

# EASTSIDE LOCKS

B I R M I N G H A M

DISCOVER MORE ABOUT OPPORTUNITIES AT EASTSIDE LOCKS

[www.eastside-locks.com](http://www.eastside-locks.com)

[www.goodman.com](http://www.goodman.com)

PARK MANAGEMENT & MARKETING OFFICE

**0800 856 5000**

EASTSIDE LOCKS, BIRMINGHAM, B4 7BD

\*All facts and figures throughout this brochure are sourced from Marketing Birmingham, unless otherwise stated.



These particulars have been prepared by Goodman Real Estate Adviser (UK) Limited (as Property Adviser) for Arlington Business Parks GP Limited as the General Partner of Arlington Business Parks Partnership and are believed to be correct at the date of publication (April 2015). These particulars do not constitute an offer or solicitation to deal, whether directly or indirectly, in property or any other asset. The information in these particulars is general information only. It is not intended as investment, tax, legal or financial advice and must not be relied upon as such. All areas, distances and travel times are approximate only and not guaranteed. As with all investments, economic, legislative and other circumstances are subject to change.  
© 2015 Goodman UK Limited. All rights reserved. No part of this presentation may be reproduced or transmitted by any means including, without limitation, photocopying and recording, without the prior written permission of Goodman UK Limited.



EASTSIDE LOCKS, BIRMINGHAM  
A DYNAMIC AND  
VIBRANT NEW CITY QUARTER

THE UK'S FASTEST-GROWING

# ECONOMIC HUB...

Between 2012 and 2013, workplace-based Gross Value Added grew by 6% – nearly three times the average UK rate. Source: Office for National Statistics (ONS); GVA Data.



...AND A 24/7 CITY

FULL OF ENERGY AND LIFE



# REGENERATION FOR A NEW GENERATION





**THRIVING AREA**  
**AMAZING OPPORTUNITY**

Smarter companies are moving to a place where business thrives and opportunity comes alive.

A place that's already recognised as **one of the best locations in the UK for new headquarters\*** and **the most entrepreneurial city outside London**, where over **18,000 new businesses** were registered in 2014.\*

Businesses are moving to the place that's ranked as having the **highest quality of life of any UK regional city**.†

Encapsulating everything that makes the UK's largest regional city such a thriving hub of industry and culture is Eastside Locks – **one of Birmingham's largest regeneration projects** and hailed as the **most important development scheme anywhere in Eastside** by Birmingham City Council.

Building on Eastside's emerging position as the city's **knowledge and innovation quarter**, Eastside Locks is a true 21st century transformation. A mixed-use, sustainable community combining the very best urban development with retail facilities, a modern hotel and 21st century living. A place that is vibrant, dynamic and that stimulates **long-term benefits for both the city and the local region**.

\*Source: Mercer Quality of Life Index, 2015



# IMPRESSIVE FIGURES COMPELLING REASONS



**NO.1**  
MOST ATTRACTIVE  
UK REGIONAL CITY FOR  
QUALITY OF LIFE\*



**18,337**  
NEW BUSINESSES WERE  
REGISTERED IN BIRMINGHAM IN 2014  
**MORE THAN ANYWHERE**  
OUTSIDE LONDON



SECOND ONLY TO LONDON,  
GREATER BIRMINGHAM SAW A  
YEAR-ON-YEAR INCREASE OF  
**98%** MORE JOBS  
CREATED  
BY INWARD  
INVESTMENT



**£110**  
BILLION  
REGIONAL ECONOMY—  
A MAJOR ENGINE OF UK GROWTH



FOREIGN INVESTMENT PROJECTS  
IN GREATER BIRMINGHAM ROSE BY  
**57%** IN  
2014  
MORE THAN ANY OTHER  
ENGLISH REGION



GREATER BIRMINGHAM  
IS HOME TO OVER  
**70,000**  
COMPANIES INCLUDING MORE THAN  
**1,400** INTERNATIONAL  
FIRMS

HIGH CALIBRE GRADUATE SKILLS BASE:  
**18 LEADING**  
UNIVERSITIES  
WITHIN A ONE HOUR DRIVE - WITH 112,000  
GRADUATES EVERY YEAR



AIR, ROAD AND RAIL  
CONNECTIONS PROVIDE ACCESS TO  
**400 MILLION**  
PEOPLE ACROSS EUROPE



"The city's exceptional offer benefits its residents, visitors and workers alike and makes it a vibrant, attractive city unlike any other in the UK."

SIR ALBERT BORE, LEADER OF BIRMINGHAM CITY COUNCIL

"Recent Government statistics suggest that there are more people choosing to move to Birmingham than ever before. People are increasingly seeing our region as an obvious choice to build a career. It offers all the cultural attractions of the capital but also provides excellent schools, affordable homes and amenities."

NEIL RAMI, CHIEF EXECUTIVE OF MARKETING BIRMINGHAM

\*Source: Mercer Quality of Life Index, 2014.

