NO1 COLMORE SQ

DESIGNED: FOR DISCERNING OCCUPIERS

At the heart of Birmingham's professional community



[REMASTERED]

[INTRODUCTION]

NO1 COLMORE SQ

Like a classic car, a timeless piece of jewellery or a sophisticated watch, No.1 Colmore Square, one of Birmingham's most high profile buildings, is being *remastered* to its former glory.

"No. 1 Colmore Square commands a dominant position in the heart of Birmingham's financial and professional district.

Now under new ownership that recognised the rare opportunity to further enhance a key commercial destination, the building has been reinvented, with the best quality finishes affording genuine gravitas. A breathtaking new entrance sets the tone – throughout, standards have been raised, with a design-led reimagining of common areas, enhanced amenities and re-specified floorplates offering truly impressive work space.

On reaching the market in summer 2016, the remastered No. 1 Colmore Square will once more be the city's premier business address."

-Egon Hansen - AHR Architects

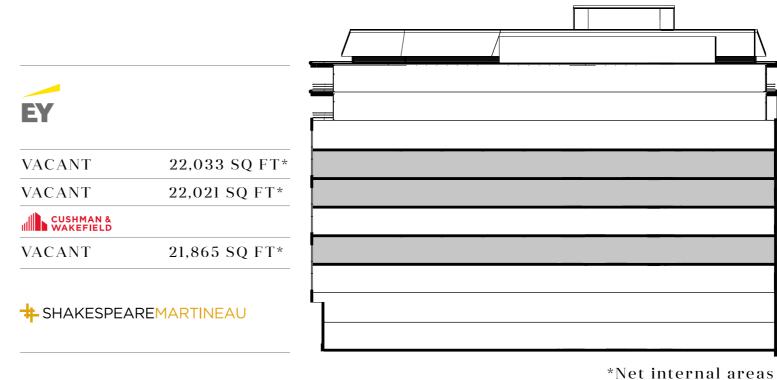
[DESCRIPTION]

No. 1 Colmore Square comprises 203,800 sq ft of grade A office accommodation arranged over ten floors, together with two levels of basement car parking providing 133 spaces. The building is already home to blue-chip businesses: financial services giant EY, global property firm Cushman & Wakefield and law firm Shakespeare Martineau.

[SUMMARY SPECIFICATION]

- · 2.75m floor to ceiling height
- · LED lighting and suspended metal ceilings
- · 150mm raised floor void
- · Air conditioning with upgraded environmental control and supply system
- BREEAM very good (2016 rating) EPC rating of B (expected)
- Refitted toilets
- New showers with lockers and changing facilities
- Dehumidifying drying room
- 100 cycle storage bays
- Remastered main reception area.
- Secure barrier entrance
- Concierge facilities





[DESIGN STATEMENT]

The comprehensive remastering of No. 1 Colmore Square future-proofs this majestic building for the 21st century, bringing it into line with modern requirements on sustainability and performance. It will be classified as BREEAM Very Good, with an EPC rating of B.

[ENTRANCE]

An extended and upgraded main entrance is accessed through new sliding drum doors with feature lighting.

[MAIN RECEPTION AREA]

The main entrance is characterised by a restrained and timeless material and colour palette including honed 'fume emparador' limestone, granite and natural elements. Intricate bronze backlit artwork will form an attractive feature adjacent to a seating area that will include bronze tables, accent lighting made from natural stone and custom made armchairs.

The ceiling has flush lighting set into its surface with metal tiled zones providing a sense of gentle movement at the entrance into the building.

A new speed gate entry system provides secure access to the renovated lift lobby.

[LIFT LOBBY]

Ceilings within the lift lobbies are recessed with a halo of indirect lighting from around a coffer boundary, inset panels of perforated metal ceiling tiles with integral lighting ensure that these spaces have a light airy feel to them. The fumed emperador honed limestone floor finish wraps up the walls at the lift doors.

[WCS]

WCs are being remodelled incorporating high quality finishes and redecoration.

[SHOWER FACILITIES]

New shower facilities at ground floor level

[OFFICE FLOORS]

The new available floors will benefit from a complete upgrade to include:

- · New high efficiency heating and cooling 4 pipe fan coil units.
- New ceiling ventilation grilles and lighting incorporated into new metal tiled suspended ceiling modules.
- · Intelligent lighting controls.
- · Provision for new floor mounted small power and data outlets.
- · Raised floors with 150mm void.

