

1 NEWHALL STREET

BIRMINGHAM

45,000 SQ FT
PRIME
REFURBISHED
GRADE A
OFFICES





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1 NEWHALL
STREET

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FOREWORD



A dramatic and comprehensive back to frame refurbishment and extension to one of the city's most prominently located office buildings – 1 Newhall Street.

Situated at the junction of Colmore Row, 1 Newhall Street offers superb, Grade A office space in Birmingham's prestigious Colmore Business District.

With glazed elevations flooding the extended floorplates of over 6,000 sq ft with natural light, this 8-storey building is ideally suited to a range of businesses.

A repositioned, enlarged and inviting reception area greets staff and visitors, while new lifts, energy efficient LED lighting, cooling and heating systems provide an efficient and comfortable working environment.

1 Newhall Street provides secure car parking, motor bike and cycle storage, showers and changing facilities and offers a sustainable environment for potential occupiers in the city of Birmingham - a young and dynamic city offering an engaging mix of culture, sport, shopping, fine dining, bars and coffee houses. The building will also see the return of the popular Yorks Bakery Café in a new self-contained ground floor unit, providing a valuable on-site amenity for our occupiers.

The 8th floor benefits from a dedicated roof terrace with views to Colmore Row and Birmingham's ever changing skyline.

With newly refurbished and extended floors, a welcoming reception area and fixtures, fittings and facilities of the highest quality, 1 Newhall Street is set to become one of Birmingham's most sought after business addresses.

LOCATION

1 Newhall Street is located within the highly sought-after Colmore Business District right in the heart of Birmingham.

Easily accessible by foot, cycle, bus, train and car, 1 Newhall Street is only a few minutes' walk from both Snow Hill and New Street railway stations, while Birmingham Airport can be reached in just a 10 minute train journey.

Colmore Business District is the commercial heart of the city – with Michelin starred restaurants, lively bars, retail centres and artisan coffee houses. The recently opened Grand Central shopping centre, anchored by a John Lewis store, sits above the fully refurbished New Street Station, while the renowned Bullring retail complex is just a few minutes' stroll away.

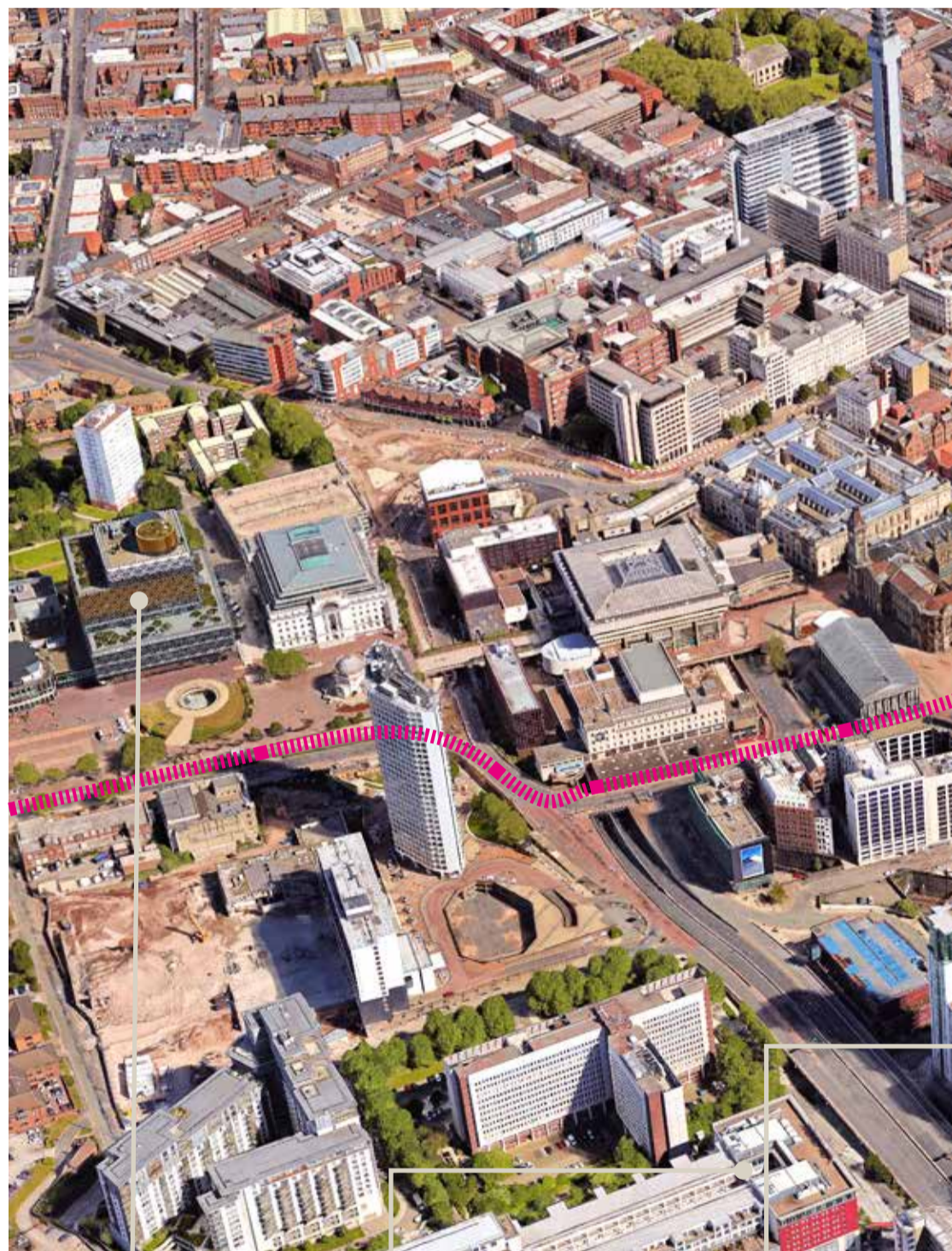
Those seeking cultural attractions can enjoy operas, ballets and concerts at top venues, Town Hall, Symphony Hall and National Indoor Arena, see touring plays at The Rep Theatre and the prestigious Hippodrome Theatre, view the exhibits at Birmingham Museum and Art Gallery and browse the shelves in the award-winning Library of Birmingham.

