

12,613 SQ FT AVAILABLE ON THE 8TH FLOOR



PROFILE & OPPORTUNITY

Two Snowhill is one of Birmingham's landmark buildings offering the very best modern working environment.

The opportunity to lease 12,613 sq ft on the 8th floor provides the optimum combination of superb architecture and an inspirational working environment set within a well-established business location.

At Two Snowhill, you're in good company. Current neighbours include Gowling, WLG Quilter Cheviot, BDO LLP and HS2.

- Grade A building
- Flexible lease terms
- Situated at the heart of Birmingham's business district with views across the city
- BREEAM Excellent accommodation
- Secure basement parking
- Close proximity to major transport links
- Easy access to the city's local amenities



SPACE & FLEXIBILITY



Accommodation on the 8th floor offers 12,613 sq ft of Grade A, flexible office space.

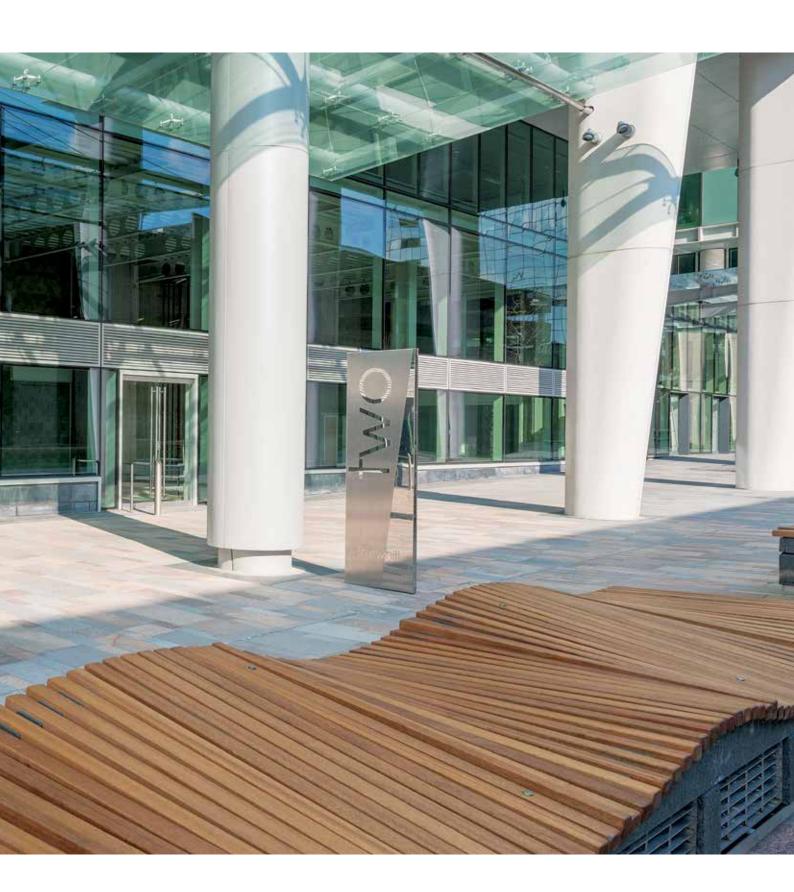
Businesses will benefit from a central core area, high quality connectivity and stylish male and female WC facilities. The space has been designed to provide occupiers with an inspirational working environment, with an abundance of natural light.

