


Paradise
BIRMINGHAM

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II

CHAMBERLAIN SQUARE



183,000 SQ FT
EIGHT STOREY BUILDING

in the historic civic centre of Birmingham



HISTORY IN THE MAKING





Two Chamberlain Square will bring animation and prominence to this historic square, complement its Victorian heritage and ultimately transform the square with this striking contemporary addition.

Glenn Howells, Architect



One & Two Chamberlain Square and enhanced public realm



PREMIER

BUSINESS ADDRESS



Two Chamberlain Square sits at the very heart of Paradise, the city's premier business address.

With its striking columns and fully glazed frontage Two Chamberlain Square is surrounded by the city's most prestigious listed civic and cultural architecture. An imposing eight storey building with superb views onto Chamberlain Square, it will be an atmospheric backdrop for cultural events and street entertainment.

The high quality office building features a range of restaurants and retail opportunities at ground level with large, flexible and efficient floorplates throughout. Two Chamberlain Square will be available for occupation in early 2019.











AN IMPRESSIVE ENTRANCE

Overlooking the newly enhanced public space, Two Chamberlain Square features a striking double height entrance.


The impressively spacious and bright reception area provides a welcoming arrival space for staff, clients and visitors, while a stylish and contemporary restaurant brings vibrancy and life to the ground floor of the building.

Tenants can reach their workplaces via a secure entrance or share the ground floor café / restaurant with guests and public visitors providing a clear connection between the public square and the building.





Impressive reception space, with shared café / restaurant use



24,000

SQ FT OPEN FLOORPLATES

Two Chamberlain Square provides a bright and spacious working environment with the highest specification for today's business needs.

- ◆ Impressive fully manned reception
- ◆ Highly efficient floorplate layout
- ◆ Target BREEAM 'Excellent' rating
- ◆ Target Energy Performance Certificate 'B' rating
- ◆ Comprehensive integrated security system complete with CCTV
- ◆ High efficiency dimmable LED lighting, complete with automatic daylight compensation & presence detection control
- ◆ Floor to ceiling glazing
- ◆ Clear floor to ceiling height of 2,750mm
- ◆ Fully accessible 150mm raised floors
- ◆ Comfort cooling via 2 high efficiency, pipe chilled water fan coil units and perimeter heating via low temperature hot water heat emitters
- ◆ Six high speed 24 person passenger lifts
- ◆ Male, female and disabled toilets on each floor
- ◆ Secure basement car parking spaces
- ◆ Cycle spaces and changing facilities

SCHEDULE OF AREAS

Floor	NIA sq ft
Level 07	19,974
Level 06	19,974
Level 05	24,170
Level 04	24,170
Level 03	24,170
Level 02	24,170
Level 01	23,725
Office	6,333
Unit A	4,065
Unit B	2,780
Unit C	3,350
Ground	
Unit D	3,390
Unit E	2,748
Total	182,959

(Mezzanine Level 1,600)