[PLANT]

New high efficiency air cooled packaged water chiller plant to serve entire building complete with standby capacity. New intelligent central Building Energy Management System (BEMS) to control new plant and all new fan coil units.

[CONCIERGE FACILITIES]

Trained and professionally presented reception staff providing a boutique hotel-styled concierge service to occupiers and guests.

Nol Colmore Square

Metro Stations
Tram line

Local Restaurants

Local Occupiers

3. Gowling WLG4. Wesleyan

5. Grant Thornton6. The Court Service7. Government Office

Central Business District

KEY

A. Opus B. Hotel Du Vin

C. Purnells

D. Asha's E. Fumo F. San Carlo G. Opus Bar

KPMG
 Barclays

8. PWC9. Shoosmiths

[Rollover]

[LOCATION]



No. 1 Colmore Square is located at the heart of Birmingham's Central Business District in a prominent position overlooking the newly landscaped Colmore Square.

The building sits in close proximity to the Midland Metro, providing easy access throughout the heart of the city and a fast link between the city's two major rail stations. Birmingham Snowhill station is merely 5 minutes walk away from the building, with Birmingham New Street station a further 5 minutes walk, both providing connections across the UK.

With a plethora of local amenities and outstanding facilities, Birmingham has been voted the most popular destination outside London for meetings, conferences and events for six successive years.

Birmingham 3 Show Hill Colmore Square Wester Birmingham Cathedral Victoria Square Birmingham Moore St Caral M Grand Central John Lewis Selfridges Bullring Shopping Centre Birmingham New Street



KEY A roads Motorways Railway Lines ■ HS2 Phase One HS2 Phase Two Flight destinations GLASGOW LIVERPOOL 1 Hr 45 mins 1 Hr 10 mins ♣ BERLIN AMSTERDAM 1 Hr 15 mins BIRMINGHAM 1 Hr 20 mins l Hr 25 mins BRUSSELS PARIS

[CONNECTIVITY]

1 hr 20 to London by train

Birmingham is ideally placed at the heart of the country, offering exceptional connections to local, national and global networks. The city is at the centre of the UK's road and rail infrastructure, and its international airport handles over ten million passengers a year, with direct flights to cities in Europe, North America and Asia.

New Street is the busiest interchange station in the UK with a train leaving the station every **37 seconds.**

Birmingham is at the heart of England's motorway network **linking the M1**, **M5**, **M6**, **M40** and **M42**.

Over 50 airlines provide connection to over **140 destinations**.

	[BY CAR]	[BY RAIL]
London	2 Hrs 9 mins	1 Hr 20 mins
Manchester	1 Hr 40 mins	1 Hr 29 mins
Leeds	2 Hrs 3 mins	1 Hr 58 mins
Bristol	1 Hr 35 mins	1 Hr 23 mins
Birmingham Airport	15 mins	9 mins

[BIRMINGHAM]

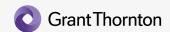
At the heart of a £110 billion regional economy - a major engine of UK growth





Largest concentration of businesses outside of London

Birmingham is already home to:









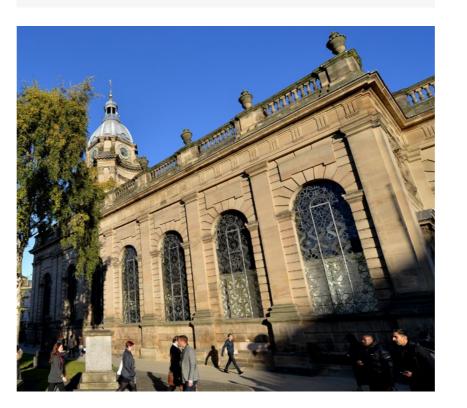












Birmingham is a world city – attracting 34 million visitors a year, voted the UK's most popular city for meetings, conferences and events, and named the UK's most entrepreneurial city after London, it's a city that's serious about business.

Birmingham is making things happen.
Record visitor numbers are backed up
by record levels of inward investment
creating high value jobs, while the largest
investment in infrastructure for a decade
is securing the future and enabling the
city to compete at the top level globally.

The Big City Plan maps out the city's proposed development and business growth strategy for the next 20 years. The largest plan of its kind in Europe, it provides investors with the clarity and level of detail required to make favourable long-term investment decisions.

