceilings to be laser levelled. Sealed cavity fire barriers provided where necessary.

Perimeter linear diffusers or grilles will allow air distribution adjacent to the windows, located within a continuous plasterboard margin or within the ceiling tiles. Shadow gap edge trims are to be installed to the perimeter of all areas. Access panels in plasterboard ceiling shall be discrete and painted to match the surrounding ceiling.

2.4 Floor finishes

Raised Access Floor: 600 x 600mm encapsulated floor tiles, with adjustable pedestals.

BUILDING CONSIDERATION



The Lewis Building has been designed to achieve a high level of sustainability both during construction and in operation. On completion, the building will feature low energy LED lighting and high efficiency heating, air-conditioning, water supply and ventilation systems.

During construction all waste materials from the building are being graded for recycling and a target of 95% has been set by our strip-out partners for redirecting iron and steel, wood, plaster and mixed materials, all avoiding disposal to landfill.

The project has been designed to achieve a minimum rating of 'very good' under BREEAM and The Lewis Building is on target to record a 'B' rating for its Energy Performance Certificate in 2016.

PROJECT TEAM

Investment Manager

Legal & General Investment Management

Development Manager

Ediston Real Estate

Architects

EPR

Structural Engineer

Waterman Structure

Services Engineer

Waterman MEP

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Willmott Dixon

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