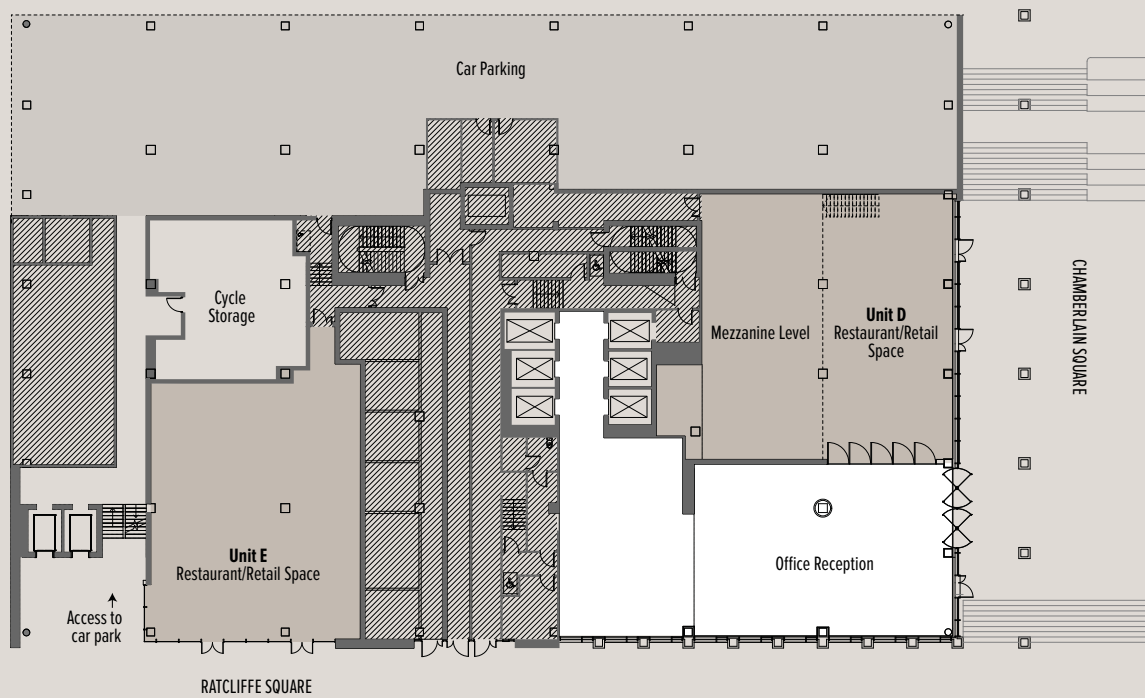
(Mezzanine Level is not installed under main contract work)

	Office space available
	Restaurant/retail units available

All measurements provided are Net Internal Areas calculated in line with RICS Code of Measuring Practise, 6th Edition (IPMS calculations are available upon request).

