

**45**  
CHURCH STREET  
BIRMINGHAM

**Standard Life**  
Investments



High profile occupiers  
Highly sought after location  
High quality specification  
Highly iconic building

Already a landmark building on the Birmingham skyline, this new 124,000 sq ft office development is available immediately to let with floor plates of c.10,000 sq ft and suites from c.3,000 sq ft.

### In good company

*"After a thorough search for office space in central Birmingham we came to realise that there was only one building which could meet our needs - 45 Church Street. We moved to our office in September 2011 and have settled in quickly, we appreciate the design and quality of the building and are especially grateful for all of the help provided on a daily basis by the reception and security staff."*

Peter Collier, Marketing Director,  
Brown Shipley

*"45 Church Street provides an excellent working environment for our staff with good natural light. The floor plate works well allowing good communication between teams. Furthermore the high quality of the scheme creates the right impression to our clients."*

Ian Cornock, Head of Birmingham Office,  
Jones Lang LaSalle

*"We are delighted to have moved to 45 Church Street. The building provides us with exactly the profile and quality of space that we have been seeking for our new office."*

*As one of Birmingham's premier business addresses, it offers us everything we need - an ideal location, superb facilities and office space that will help achieve the aspired growth of our Midlands business."*

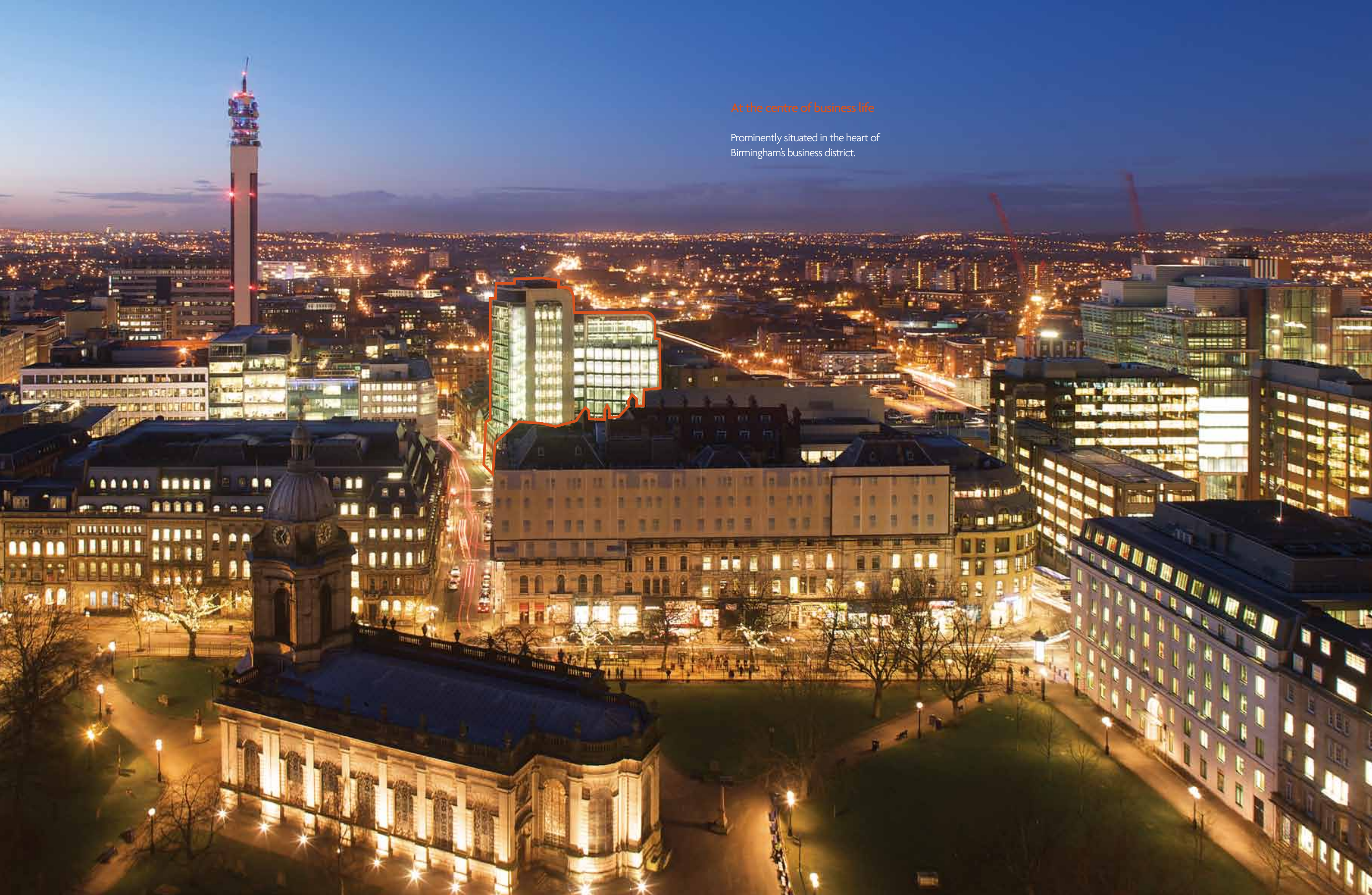
Debbie Day, Managing Partner,  
Lockton Companies LLP