Its 5 top universities, numerous further education colleges and highly rated schools make Birmingham a seat of learning and research and is Europe's youngest city.

The benefits and attractions of living and working in the city have been recognised by a number of accolades: Birmingham has been declared the best city in the UK for investment; the best UK destination, a top UK city for quality of life - and in the top three happiest cities to work.*

Birmingham is one of the very best places to work and to live - and 1 Newhall Street is, literally, in the centre of it.

*Source: Marketing Birmingham



LIBRARY OF BIRMINGHAM



MAILBOX



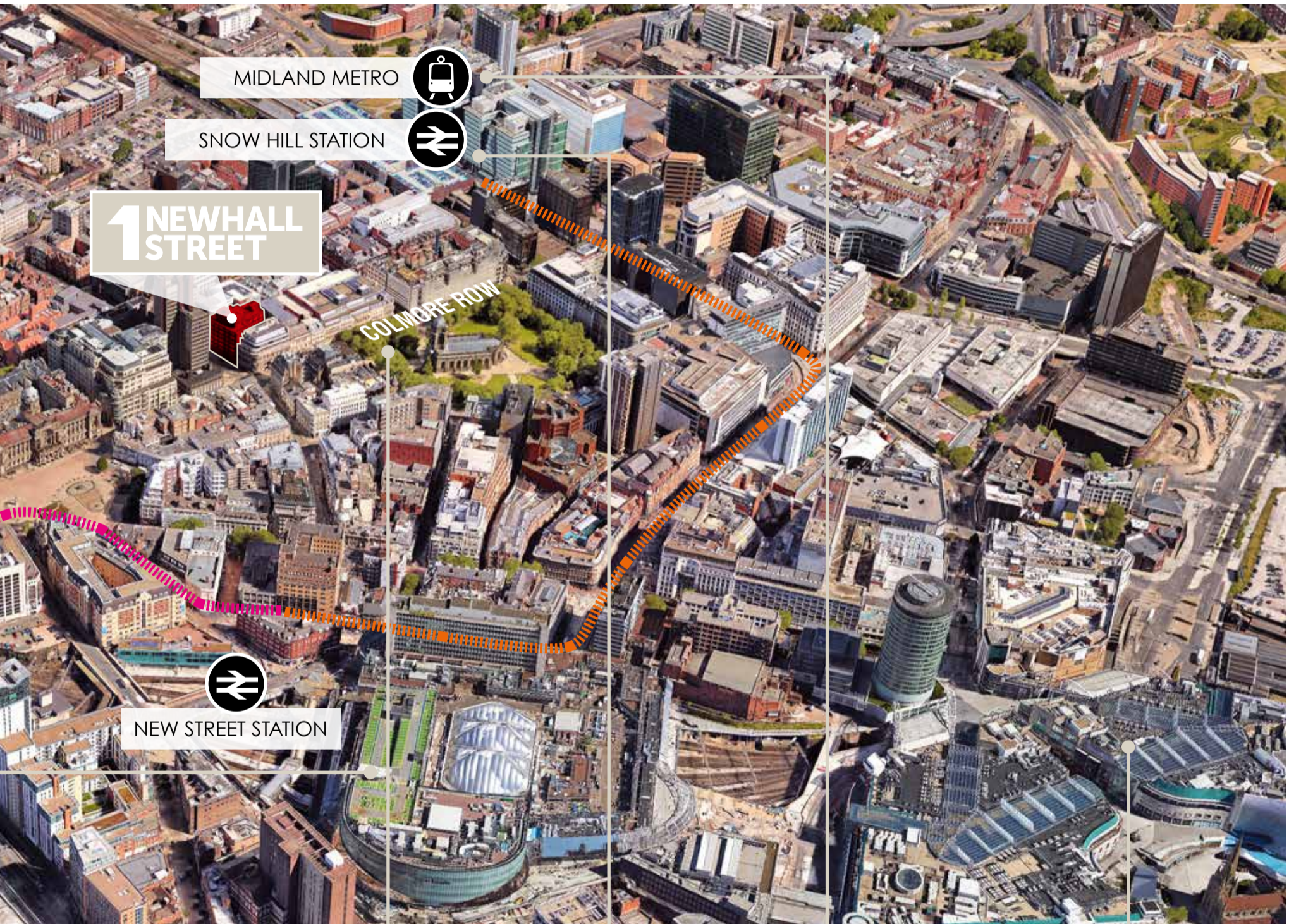
GRAND CENTRAL & JOHN LEWIS



Midland Metro



Midland Metro extension under construction



ST PHILIP'S PLACE



SNOW HILL STATION



MIDLAND METRO



BULLRING

THE BUILDING

External Works

SUMMARY SPECIFICATION

- > Extension of building to create floorplates of 6,250 sq ft
- > New street elevations
- > Remodelled entrance and reception
- > New projecting Curtain Wall Bay to Newhall Street Elevation with feature encapsulated gold mesh panel
- > High specification refurbishment of office floor plates
- > Secure cycle storage, full size lockers and showers on basement level
- > Works will be in accordance with guidelines contained within the British Council for Offices Fit Out 2011 and CIBSE. Works are targeting an Energy Performance Certificate rating of B