ENTRANCE

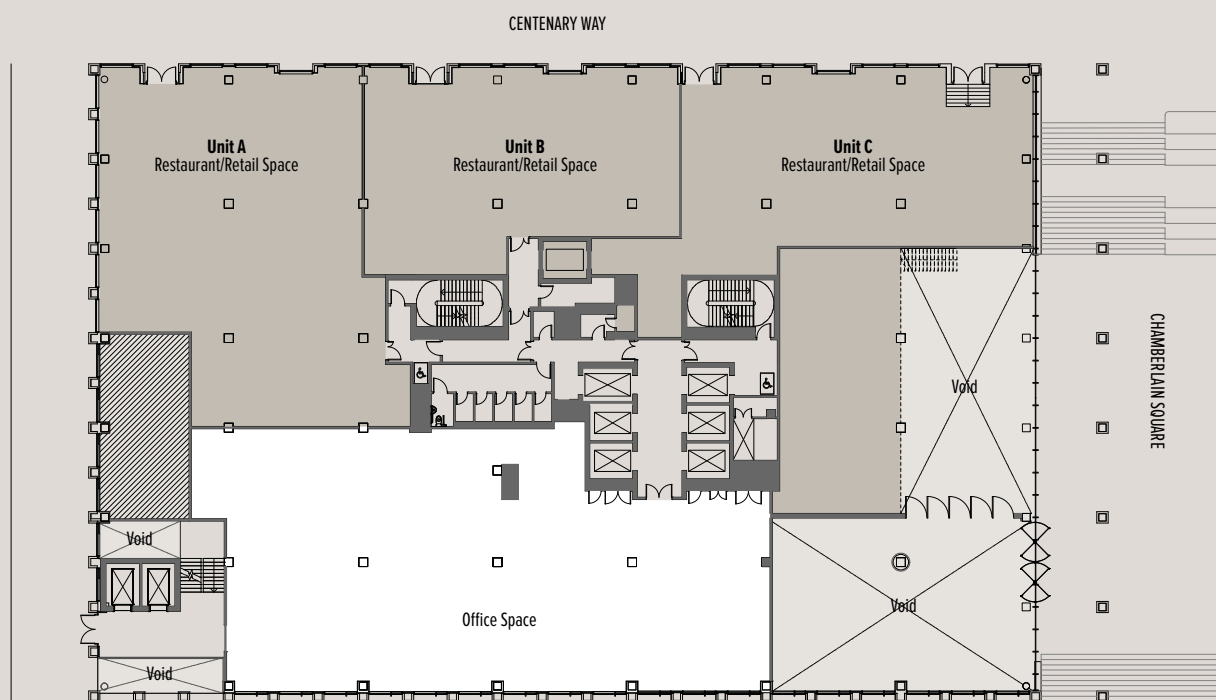
GROUND FLOOR



Ground	NIA sq ft
Unit D	3,390
Unit E	2,748
Total	6,138

Mezzanine Level 1,600
(Mezzanine Level is not installed under main contract work)

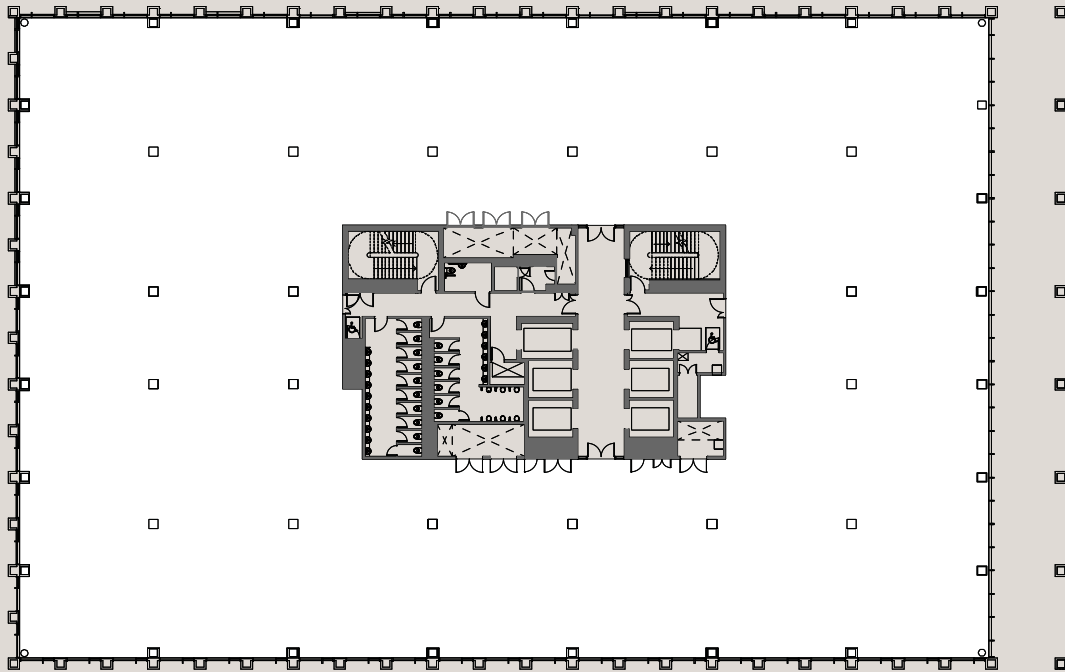
UPPER GROUND



Upper Ground	NIA sq ft
Office	6,333
Unit A	4,065
Unit B	2,780
Unit C	3,350
Total	16,528