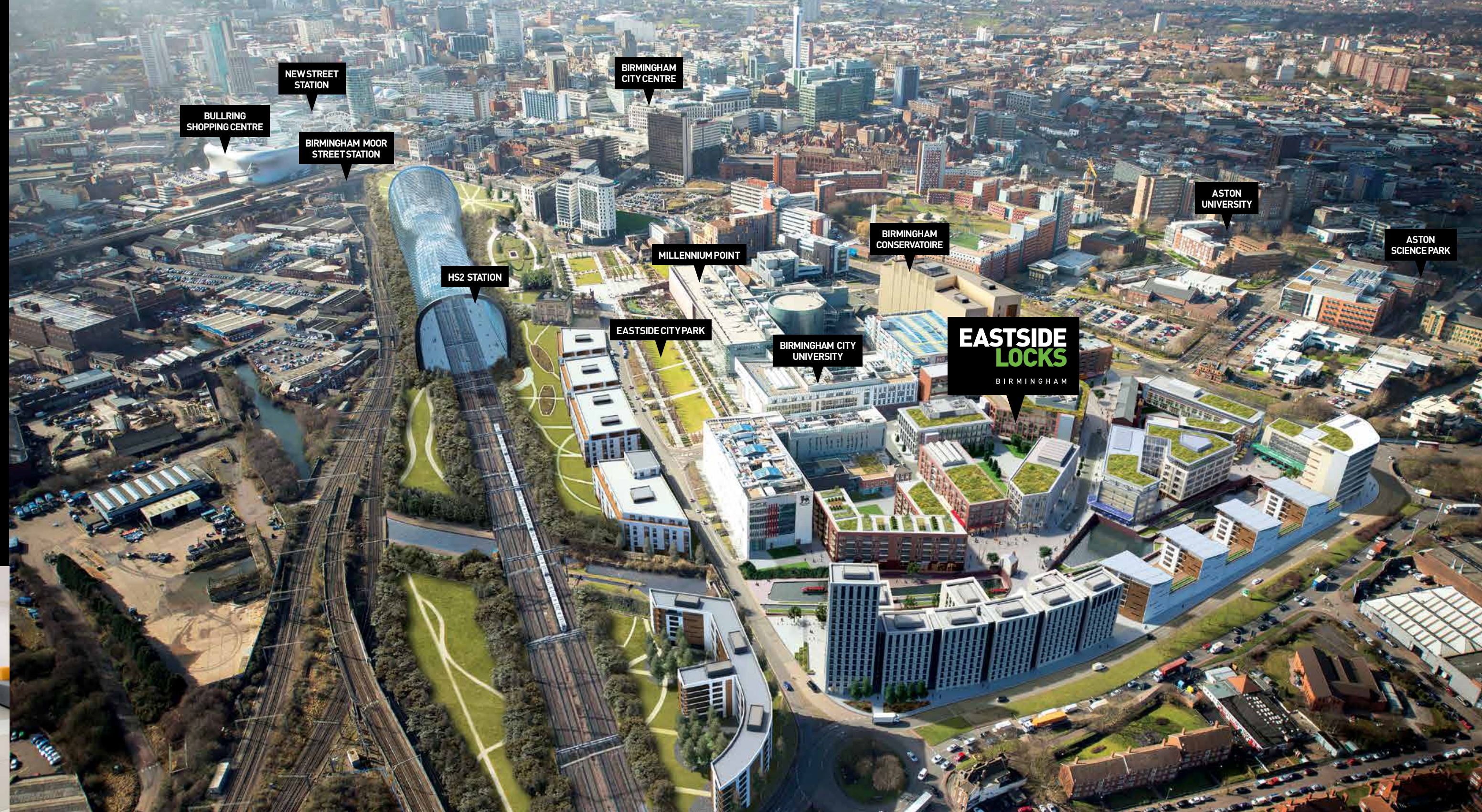


# AN OVERVIEW OF AN AMAZING BUSINESS PROPOSITION

A 13 acre regeneration project boasting 650,000 sq ft of Grade A office accommodation, Eastside Locks will create a vibrant, thriving new quarter in the heart of the city, where the emphasis will be on the ideal work / life balance situated right next to the planned high speed HS2 station.

Here, business, leisure, retail, learning and living space will complement one another. Stunning landscaping forms an integral part of the design, with public squares around the historic canals and locks helping to create a striking waterfront destination for everyone lucky enough to live and work here.