REFURBISHED ENTRANCE APPROACH

- > Schüco aluminium full height double glazed curtain walling to Newhall Street elevations
- > Reconfiguration of reception area to create disabled access, manned reception desk and waiting area
- > New building signage

Internal Works

RECEPTION

- > Installation of new contemporary Corian Desk
- > Provision of new contemporary furniture
- > New interior LED lighting with suspended feature pendant downlighters and spotlights
- > Interior redecoration with ceramic tiled floor, plaster wall finishes, feature panelled wall to sides, feature timber slatted wall behind the reception area, inset rug, inset feature gold floor strip
- > Plasterboard ceilings and metal ceilings

COMMON AREAS

- > New floor coverings
- > New LED lighting to stair cores/lobbies and provision of new heating services to stairs and reception
- > Redecoration of wall finishes
- > New WCs and fully compliant disabled facilities on typical office floors. WC cubicles to include full height high pressure laminate doors and sunken basins within re-constituted stone worktop with mirror over

- > New feature slatted tiled wall to WC's
- > Cleaner's cupboard on every level
- > Ventilation and heating to lift lobby, main core and WCs

OFFICE FLOORS

- > MOB medium grade raised access floor, with hardwired floor boxes installed. Circuit designed to enable floor boxes to be moved
- > Uniform open plan layout to a base design of 1 person per 10sqm with ability to split floors 1-7
- > New Thorn Jupiter LED suspended linear lighting in compliance with the latest SLL code for lighting (2012)
- > Maximum floor to ceiling heights are generally c. 2,7m to the underside of the plasterboard main ceiling and 2.4m to the underside of the plasterboard perimeter bulkheads
- > Feature encapsulated gold mesh panel within curtain walling to Newhall Street Elevation
- > Combination of plasterboard MF ceilings, metal accessible ceilings

- > Factory painted white doors

- > White plasterboard painted walls

- > Comfort cooling and heating via new encased VRF units with linear bar diffusers - white with HP access panel

- > Efficient PIR lighting controls utilising passive movement sensors and daylight dimming to reduce energy bills. The lighting controls are fully programmable to enable the occupier flexibility when changing the layout

LIFTS

- > The property is served by two new Schindler 6500 lifts situated in the main core. Each unidirectional lift has 9 stops and serves the basement floor to floor seven inclusive. The lift does not service floor Eight

- > Type of drive: Frequency converter regulated

- > Rate Speed: 2.50 m/s

- > **Capacity**

- > Passenger: 13 persons

- > Rated Load: 1000kg

- > Entrance Type: Centre opening

- > Entrance Dimensions: 1000mm

Car Dimensions

- > Car Width: 1600mm

- > Car Depth: 1400mm

- > Car Height: 2300mm

- > Door Width: Clear opening width 800mm

Finishes

- > All walls and ceilings are brushed stainless steel, with a half-height mirror to the rear wall and a stainless steel hairline handrail to three walls.

- > Floor finishing will be ceramic tile to match the core areas.

- > All kickplates are protruding and painted in RAL 9005 Black.

- > Lighting: 2 number LED square spots

- > Landing operating panels are stainless steel with integrated white glass display with large easily readable LED dot matrix and are located on the wall equidistant between the lifts.

- > Landing indicator panels are white glass display with large easily readable LED dot matrix and are located on the stainless steel lift architrave above each lift.

LOWER GROUND

- > Secure cycle double stacker storage racks

- > 5 number motorcycle parking spaces

BASEMENT

- > Fully ventilated, heated and accessible shower, changing, drying facilities

- > Full height lockers

GENERAL WORKS

- > Fully addressable fire alarm system to British Standard requirements

- > New domestic water services installation with localised energy efficient hot water generation