[DEMOGRAPHICS]







Largest Regional City in UK

Birmingham has a population of 1.08 million (2012 Office for National Statistics estimate). 4.3 million people of working age living within an hour's drive of the city centre.

Youngest Population in Europe

Birmingham is considered one of the youngest in Europe with under 25s accounting for almost 40% of its population.

Largest Regional Economy in UK

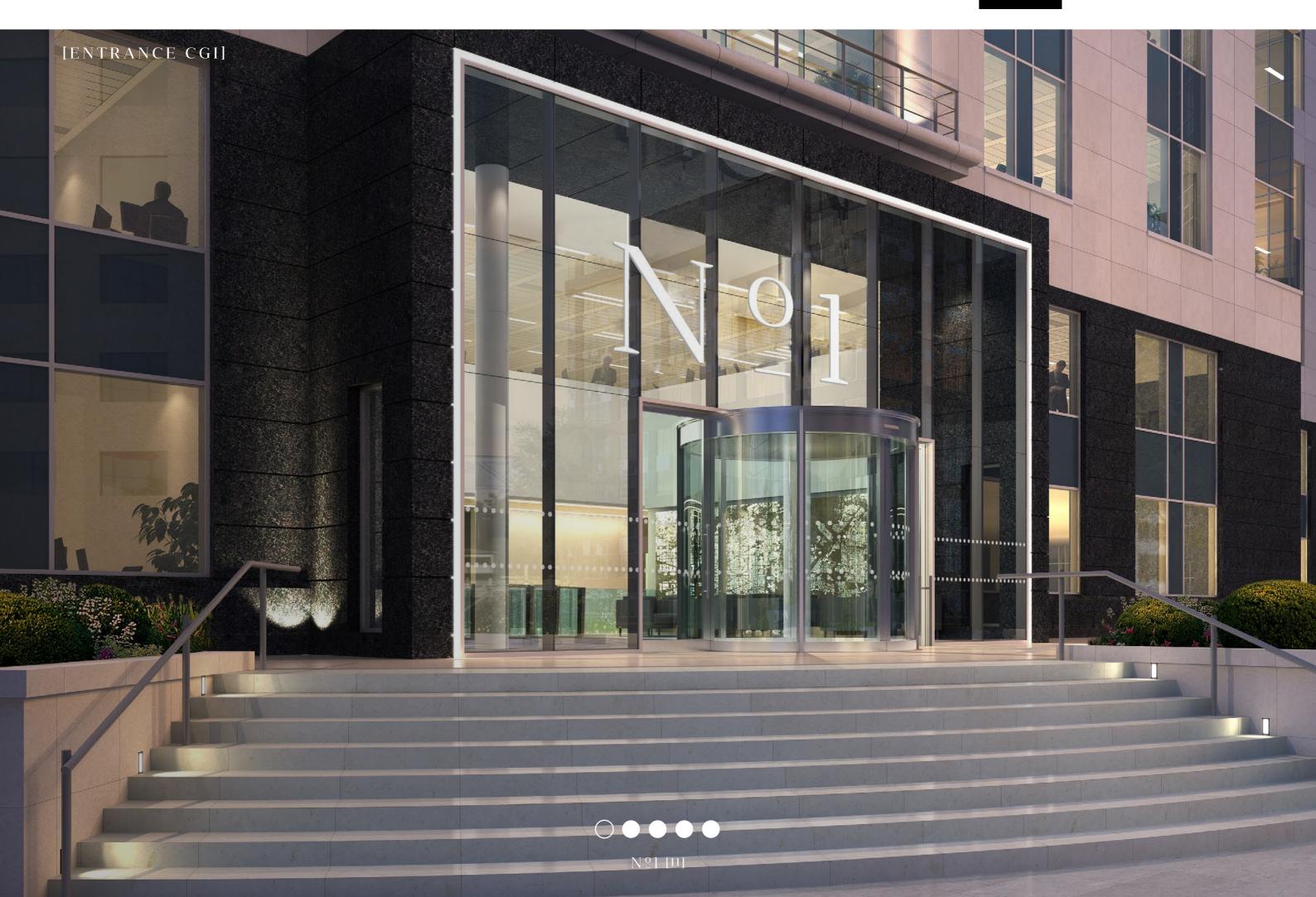
With a GDP of £96 billion Birmingham is the largest regional economy in the UK outside of London. There are over 75,000 companies, including 1,200 international businesses.