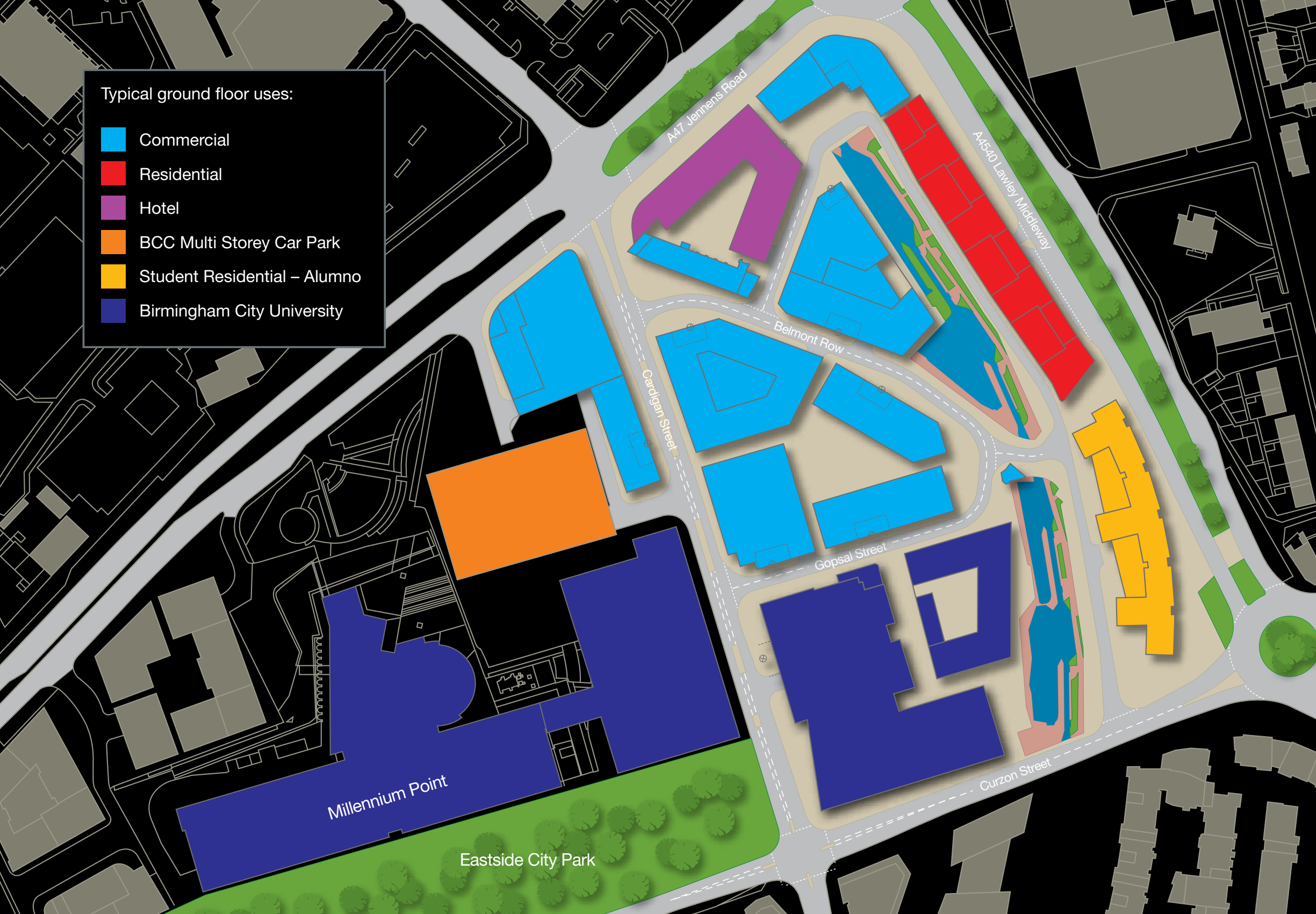
**BUSINESS+LEARNING+LIVING**





Typical ground floor uses:

- Commercial
- Residential
- Hotel
- BCC Multi Storey Car Park
- Student Residential – Alumno
- Birmingham City University



# IT'S ALL PLANNED TO PERFECTION

Outline planning consent has been approved based on a meticulously considered masterplan to deliver an urban development that is **truly distinct from other higher density schemes**, and one that will benefit from both water and park-side frontages.

The masterplan has been designed to create an exciting business and living environment with a strong emphasis on new and vibrant public spaces; a mixed-use quarter providing customers with a cost-effective alternative to Birmingham's traditional central business district with **absolutely no compromise on quality**.



AN EXCITING PHASE IN  
BIRMINGHAM'S DEVELOPMENT

# 6 CARDIGAN STREET

6 Cardigan Street is located at the corner of Cardigan Street and Gopsal Street in an urban landscape setting adjacent to a shared central courtyard and consisting of a single office building arranged over ground plus three floors, with basement parking for 29 cars and racking for 26 bicycles with showers, changing and drying facilities.

The efficient floor plates are designed for maximum operational flexibility whilst the double height entrance lobby sits beneath the cantilevered second and third floors, over-sailing the pavement to provide a dramatic sense of arrival.





# 6 CARDIGAN STREET

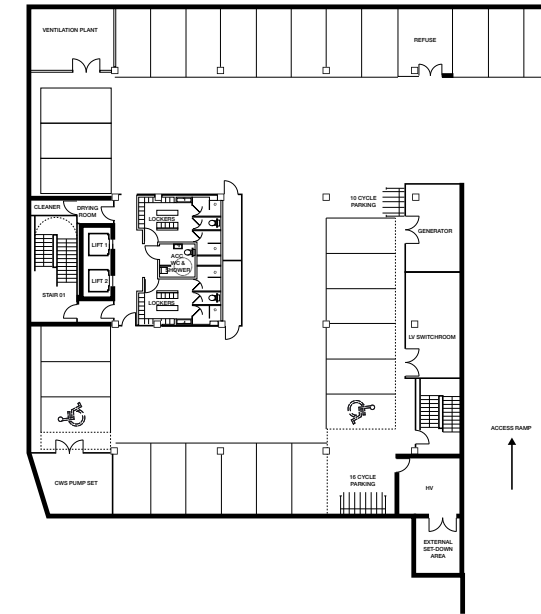
## SUMMARY SPECIFICATION

6 Cardigan Street is a standalone office building arranged over basement, ground and three upper floors, featuring a high quality specification, including:

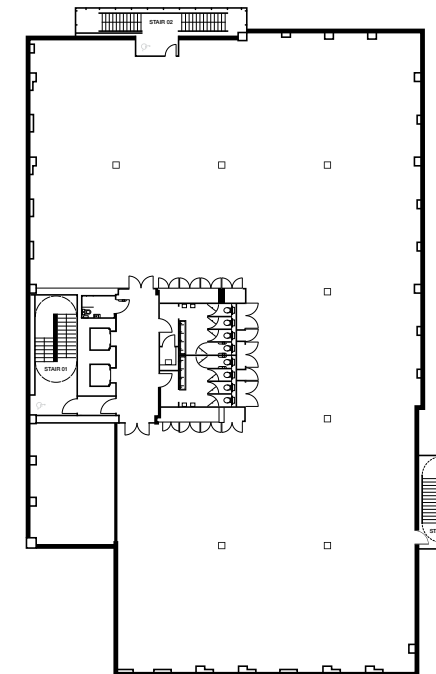
- + Fully glazed double-height entrance lobby
- + Highly efficient and flexible floor plates designed around an atrium and central core
- + Designed to BREEAM 2011 'Very Good' and EPC B
- + High efficiency 4 Pipe fancoil comfort cooling with central plant
- + 29 car parking and 26 bicycle spaces at basement level
- + Separate male and female basement changing and drying facilities including 26 lockers
- + WC provision based on an occupancy rate of 1 person per 10m<sup>2</sup> NIA at 120%
- + Fire escape capacity based on 1:6m<sup>2</sup> occupancy
- + Mechanical plant based on an occupancy of 1:10m<sup>2</sup>
- + Two 13 person lifts
- + Suspended ceiling with metal ceiling tiles
- + High efficiency LG7 compliant luminaires with daylight control
- + 2.9m floor to ceiling height
- + Floor loading for the ground and upper floors of 4.85 kN/sq m (3.85+1kN/sq m)
- + Fully accessible raised (175mm) floor

## A SELF-CONTAINED OFFICE BUILDING TOTTALLING 45,331 SQ FT

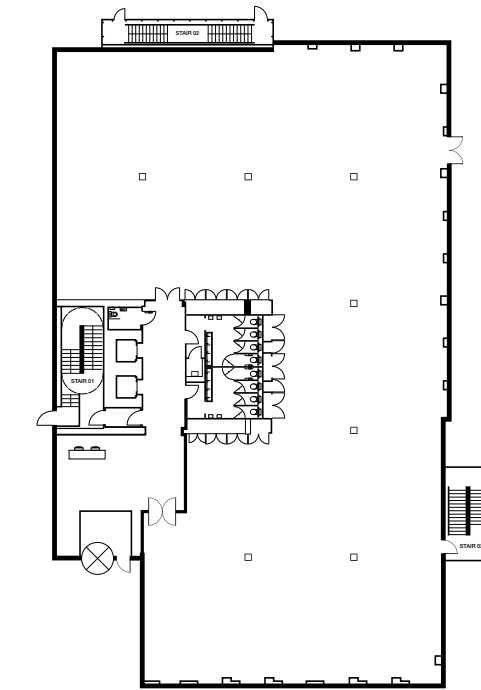
FLOOR	NIA sq ft	NIA sq m
Ground	10,236	951
Ground Reception	758	71
First	10,571	982
Second	11,883	1,104
Third	11,883	1,104
<b>TOTAL</b>	<b>45,331</b>	<b>4,212</b>



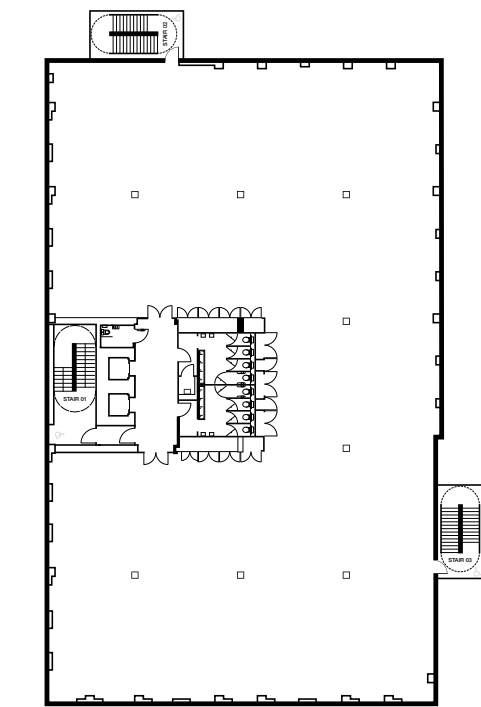
BASEMENT



FIRST FLOOR



GROUND FLOOR



SECOND AND THIRD FLOOR



# 8 CARDIGAN STREET

**8 Cardigan Street extends the amount of high quality Grade A office accommodation at Eastside Locks by a further 83,571 sq ft.**

Situated immediately to the North of 6 Cardigan Street, the building is arranged over basement, ground and four upper floors. A double height entrance lobby provides a striking reception area which opens into a full height atrium. The basement contains 51 dedicated car parking spaces and 38 bicycle racks, together with separate male and female WCs, showers and changing facilities.

The building shares the same central courtyard as No 6, and has an external South facing terrace at fourth floor level. Provision is made for a shop / café on the ground floor overlooking Arrival Square at the Northern gateway to Eastside Locks.