24,120

SQ FT TYPICAL FLOOR



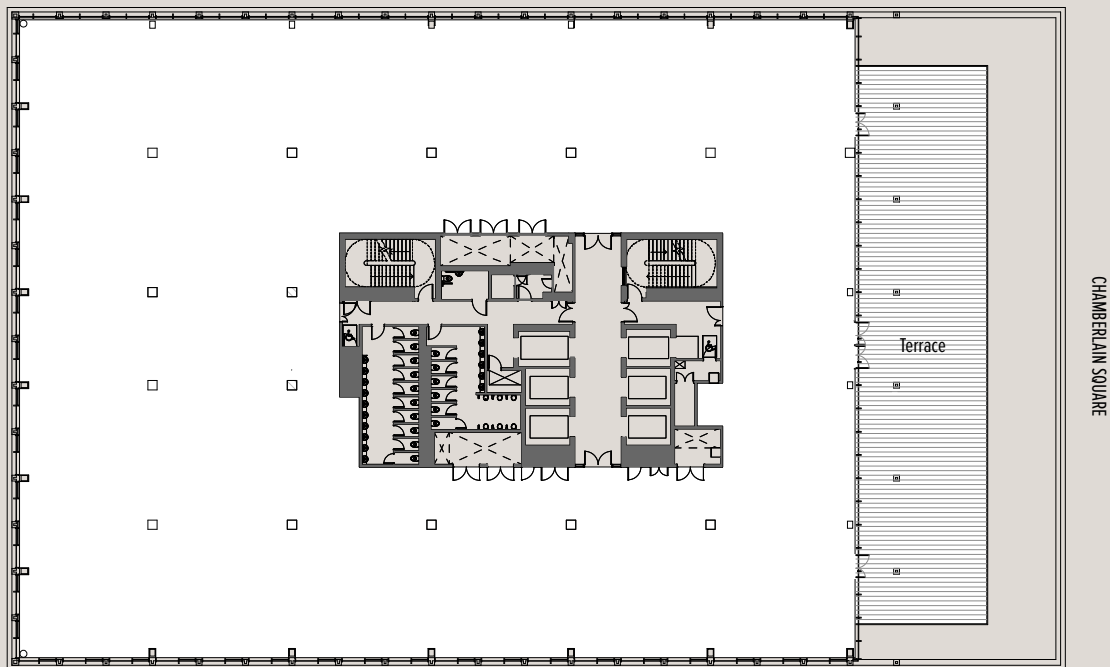
LEVELS 02-05

Floor	NIA sq ft
Level 05	24,170
Level 04	24,170
Level 03	24,170
Level 02	24,170

20,008

SQ FT UPPER FLOORS

The building steps back on the 6th floor to create a wide roof terrace from which panoramic views over the city can be enjoyed as breakout space throughout the day – or more formal corporate events.