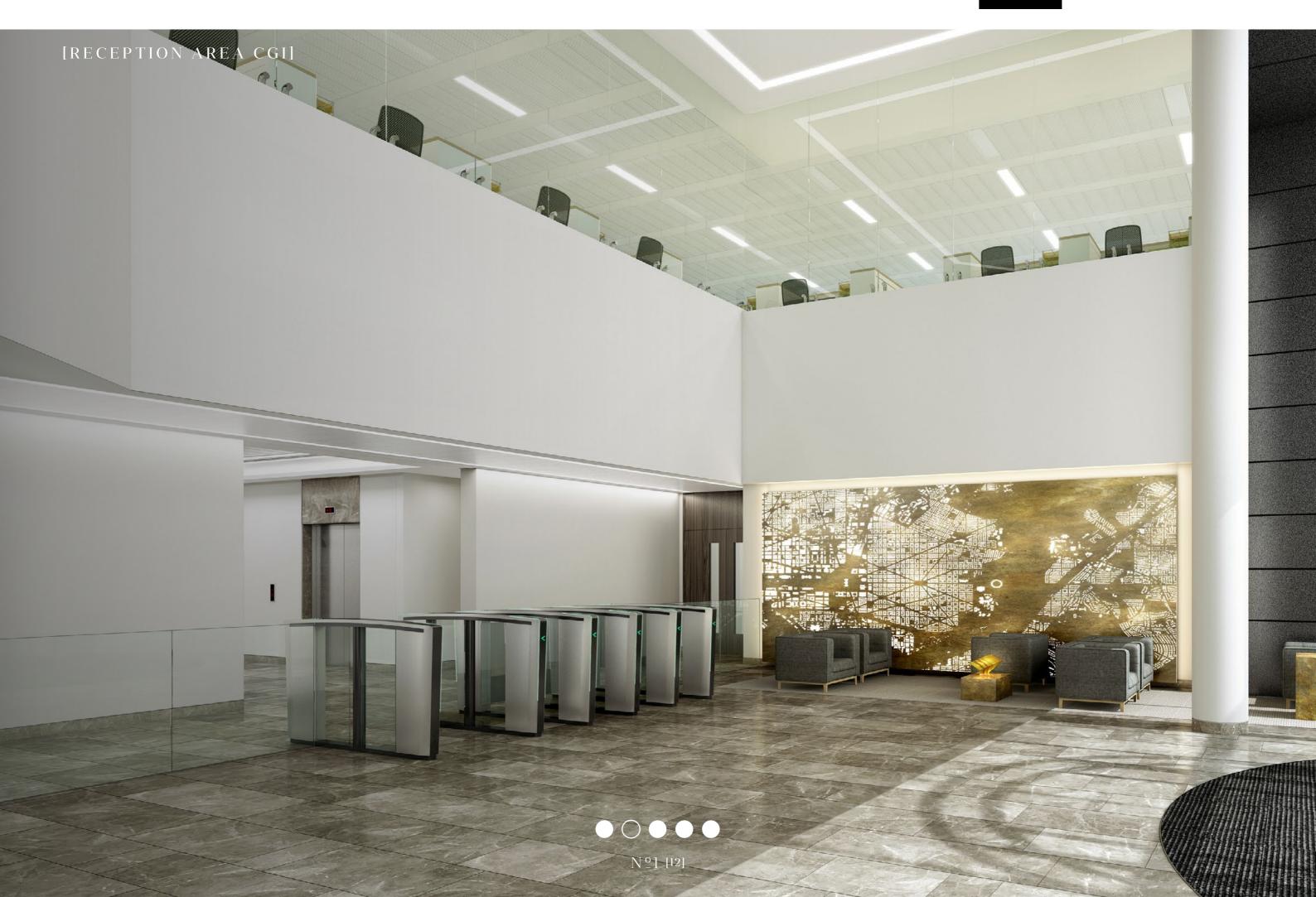
Second Largest Business and Finance Sector in UK