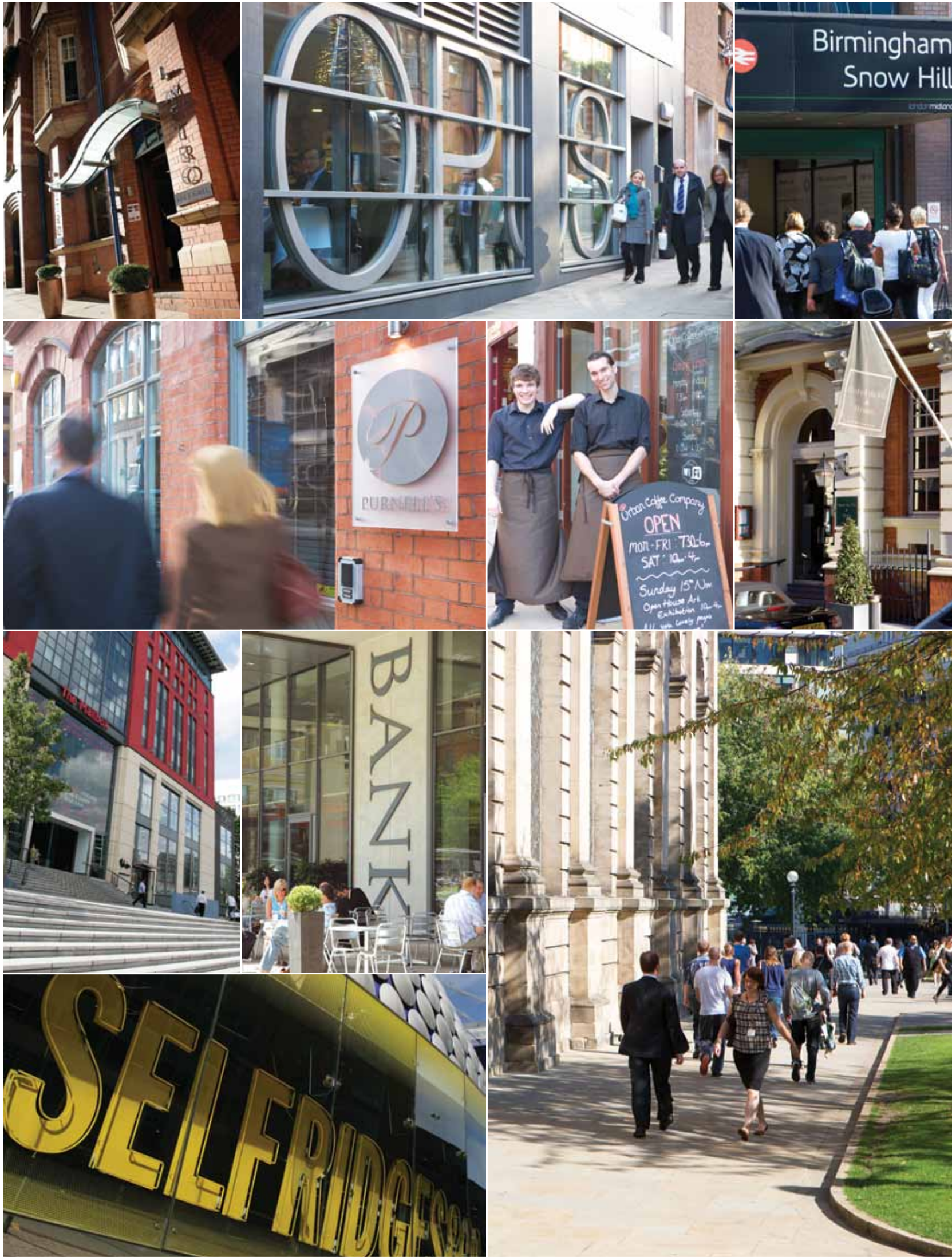


*At the centre of business life*

Prominently situated in the heart of  
Birmingham's business district.







One of the most desirable business addresses in Birmingham

By Air

Birmingham International Airport is one of the UK's fastest growing airports, serving more than 9 million passengers each year and operating direct flights to over 100 primary business destinations across Europe, North America