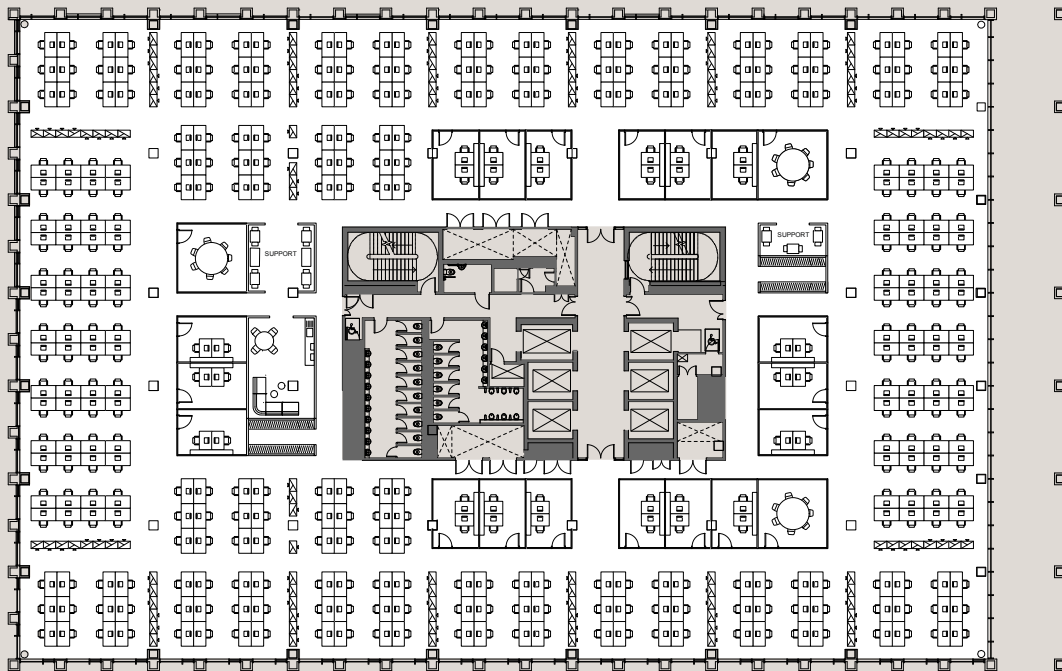


LEVELS 06 & 07

Floor	NIA sq ft
Terrace	3,200
Level 07	19,974
Level 06	19,974

1:0

SPACE PLANNING



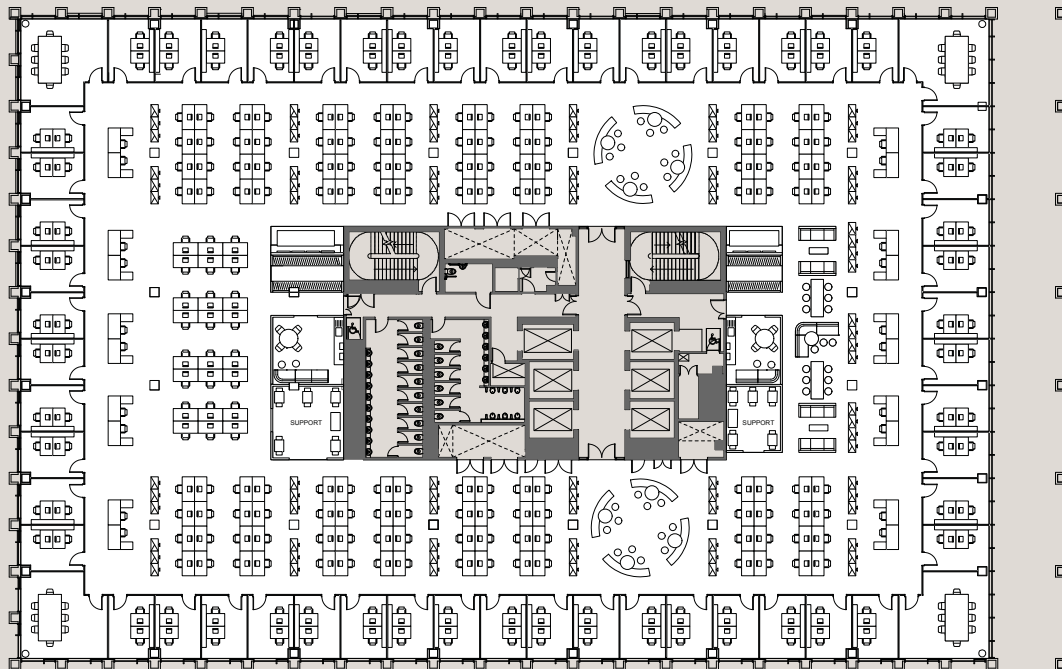
LEVELS 02-05

CORPORATE INTERNAL CELLULAR LAYOUT

Cellular Offices	18
Open Plan Workstations	262
Total Headcount	280
Ratio per Total Headcount	1:8

1:10

SPACE PLANNING



LEVELS 02-05

CORPORATE EXTERNAL CELLULAR LAYOUT

Cellular Offices	54
Open Plan Workstations	172
Total Headcount	226
Ratio per Total Headcount	1:10

A man in a dark suit stands on a rooftop terrace, looking out over a city skyline. The terrace has a glass railing and several planters with yellow flowers. In the background, a woman in a black dress is walking away, and a tall, modern building is visible. The sky is blue with some clouds. The text "VIEWS ACROSS THE CITY" is overlaid in the upper center.