- > New mechanical and electrical installation throughout the building



Computer Generated Image



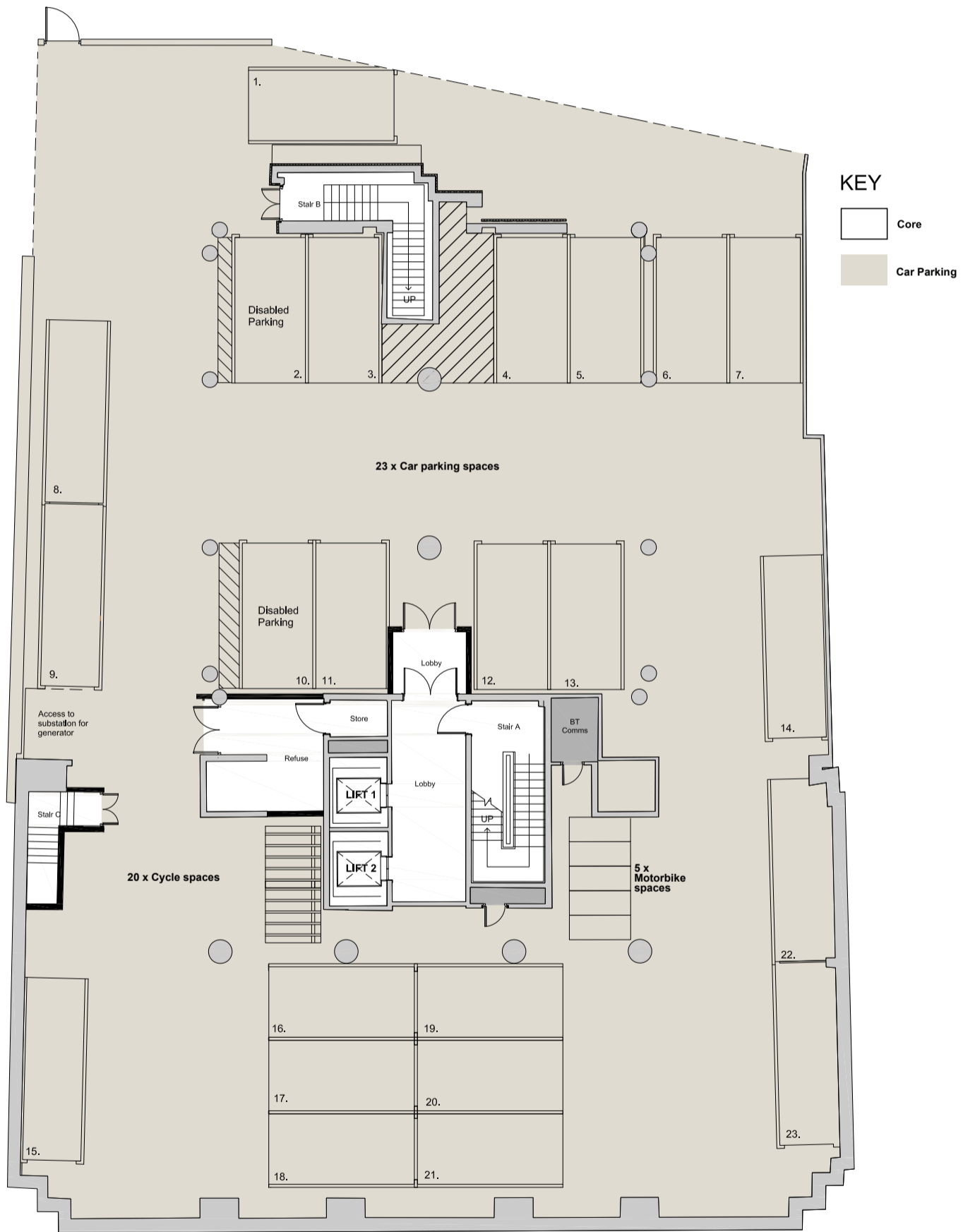
FLOOR SCHEDULE & PLANS

FLOORS	IPMS 3 (sq m)	IPMS 3 (sq ft)
FLOOR 8	125	1,345
FLOOR 7	581	6,254
FLOOR 6	581	6,254
FLOOR 5	581	6,254
FLOOR 4	581	6,254
FLOOR 3	581	6,254
FLOOR 2	581	6,254
FLOOR 1	548	5,899
RECEPTION	152	1,636
TOTAL	4,311	46,404
ROOF TERRACE (to be let with 8th floor)	170	1,830

Car parking spaces: 23 (2 disabled/1 retail)
 Motorbike spaces: 5
 Cycle spaces: 20