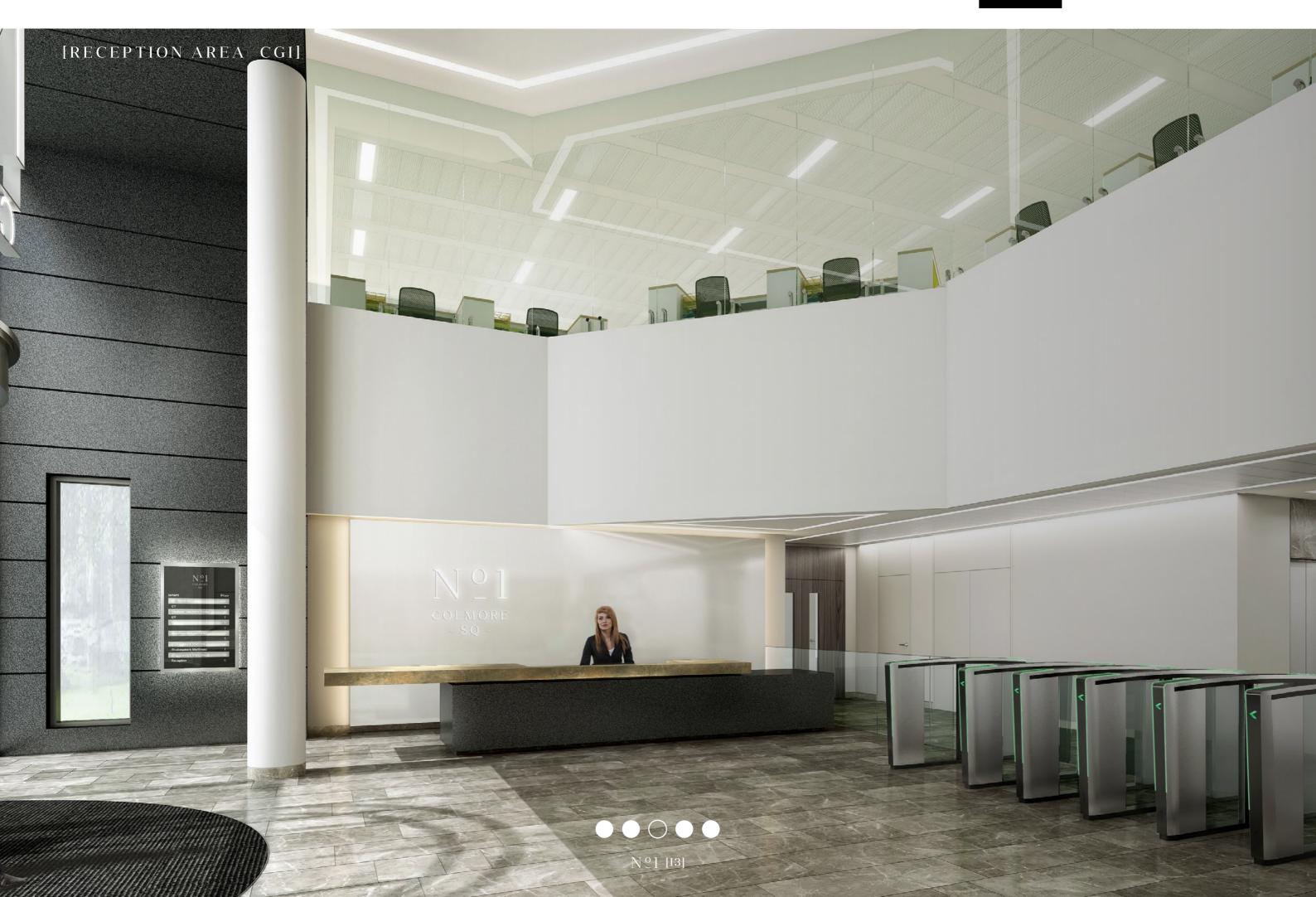
The business and financial services sector in Birmingham is the second largest in the UK and employs over 100,000 within the city and 350,000 in the wider region.