VIEWS ACROSS THE CITY



Upper terrace area overlooking the city



PHASE ONE

ONE CHAMBERLAIN SQUARE
150,000 SQ FT LET TO PwC
22,000 SQ FT RETAIL & LEISURE

TWO CHAMBERLAIN SQUARE
183,000 SQ FT



1.0CM

SQ FT MIXED USE DEVELOPMENT

PHASE TWO

ONE CENTENARY WAY
280,000 SQ FT

THREE CHAMBERLAIN SQUARE
100,000 SQ FT - 140,000 SQ FT

HOTEL: ONE RATCLIFF SQUARE
250 BEDROOM



PHASE THREE

TWO CONGREVE SQUARE
150,000 SQ FT - 250,000 SQ FT

THREE CONGREVE SQUARE
120,000 SQ FT - 175,000 SQ FT

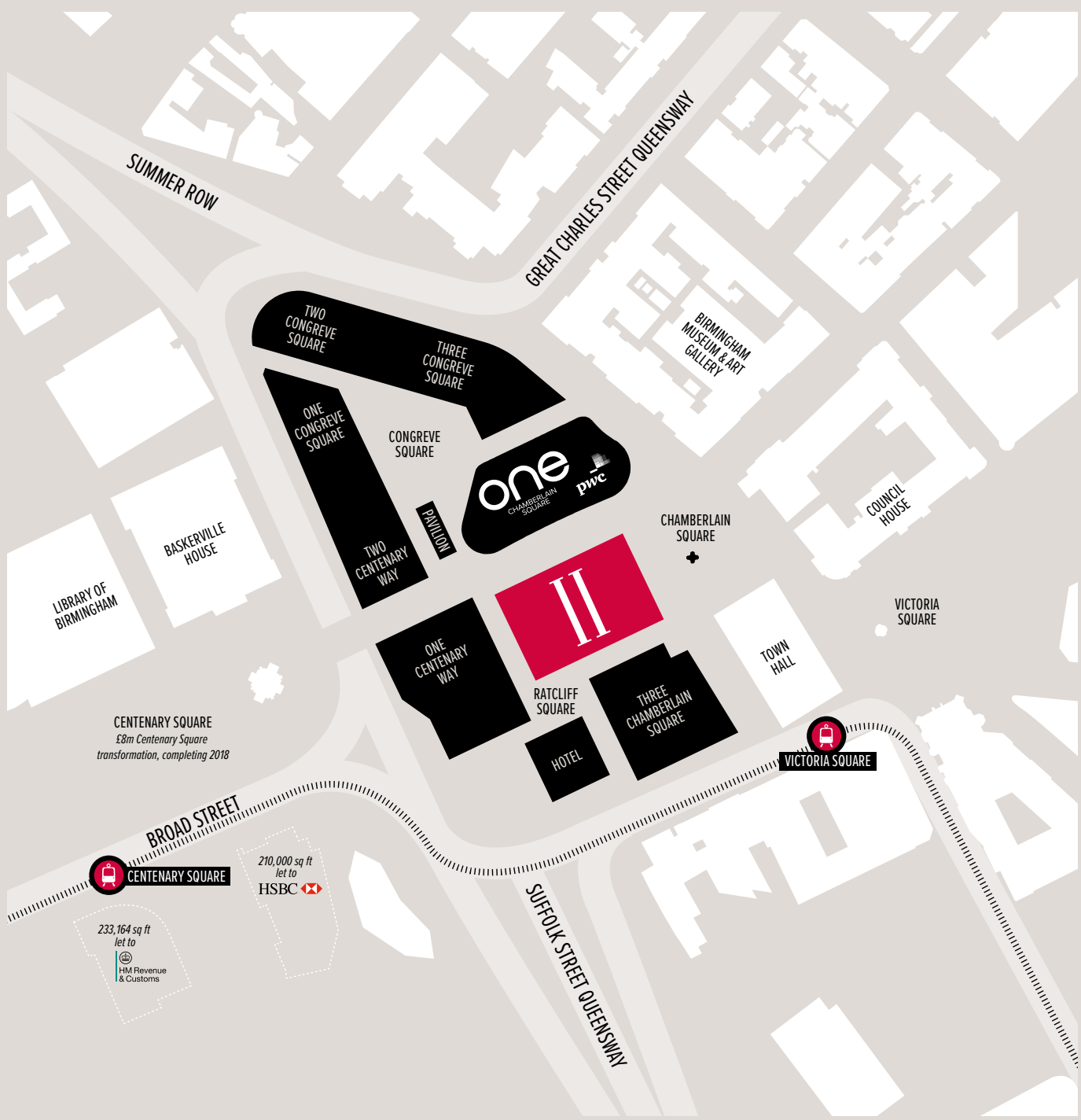
PAVILION, CENTENARY WAY
1,500 SQ FT - 3,100 SQ FT