Basement Cycle / Changing Facilities



Newhall Street

Lower Ground Floor

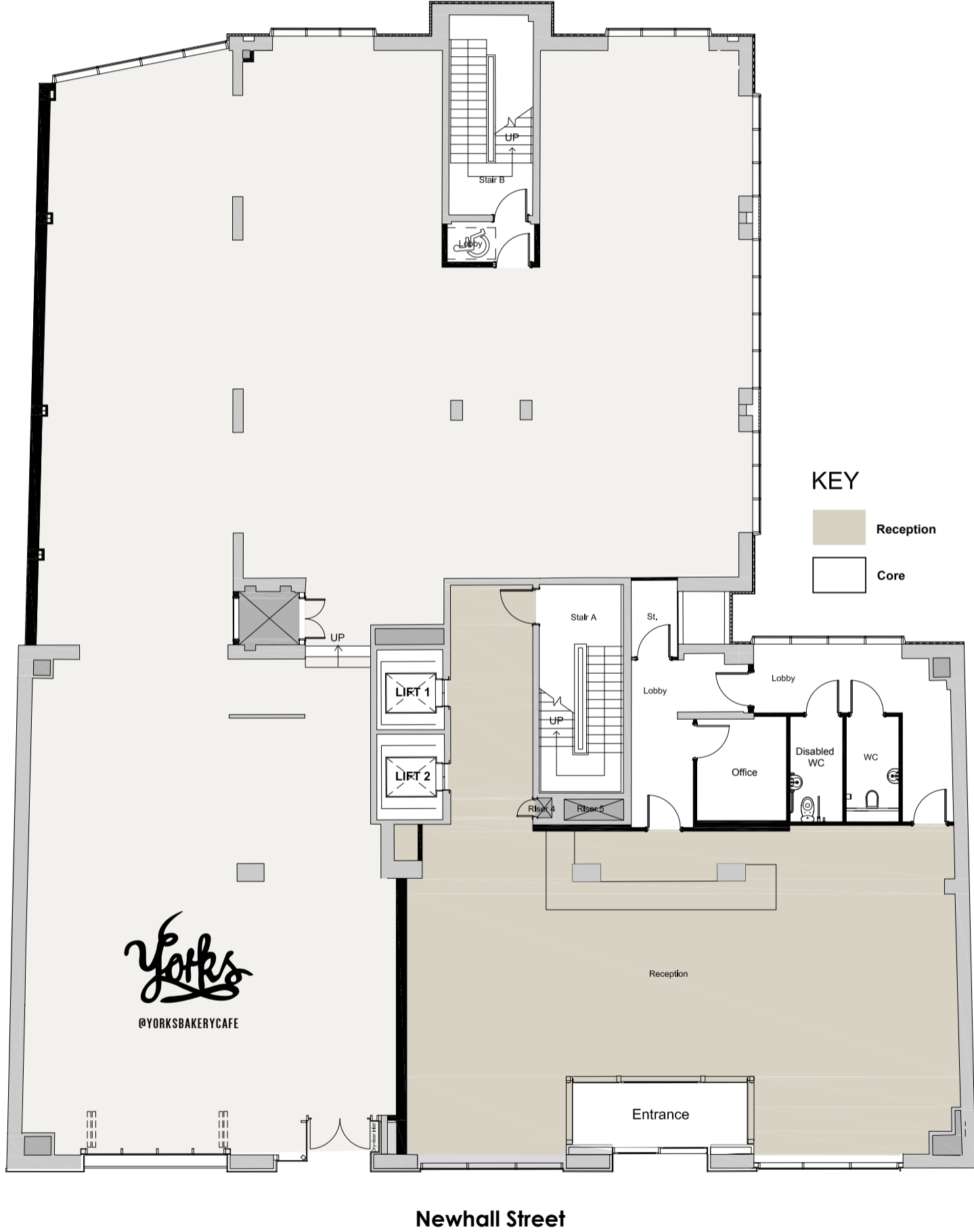
Car Parking

23 x Car parking spaces

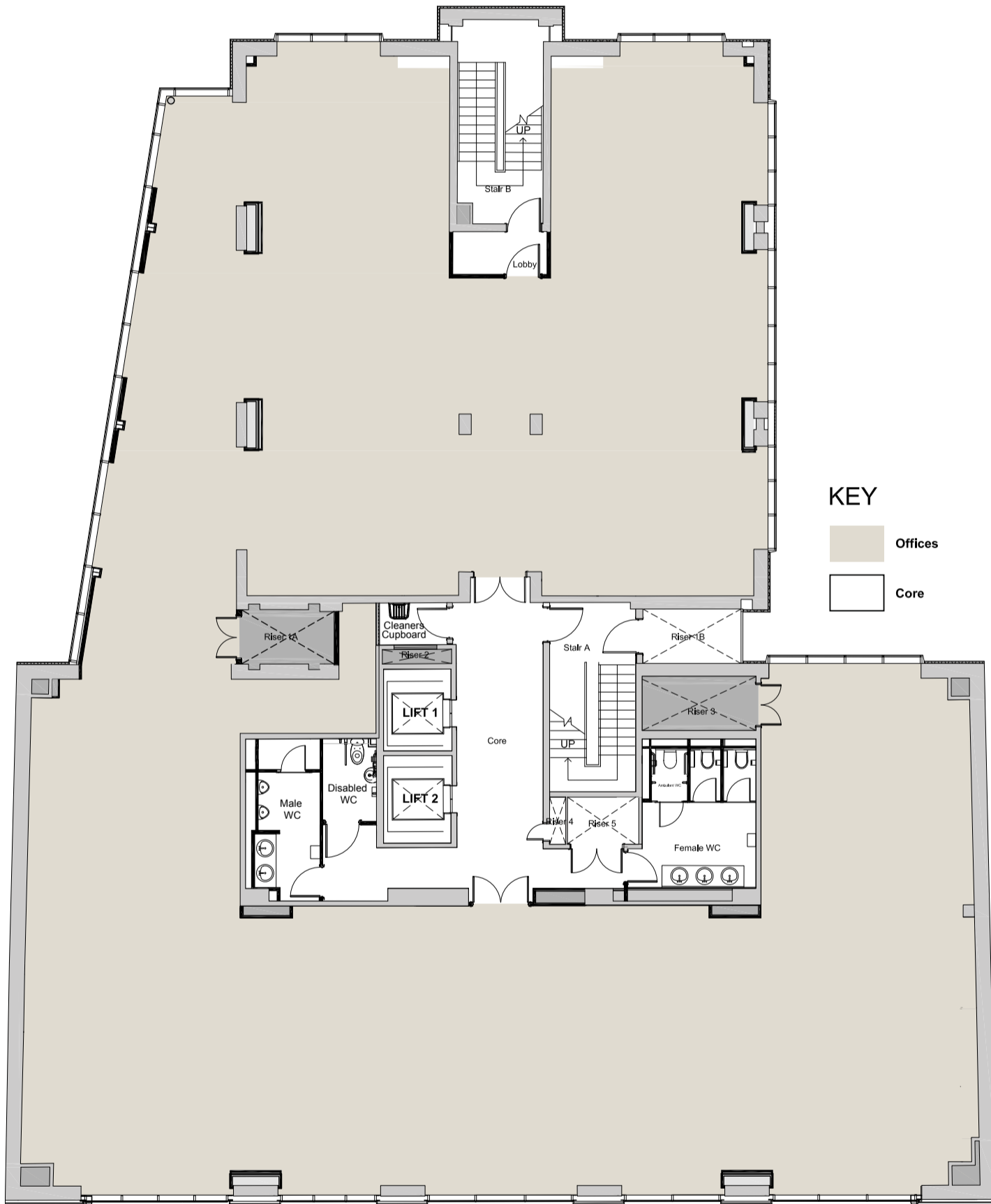
5 x Motorbike spaces

20 x Cycle spaces

FLOOR PLANS



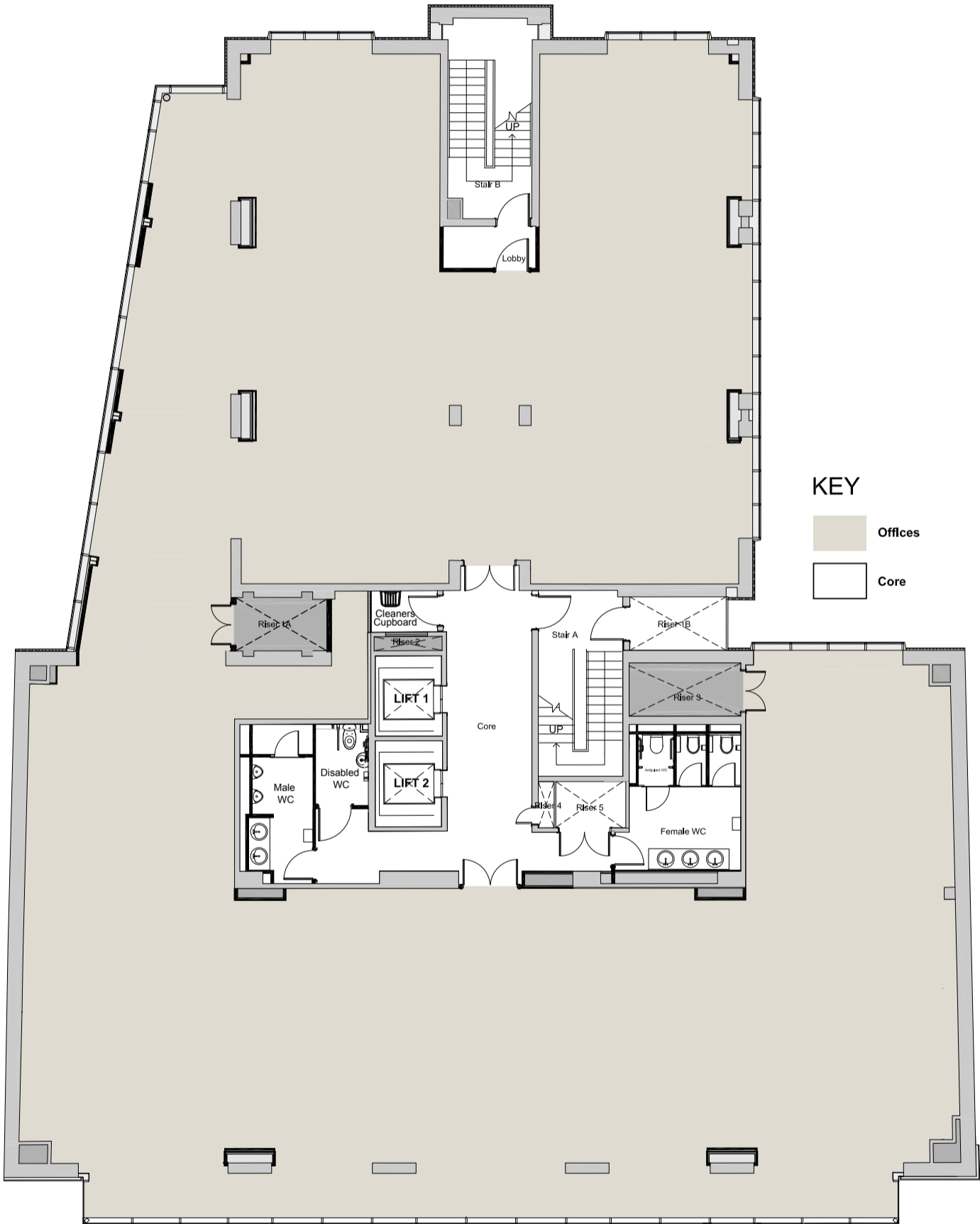
Ground Floor



Newhall Street

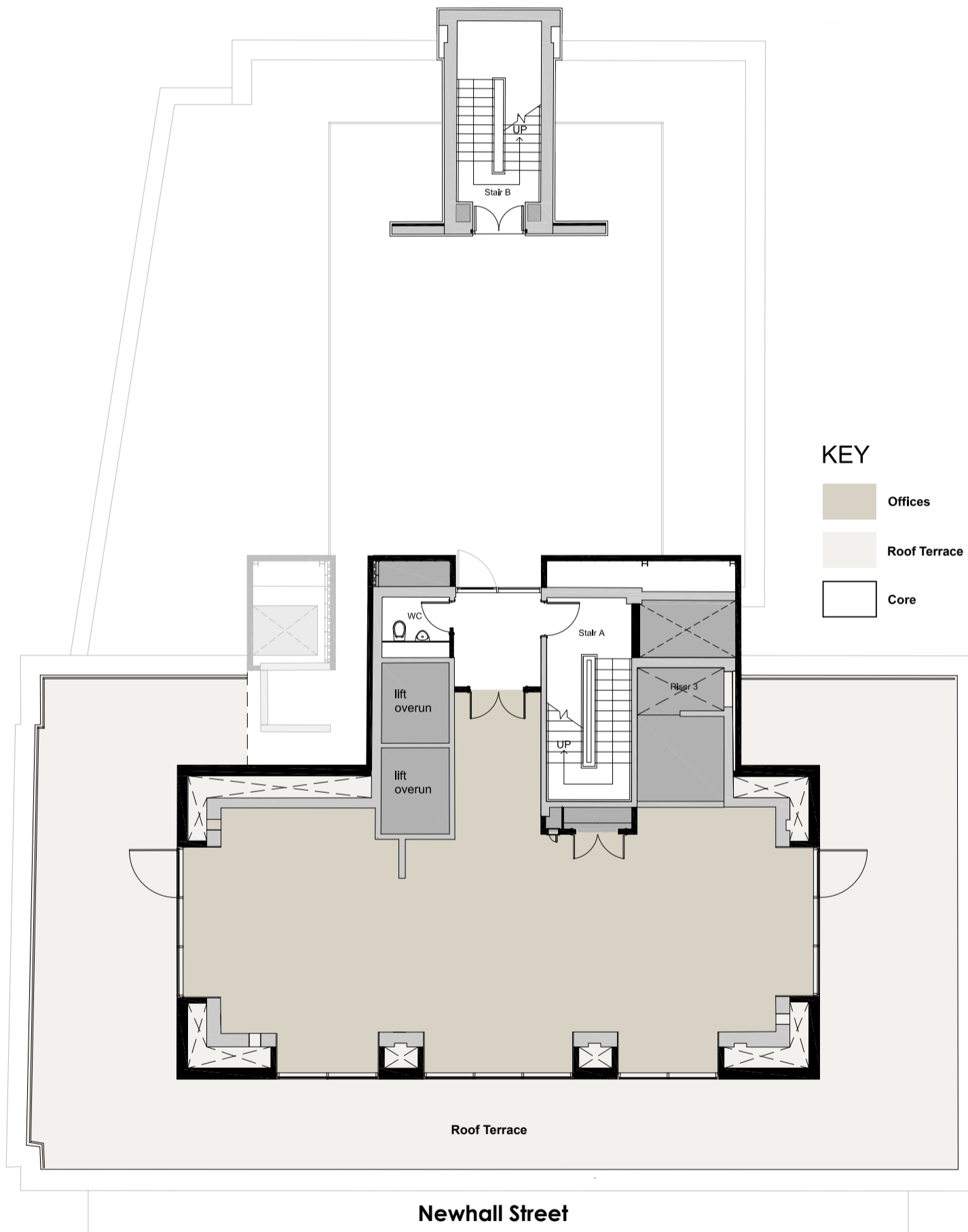
Floor 1
5,899 sq ft

FLOOR PLANS



Newhall Street

Floors 2-7
6,254 sq ft per floor



Floor 8
1,345 sq ft

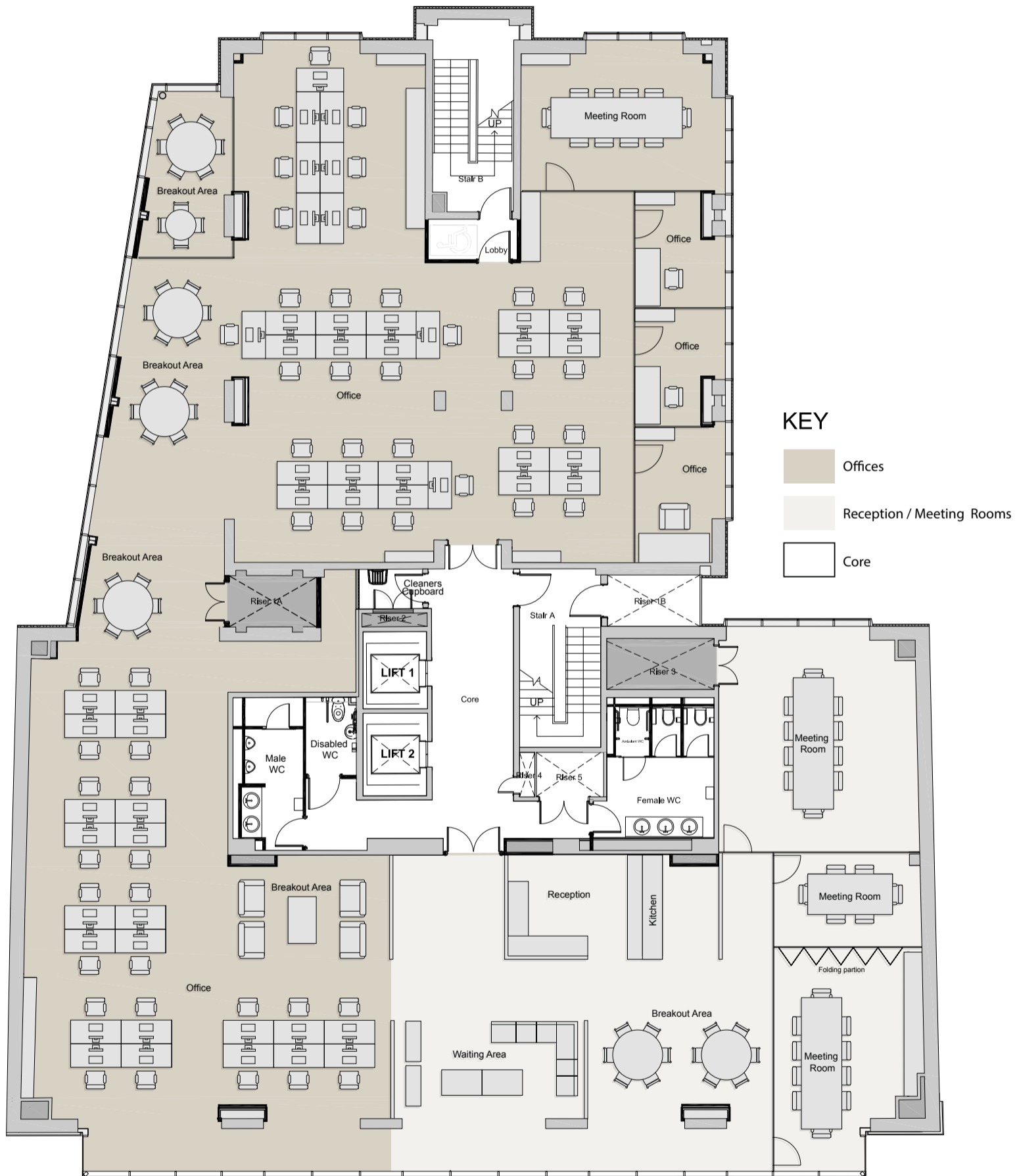
Roof Terrace
1,830 sq ft

SPACE PLANS



High Density

- | | | |
|-----------------------------|----------------------|--------------------|
| > 72 x Workstation Spaces | > 3 x Meeting Rooms | > 1 x Drinks Point |
| > 32 x Breakout Spaces | > 1 x Reception Area | > 1 x Kitchen |
| > 1 x Open Plan Office Area | > 1 x Waiting Area | |



Low Density

- | | | |