# 8 CARDIGAN STREET

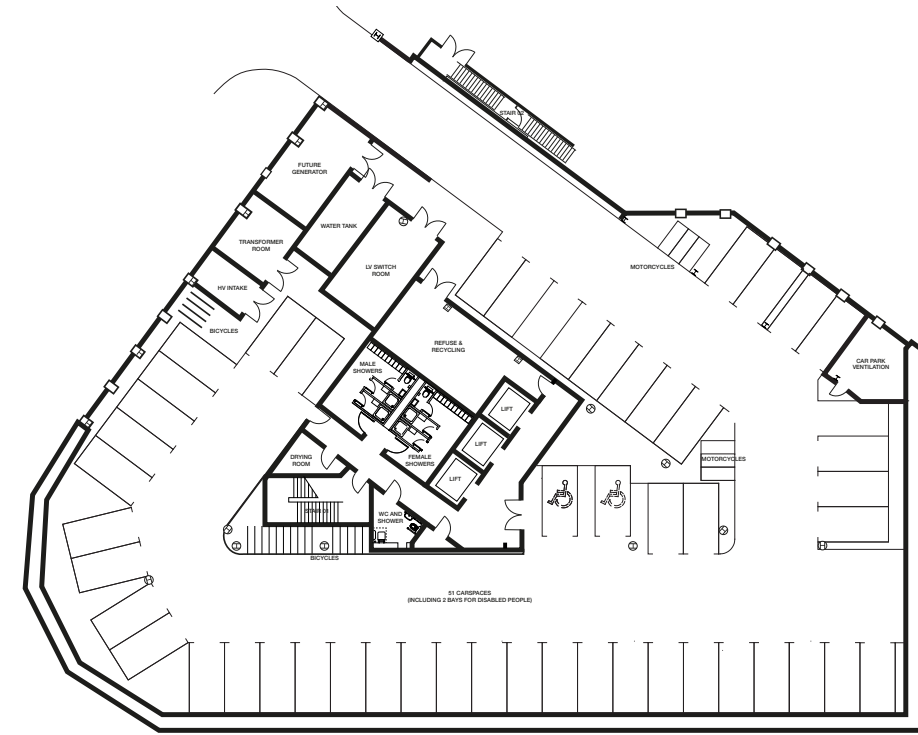


# 8 CARDIGAN STREET

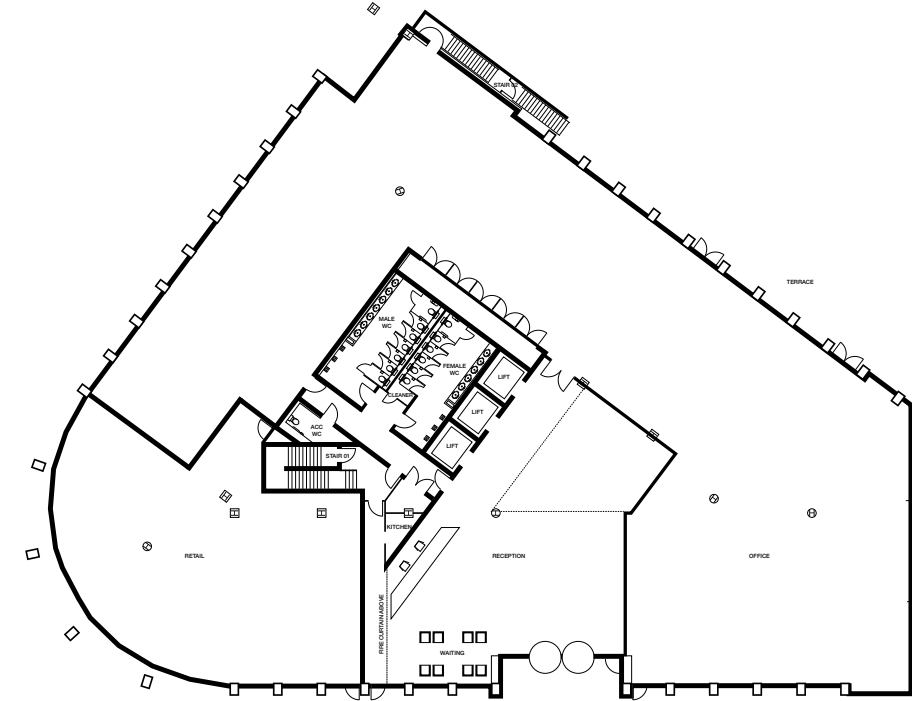
## SUMMARY SPECIFICATION

8 Cardigan Street is a high quality single office building arranged over ground plus four upper floors together with basement and retail provision incorporated at ground level. The specification includes:

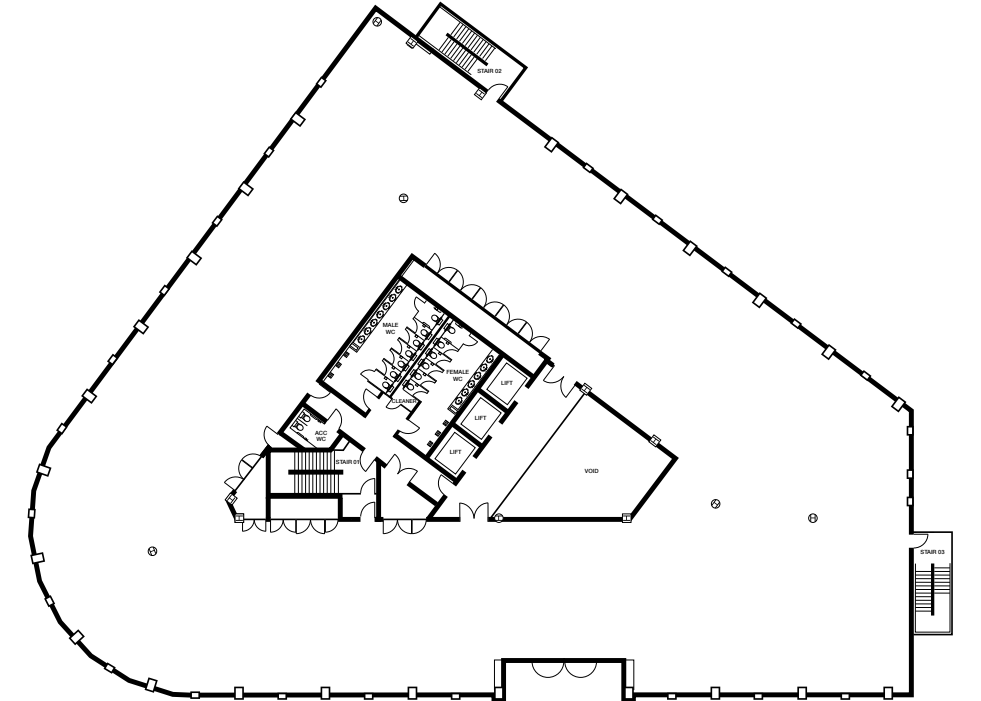
- + Fully glazed entrance lobby opening onto an atrium
- + Highly efficient and flexible floor plates designed around an atrium and central core
- + Designed to BREEAM 2011 'Very Good' and EPC B
- + High efficiency 4 Pipe fancoil comfort cooling with central plant
- + 51 car parking and 38 bicycle spaces at basement level
- + Separate male and female basement changing and drying facilities including 39 lockers
- + WC provision based on an occupancy rate of 1 person per 10m<sup>2</sup> NIA at 120%
- + Fire escape capacity based on 1:6m<sup>2</sup> occupancy
- + Mechanical plant based on BCO recommendations for an occupancy of 1:10m<sup>2</sup>
- + Potential to enhance occupancy to 1:8m<sup>2</sup>
- + External terrace at fourth floor
- + Three 13 person passenger lifts
- + Suspended ceiling with metal ceiling tiles
- + High efficiency LG7 compliant luminaires with daylight control
- + LED Lighting to cores
- + 2.9m floor to ceiling height
- + Floor loading for the ground and upper floors: 4.85 kN/sq m (3.85+1kN/sq m)
- + Fully accessible raised (175mm) floor