TWO CENTENARY SQUARE
90,000 SQ FT - 105,000 SQ FT

ONE CONGREVE SQUARE
100,000 SQ FT - 165,000 SQ FT



MASTERPLAN



■ TWO CHAMBERLAIN SQUARE ■ PARADISE DEVELOPMENT ■ FUTURE METRO EXTENSION (DELIVERY AUTUMN 2019)



HISTORIC

CIVIC CENTRE OF BIRMINGHAM

— ◆ —

Paradise stands within one of the greatest collections of Grade I and Grade II Listed Victorian buildings in the UK – and Two Chamberlain Square is in a prime position to enjoy it.

Directly overlooking the Town Hall, Council House and Birmingham Museum and Art Gallery, the building opens onto the refurbished Chamberlain Square – one of the city's finest public spaces.





Chamberlain Square transformation at the heart of Paradise



AN UNRIVALLED SETTING

As well as overlooking beautiful listed buildings, Two Chamberlain Square sits between Victoria and Centenary Squares.

Paradise is centrally located on the city's main pedestrian thoroughfares, connecting the city from North to South, as well as East to West and linking the Central Business District with the Convention and Jewellery Quarters.

The International Convention Centre, Symphony Hall, Rep Theatre and Arena Birmingham, together with Brindleyplace, Bullring and Grand Central are only a short walk away and High Speed 2 and Edgbaston soon a short tram ride away.





View across Chamberlain Square

CITY LIFE ON THE DOORSTEP

Paradise is more than just a place to work, it is a vibrant new destination with a mix of new venues for the city.

With restaurants spilling out onto Centenary Way, a new pedestrian boulevard for the city, Paradise is creating a place to enjoy and relax - a place that combines every element of contemporary living - morning, afternoon, evening and night.





Ground floor uses in One & Two Chamberlain Square on Centenary Way



HEART OF THE CITY CENTRE



Birmingham is situated at the heart of the country and Paradise is located in the physical and historical heart of Birmingham.

Positioned within the city's Central Business District, Paradise boasts unrivalled connections, with its own metro stop and within just a few minutes' walk of the newly developed New Street Station, the UK's busiest train hub.





72

MINUTES TO LONDON

train journey – 49 minutes from 2026
when HS2 Phase One opens

90%

OF THE UK MARKET

within 4 hours travel time and access to 400m
people across Europe by road, rail and air

£127M

METRO EXTENSION

Further extension opening in 2019 from
New Street to Centenary Square

TOP UK CITY

*For investment prospects 2017
Emerging Trends in Real Estate
Europe (ULI & PwC)*

Birmingham is experiencing an increasing global reputation as a leading business destination. With the highest concentration of businesses outside London, Birmingham is attracting investment from some of the world's largest organisations including HSBC, which is set to open its UK ring-fenced bank headquarters in Summer 2018.

 Snow Hill
Station

St Philip's
Place

Council
House



Birmingham
Museum & Art Gallery

Victoria
Square

Town
Hall

Bullring
Shopping
Centre

 New Street
Station

HSBC  **UK**
210,000 sq ft let to HSBC

HM Revenue
& Customs
233,164 sq ft let to HMRC

Mailbox

Paradise

Library of Birmingham

Grand Central

Centenary Square

BIRMINGHAM WELCOMED A RECORD

38.1
MILLION
VISITORS

in 2015 for business and leisure





37,000
COMPANIES IN THE CITY AND NEARLY
500,000
EMPLOYEES

*The highest concentration of
any city outside of London*

With a regional economy worth £115 billion and ranked as the most entrepreneurial UK city outside London, Birmingham is the only city in Europe to be named a 'Location of the Future' by Site Selection. The city is also the preferred location for professionals relocating from London.