and the Middle East. The airport is within easy access of Birmingham city centre via car or train direct to New Street station.

By Road

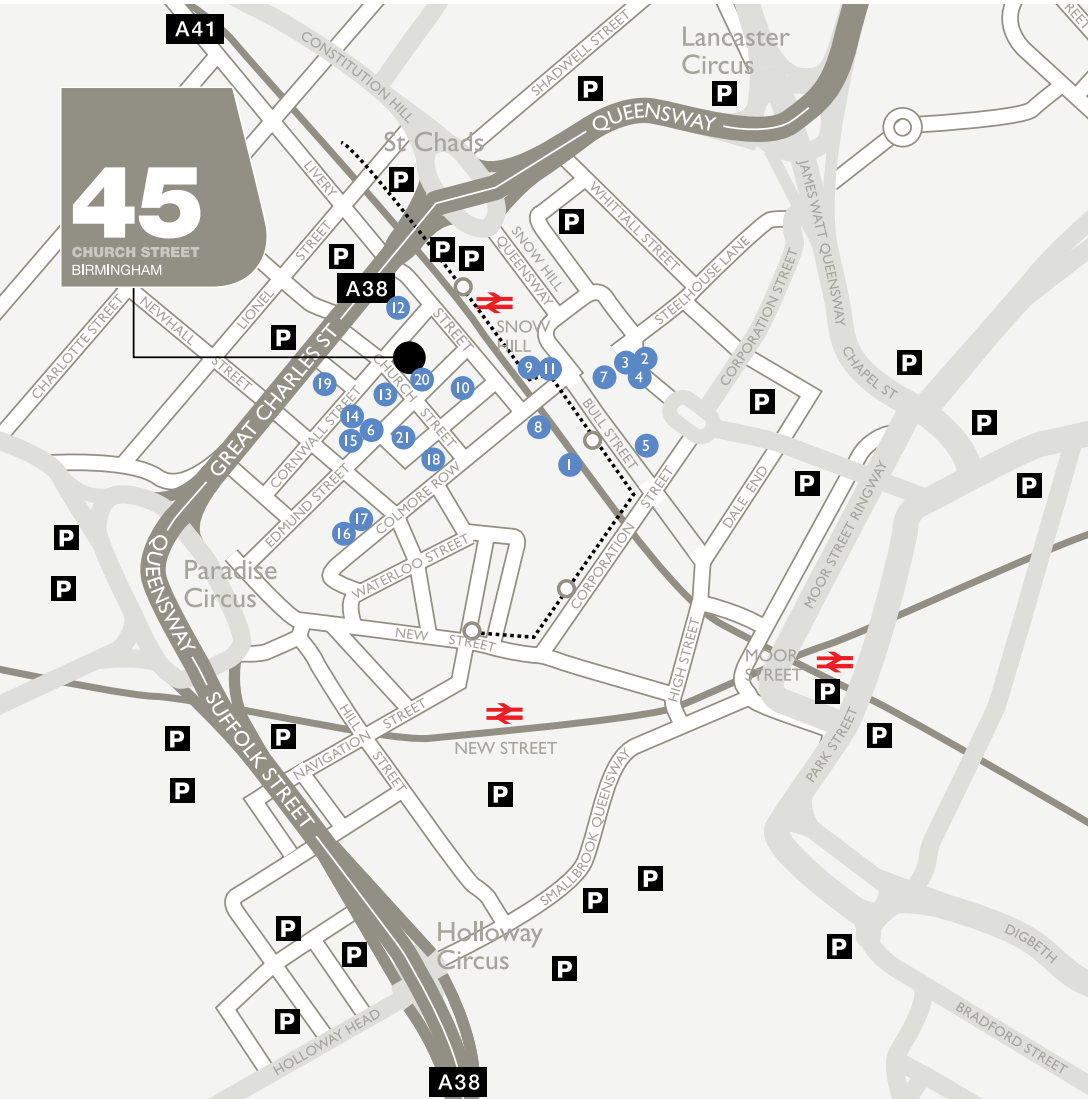
|            |           |
|------------|-----------|
| Bristol    | 88 miles  |
| Cardiff    | 109 miles |
| Edinburgh  | 292 miles |
| Leeds      | 118 miles |
| London     | 118 miles |
| Manchester | 87 miles  |
| Newcastle  | 206 miles |
| Nottingham | 53 miles  |