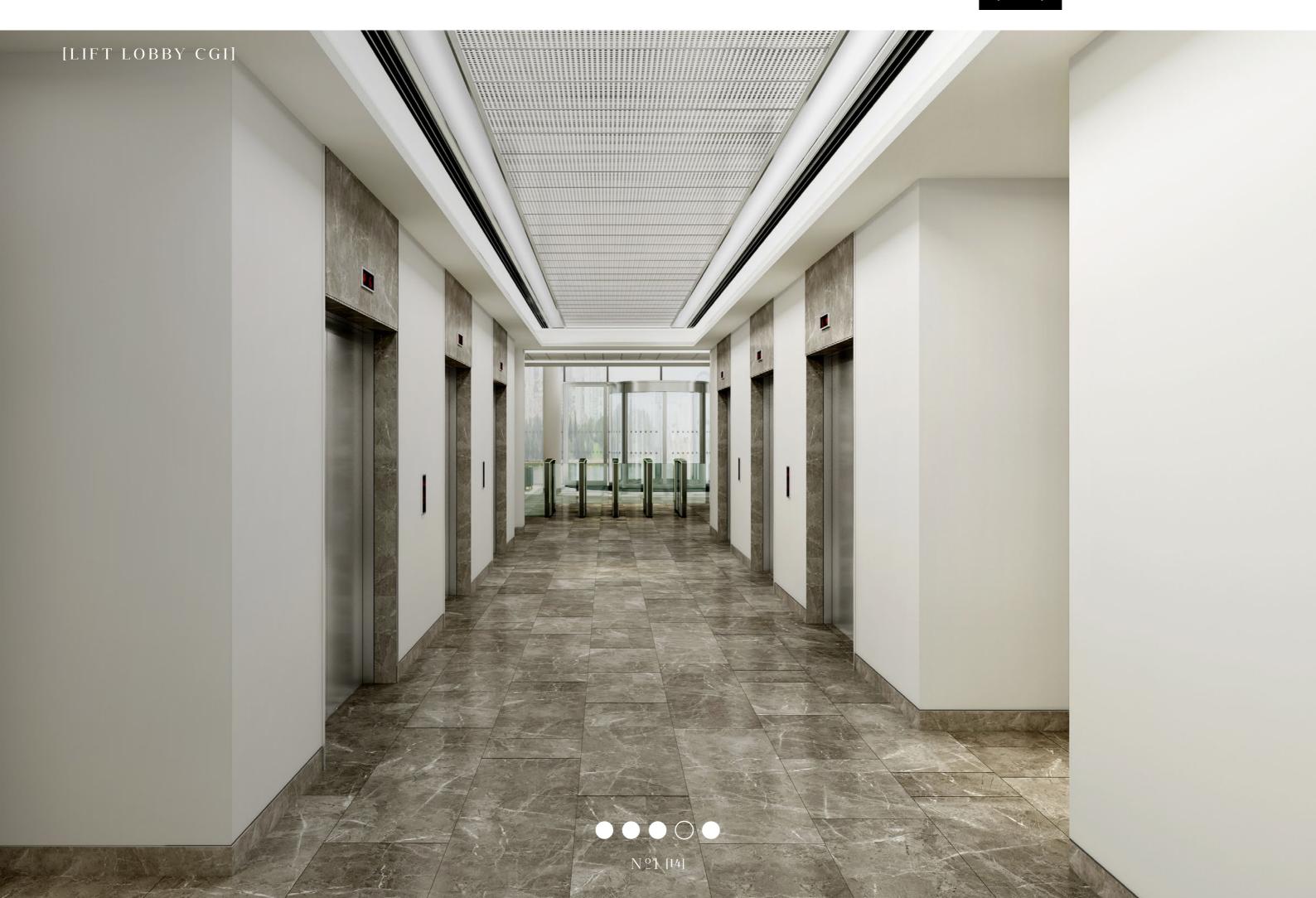
Attracting the Highly Educated

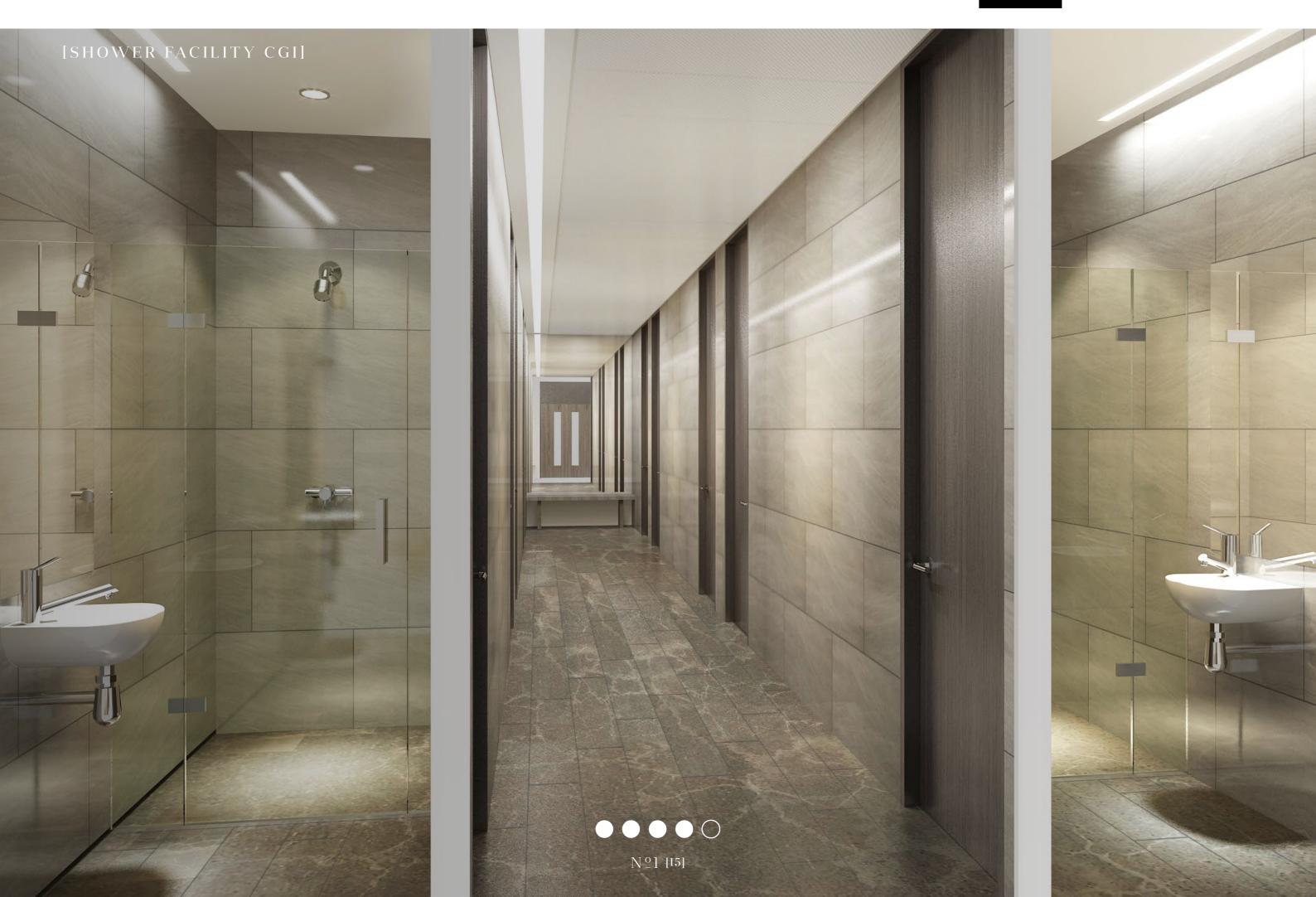
The city produces around 25,000 graduates each year from it's three top class universities. In total there are 18 universities within an hour's drive, producing 112,000 graduates per year.