|-----------------------------|-------------------------|--------------------|
| > 52 x Workstation Spaces | > 4 x Meeting Rooms | > 1 x Waiting Area |
| > 40 x Breakout Spaces | > 3 x Individual Office | > 1 x Drinks Point |
| > 1 x Open Plan Office Area | > 1 x Reception Area | > 1 x Kitchen |

SPECIFICATION

EXTERNAL DESIGN CONDITIONS

External Condition	Summer	Winter
Outdoor Design Temperatures	28°C db 20°C wb	-5C (saturated)

INTERNAL DESIGN CONDITIONS

Area	Summer	Winter
Office Areas	22°C ± 2°C (Humidity Not Controlled)	21°C ± 2°C (Humidity Not Controlled)
Toilet Areas	Not Controlled	18°C ± 2°C (Humidity Not Controlled)

CASUAL DESIGN HEAT GAINS

Detail	Value
Design Occupancy	10m ² / Person (Office Areas)
Occupancy Heat Gain	80W Sensible 60W Latent
Small Power	25W/m ²
Lighting	10W/m ²
Infiltration	0.25 ach ⁻¹ (Summer) 0.50 ach ⁻¹ (Winter)

VENTILATION RATES

Area	Supply / Extract	Air Flow (l/s)
Offices	Supply and Extract	10 l/s/person (supply) 10 l/s/person (extract)
Toilets	Extract	10 ach ⁻¹ (Make up from office areas)

Small Power:

- > Basement: 10 W/sq m

- > Circulation: 15 W/sq m

- > Office: 25 W/sq m

- > HVAC: 40 W/sq m

- > Lighting: 10 W/sq m

Lighting:

- > Toilets, shower rooms:
200 lux at floor level

- > Circulation, corridors:
100 lux at floor level

- > Reception:
300 lux at desk level

- > Lift Lobbies:
200 lux at floor level

- > Stairs:
100 lux at tread height

Office Space:

- > 500 lux at desk level, minimum of 0.8 uniformity over the task area. Light level can be reprogrammed as required

Lighting Control:

TOILETS, SHOWER ROOMS

- > Presence detection

CIRCULATION, CORRIDORS

- > Presence detection

EXTERNAL

- > Photocell on, time clock off with manual switched override or photocell with presence detection

RECEPTION

- > Scene setting with manual switched override. Lights manually switched to provide 0%, 33%, 67%, 100% of light level; daylight linked dimming

LIFT LOBBIES

- > Presence detection

- > Stairs

- > Presence detection. Lighting control configured to switch lights on the landing in use plus the landing immediately above and immediately below; daylight linked dimming to staircases with glazing

OPEN PLAN OFFICE SPACE

- > Presence detection

- > Programmable lighting control system initial programmed in 10 zones

- > Lights to provide constant illumination by dimming control and daylight linking

- > Note: lighting in corridors, stairwells and circulation spaces shall be controlled utilising microwave detectors so that lights shall operate on both door movement and movement of occupants, the intent being spaces are lit before people enter them

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