Colmore Row



Mailbox



St Philip's Place



Brindleyplace



International Convention Centre



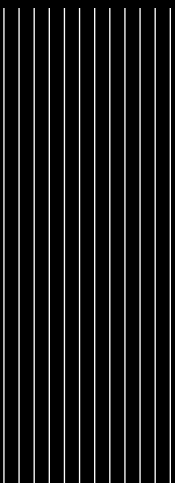
RANKED NO.1

FOR QUALITY OF LIFE
OF ANY UK CITY OUTSIDE THE CAPITAL

(Mercer 2015)



Renowned for its quality of life, Birmingham is one of the youngest and most diverse cities in Europe with a burgeoning mix of cultural, culinary and retail attractions. It is the most popular UK conference and event destination outside London.





Bullring Shopping Centre



Library of Birmingham



Symphony Hall

WOL

SPECIFICATION

TOTAL NIA

182,959

OCCUPANCY

Workplace density (NIA per workspace)	8m2
Means of escape (NIA per person)	Building Regulations 6m2

MAX PLAN DEPTH

Window to core	9 m - 21 m
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CEILING HEIGHT (finished floor to underside of ceiling)

Typical (office)	2.775 m (developer spec)
Ground (retail)	4,775 (u.s.s)
Upper Ground	4.050 m
Basement	2,200 m

GRIDS

Planning grid	1.5 m x 1.5 m
Column grid	9 m x 9 m

TOILET PROVISION

NIA per person (60%/60% split)	8m2
Utilisation factor	80%
Unisex disabled WC	1 per floor

LIFTS

6x (24 person) passenger lifts, one of which will act as office goods lift

LIFT PERFORMANCE REQUIREMENTS

Car loading	80% by mass
Waiting time (up-peak)	<25 s
Waiting time (two-way lunchtime)	<40 s
Handling capacity (up-peak)	17% pop. per 5mins
Handling capacity (two-way lunchtime)	13% pop. per 5mins (developer spec)
Lift occupancy density	1 person per 10m2

RAISED FLOORS

Typical flooring	150 mm raised access floor
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STRUCTURAL LOADING

Basement	15.0 kN/m2
Ground (car parking)	2.5 kN/m2
Podium (Upper Ground)	5.0 kN/m2 retail / 4.0+1.0 kN/m2 office
Level 1 - 7	3.5+1 kN/m2 office + 5% @ 7.5
Level 8 Plantroom	7.5 kN/m2
Terrace (office users access)	5.0 kN/m2
Terrace (maintenance access)	0.75 kN/m2 (loading drawing)

SUPERIMPOSED DEAD LOAD

Office floor SDL (ceilings / services/ raised floor)	1 kN/m2 (developer spec)
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SMALL POWER

On floor distribution (based on 1 workspace per 8m2)
underfloor plugin busbar or gromets

Electrical load allowance	Small power 25W/m2
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LIGHTING

Average maintained luminance	300 lux to BCO requirements
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Task uniformity	> 0.7
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Lighting energy use	Distribution allowance of 12W/m2
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COMFORT

Airtightness	3m3/h/m2 target
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Outdoor air	12l/s per person @ 100% occupation
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Occupancy	1 person per 8m2
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AIR CONDITIONED SPACE

Summer	22 +/-2 °C
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Winter	22+/-2 °C (developer spec)
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NOISE (Internal noise levels)

Reception/entrance	NR 35-40
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Open plan office	NR 35-38
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Toilets	less than or equal to 40 (developer spec)
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Circulation	less than or equal to 40
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SUSTAINABILITY

BREEAM (2014) rating for new / refurbished offices	Shell & Core Excellent
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CONTACT

FOR FURTHER INFORMATION

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