Source: The AA

By Rail

|            |              |
|------------|--------------|
| Bristol    | 1hr 27 mins  |
| Cardiff    | 2hrs         |
| Edinburgh  | 4hrs         |
| Leeds      | 2hrs         |
| London     | 1hr 24 mins  |
| Manchester | 1hr 29 mins  |
| Newcastle  | 3hrs 20 mins |
| Nottingham | 1hr 15 mins  |

Source: Railtrack



Local Occupiers

- 1 RBS
- 2 SGH Martineau LLP
- 3 Ernst & Young
- 4 Cobbetts
- 5 The Court Service
- 6 HBOS
- 7 RSA
- 8 Government Office for the West Midlands
- 9 Barclays Bank
- 10 Direct Line
- 11 KPMG
- 12 PricewaterhouseCoopers
- 13 Squire Saunders & Dempsey
- 14 Anthony Collins
- 15 HSBC
- 16 Lloyds TSB
- 17 Eversheds
- 18 Wragge & Co
- 19 Cable & Wireless
- 20 AON
- 21 Grant Thornton

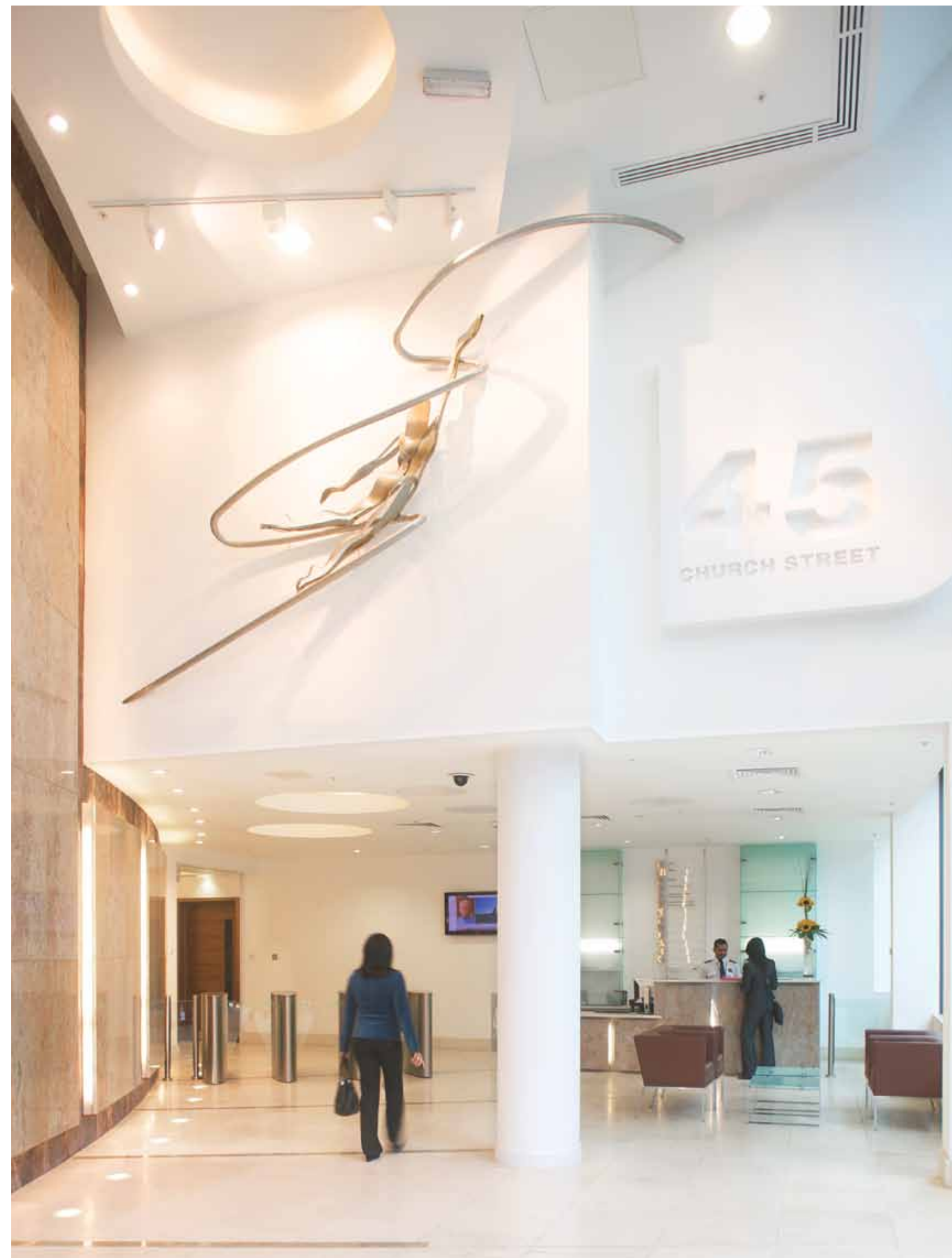
..... Proposed Metroline extension

Sat Nav reference B3 2RT



### Smart, efficient and flexible

45 Church Street provides a Grade 'A' specification building that offers true occupational flexibility and efficiency.





Designed around your needs

Carefully designed floorplates maximise the use of natural light, creating a striking headquarters building that is designed to accommodate tenants on both individual floors with the scope to accommodate larger requirements efficiently over multiple, adjacent floors.

Flexibility at this level means that the needs of the occupier will never be compromised. The workspace will always work for you.





Where everything comes together...  
perfectly

Contemporary style, high quality fittings and consistent attention to detail result in a highly attractive, modern workspace.

Summary specification

- Prestigious location
- Highly visible building
- Imposing corner entrance – Church Street/Cornwall Street
- Panoramic city views
- Double height reception
- Good levels of natural light
- Scenic lifts with views across the city

- High quality finishes
- Floor to ceiling height 2.8m
- Raised floors
- Air-conditioning
- Minimal columns maximise internal space
- Typical 10,000 sq ft floor plates
- Terrace at levels 3 and 10





Prominence, poise and personality

You would expect nothing less of Birmingham's premier office building.



Energy Performance Certificate

Non-Domestic Building



48 Church Street  
Birmingham  
B3 2RT

Certificate Reference Number:  
0940-2934-0342-8030-0094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epb](http://www.communities.gov.uk/epb).

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 13747

Building complexity (NBS level): 4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 33.73

Benchmarks

Buildings similar to this one  
could have rating as follows:

45 If newly built

11 If typical of the  
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



For further details please contact:



David Tonks  
david.tonks@cushwake.com

Andrew Berry  
andrew.j.berry@cushwake.com



John Griffiths  
john.griffiths@gbrpb.com

Ben Thacker  
ben.thacker@gbrpb.com

[www.45churchstreet.com](http://www.45churchstreet.com)

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**Misrepresentation Act**

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