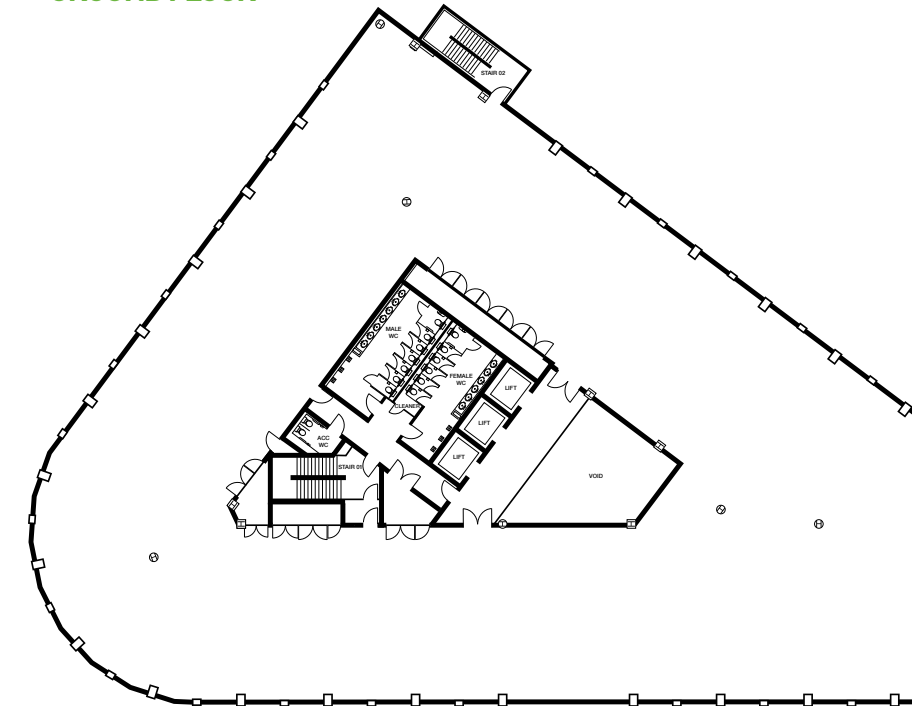
**BASEMENT**



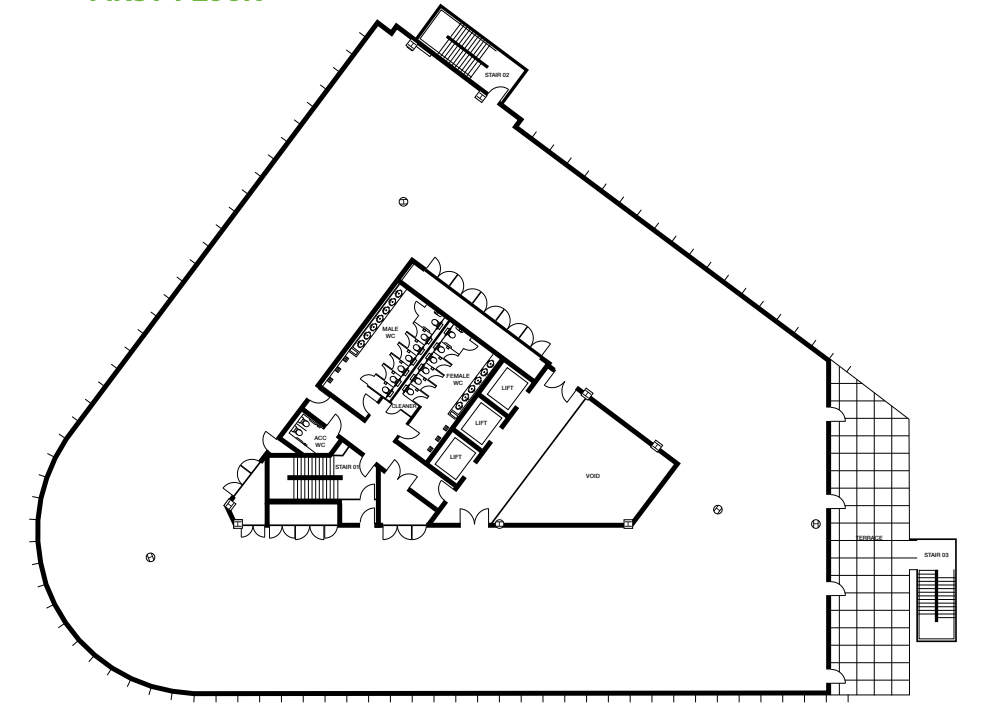
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND AND THIRD FLOOR**



**FOURTH FLOOR**

## A SELF-CONTAINED OFFICE BUILDING TOTALLING 83,571 SQ FT

FLOOR	NIA sq ft	NIA sq m
Ground Reception	3,240	301
Ground Retail	3,261	303
Ground	10,732	997
First	16,867	1,567
Second	17,104	1,589
Third	17,104	1,589
Fourth	15,263	1,418
<b>TOTAL</b>	<b>83,571</b>	<b>7,764</b>

# BELMONT WORKS

**Belmont Works is a Grade A locally listed red brick and terracotta Victorian factory building built in 1899 as the headquarters of the Eccles rubber and cycle company. The building has sustained a number of uses over the years including the manufacture of linen clothing, bedsteads and pianos. Latterly the building was used as offices for the Co-operative society from around the 1960s.**

Following significant damage caused by a fire in 2007, Goodman are reinstating this important building to its former glory through restoration of the original fabric and careful, sensitive extension to the rear façade to provide high quality office space for small companies and start-up businesses, a café and Eastside Locks' marketing, management and security office.

The building will retain its charming warehouse aesthetic and boast tall floor to ceiling heights, a prominent address within the Eastside Locks development, views from the retained front and extended rear façades and original features such as the "Workpeople and Goods Entrance" sign above the lower entrance door.

New toilets, lift, stairs, floors, ceilings and rear façade will ensure that this 19th century building is brought up to date for use in the 21st century in what is the next chapter in the former Belmont Works' rich and varied life.





# THE HEART OF CONNECTIVITY IN THE HEART OF ENGLAND



When you move your business to Eastside Locks, everything really comes together – particularly when it comes to transport options.

Here, your business finds itself in close proximity to the M6, right at the centre of the UK's national motorway network. **Just 12 minutes' walk away is Birmingham New Street Station** – which has seen £600 million worth of development transform it into a magnificent building fit for the 21st century.

Nearby, the forthcoming HS2 rail station will reduce journey times to London to 49 minutes, whilst **easy access to Birmingham International Airport** puts you and your team in touch with the rest of Europe and beyond.



## ROAD

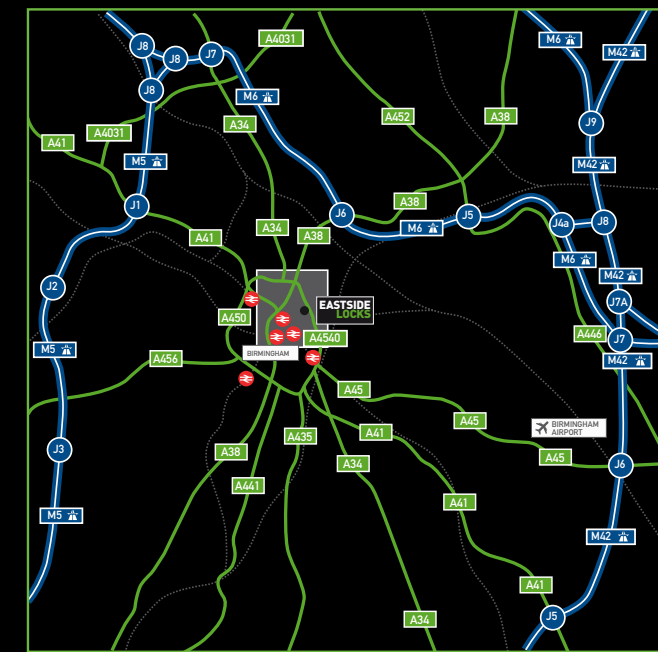
At the centre of the UK motorway network, Birmingham is ideally located, with **links to the M5, M6, M40 and M42**. Whilst the **A34 and A38** offer access to the city. Within the city centre itself there are 25,000 parking spaces close to or within easy reach of Eastside Locks.