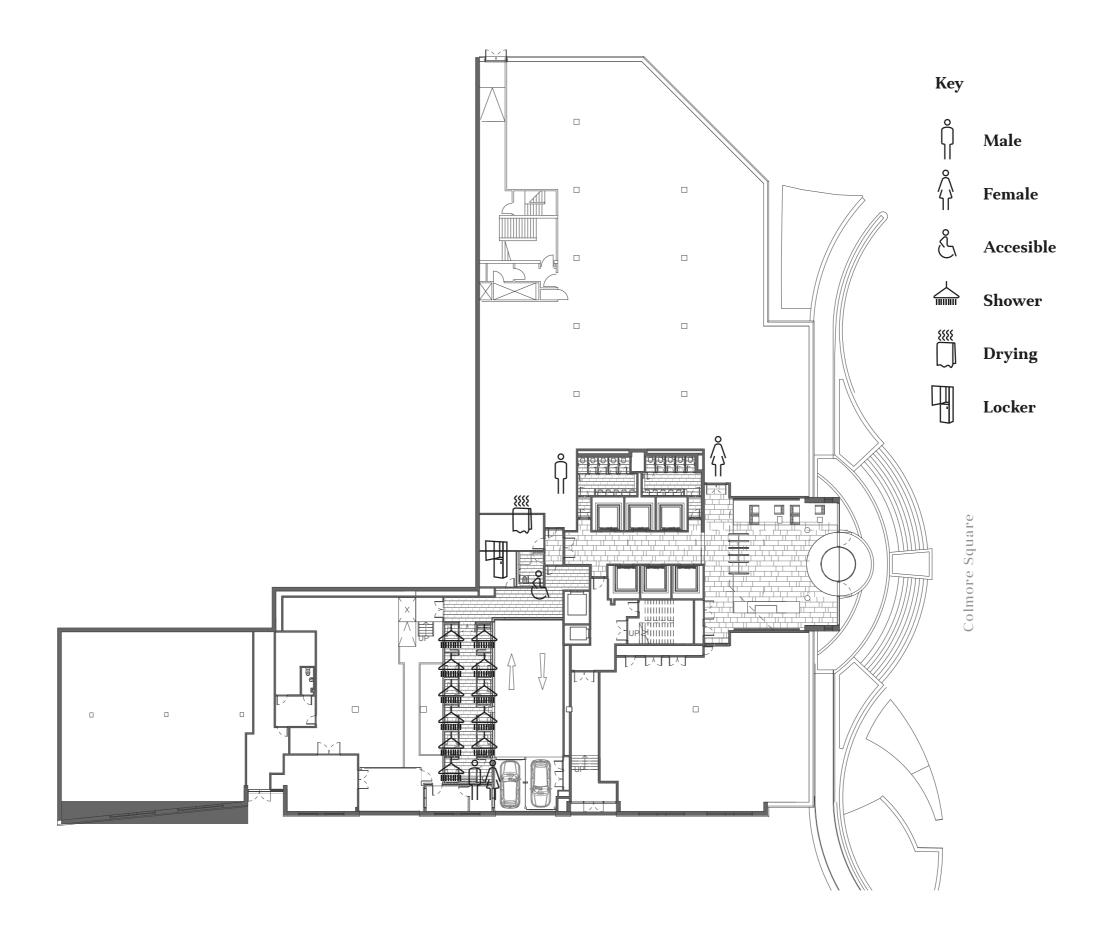




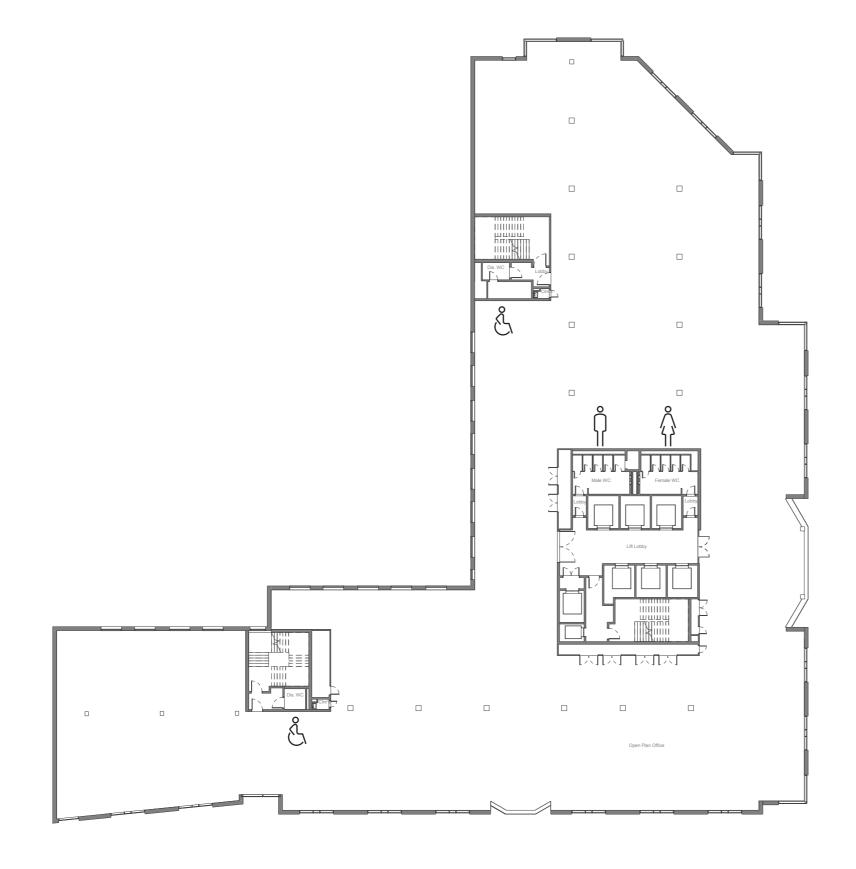




[FLOOR PLAN]
Reception Plan



Typical Floor Plan



[FLOOR PLAN]



NO1
COLMORE
SQ

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