DESTINATION	DISTANCE	TIME
Birmingham International Airport	9.5 miles	20 mins
Manchester	95 miles	1 hr 41 mins
Bristol	98 miles	1 hr 42 mins
Leeds	119 miles	2 hrs 4 mins
London	118 miles	2 hrs 13 mins

## RAIL

Eastside Locks is well served by the three neighbouring stations of **Moor Street, New Street and Snow Hill**, which all provide excellent rail connections locally, regionally and nationally. Whilst the new HS2 high speed rail service will see **journey times between London and Birmingham reduced to just 49 minutes**.

DESTINATION	TIME
London Euston	1 hr 15 mins (every 20 mins)
Leeds	2 hrs (every hour)
Bristol	1 hr 30 mins (every 30 mins)
Nottingham	1 hr 15 mins (every 30 mins)
Manchester	1 hr 30 mins (every 30 mins)
Edinburgh	4 hrs (every 30 mins)
Glasgow	4 hrs (every hour)
Cardiff	2 hrs (every hour)



## AIR

Birmingham International Airport acts as the gateway to the region for more than nine million passengers every year, with over **50 airlines providing connections to more than 100 destinations** in Europe, Scandinavia, North America, the Middle East and even further afield.

## BUS

Birmingham has a comprehensive bus network providing transport across the city and within the West Midlands. **More than 70% of buses within the city centre travel within or adjacent to Eastside Locks**, accessing the Moor Street Queensway bus mall.

## TRAM

Birmingham's **multi-million pound tram extension project** will continue to improve transport links throughout the city, with the first stage linking major rail hubs Snow Hill station and New Street station. The second stage will connect New Street to Centenary Square. A further extension will see the creation of the Eastside Metro route linking the city centre to the forthcoming HS2 high speed rail station at Curzon Street in Eastside, before connecting on through to the city creative quarter in Digbeth.





# TWO EXAMPLES, ONE VISION FOR BETTER BUSINESS



## British Gas Business - Oxford Business Park

This building has been designed, not only as an exemplary working environment for staff, but also to showcase the latest environmental technologies produced by British Gas. The project, which included the full integration and delivery of British Gas' fit-out, continues Goodman's strong track record of working with customers to provide an integrated property solution on time and to budget.

## A NEW SUSTAINABLE HQ

### Key facts

- + 81,470 sq ft NIA
- + 3 floors
- + 252 car parking spaces
- + EPC rating of 'A'
- + BREEAM 'Excellent'
- + Full integration and delivery of Cat B fit-out
- + Turnkey project delivered on time and budget



## Greater Manchester Police - Manchester Central Park

Greater Manchester Police required a state-of-the-art Headquarters Building to provide the most advanced facilities for its staff to manage the largest police force outside of London. In one of the largest lettings in the UK in 2009, ASK:Goodman completed the development on time and on budget and have successfully completed a further 125,242 sq ft in the form of a Divisional HQ providing a high quality contemporary office building and police station able to meet the needs of the public on a day-to-day basis.

## A TRUE 21ST CENTURY HQ BUILDING

### Key facts

- + Awarded Best Corporate Workplace 2011
- + Initial build: 242,000 sq ft
- + BREEAM 'Excellent'
- + 6 floors
- + In excess of 700 car parking spaces
- + 6 acre plot



# GLOBAL REPUTATION LOCAL KNOWLEDGE

Operating in **16 countries and with 33 offices around the world**, our global reach allows us to serve multi-national organisations across Europe, North America, Brazil and Asia Pacific.

In the UK, an unrivalled reputation for working with some of the biggest companies and corporations means we truly understand the needs of the modern business occupier.

That's why the office space we create for you will be designed around your precise requirements; **bespoke, tailor-made, Grade A accommodation**, flexible enough to meet the business demands of today whilst being able to adapt to meet the challenges of the future.



# HELPING YOU ACHIEVE YOUR BUSINESS GOALS

## EXPERTISE+

We will take your initial aspirations through to a bespoke solution, including space planning and fit-out design. Our business, now and in the future, is to ensure that your business is best served to thrive and succeed.



## PARTNERSHIP+

Our integrated customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long-term relationships and creative solutions.



## EXPERIENCE+

We have over 30 years' experience in creating and operating large scale masterplanned and managed environments. We have both the heritage (through the combined expertise of the former Arlington and Akeler businesses) and the resources to continue to lead the way in providing superior locations for the future.



## SUPPORT+

We're here to help you make the most of your property. We can assist with your move, create and maintain your workplace, support your technology and help you adapt and grow in the future – giving you peace of mind and helping to ensure that your aspirations are always met by your workplace.