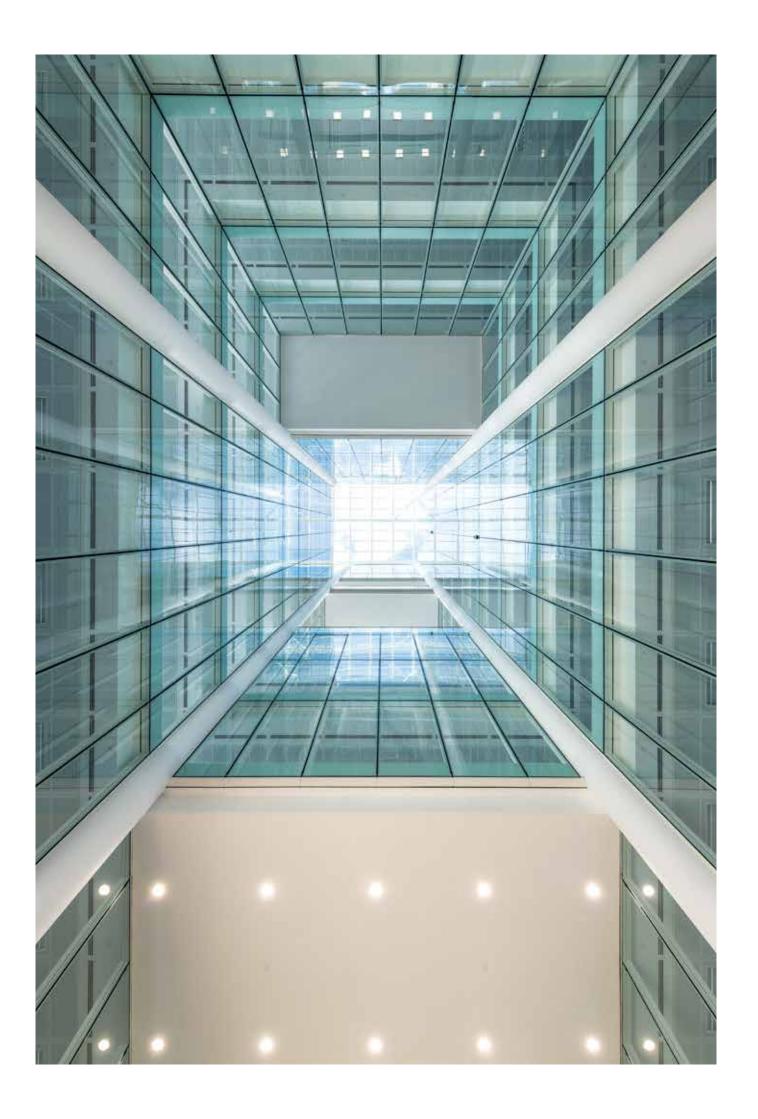


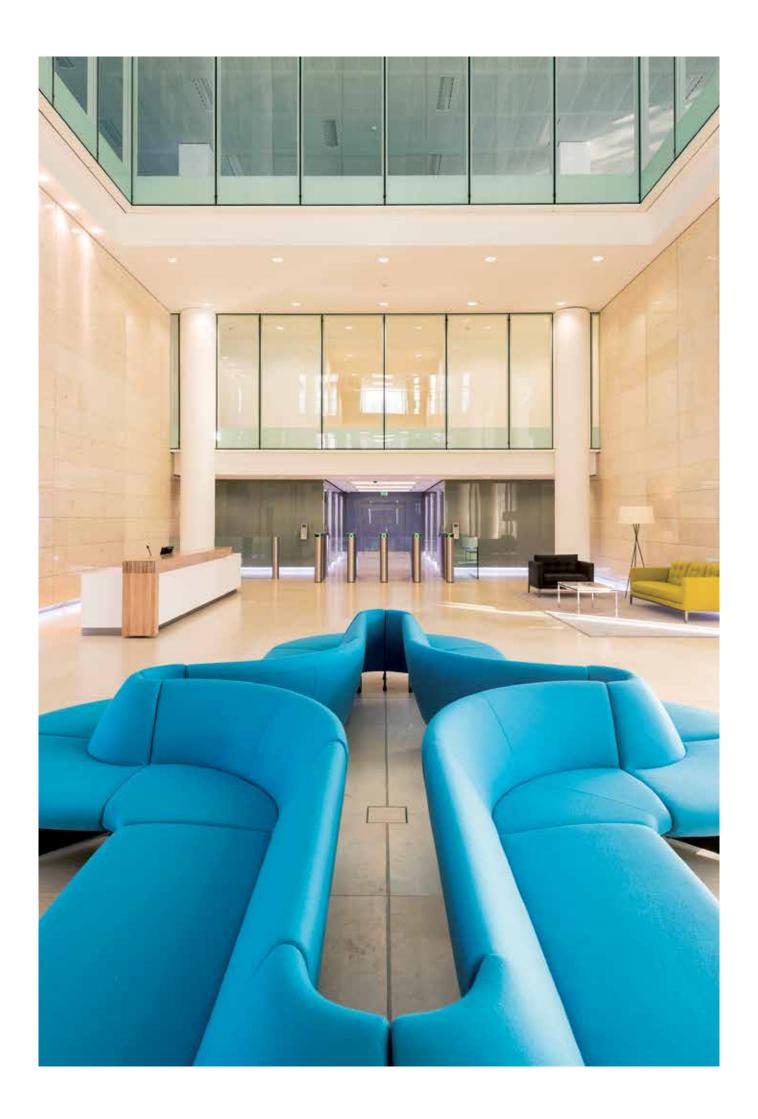


Two Snowhill's BREEAM Excellent Grade A office accommodation has strengthened its reputation as one of the most sought after business destinations in Birmingham.

With a spectacular steel frame construction, Two Snowhill has fully glazed articulated facades sitting above one of the largest and most impressive atria in the city. The building boasts access from both sides creating impressive arrival zones which lead to modern, well-appointed and dedicated reception areas which are guaranteed to leave a lasting impression on visitors.

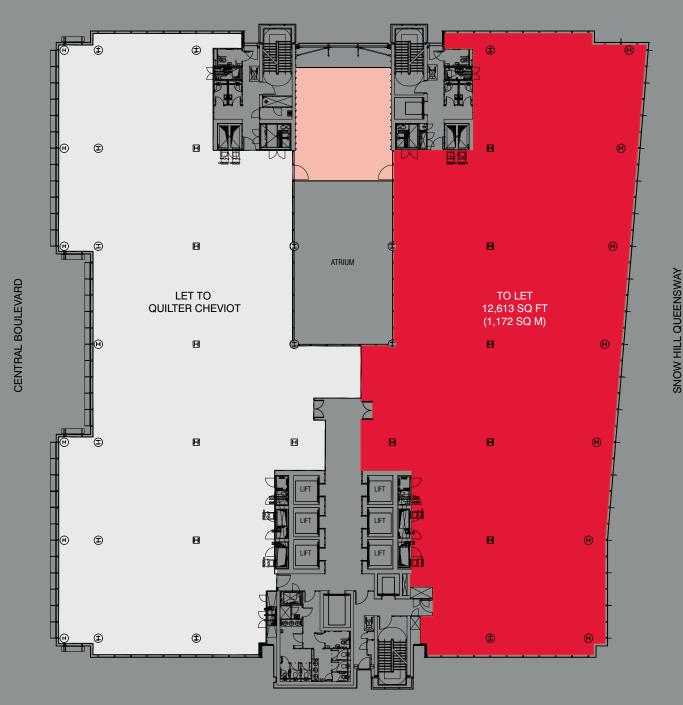






FLOOR 8

Office Space: 12,613 sq ft 1,172 sq m



SPECIFICATION & SERVICES

Two Snowhill has been designed to the most exacting of standards.

The Grade A specification includes:

- Dedicated reception area on the ground floor for floors 7 - 14
- Sophisticated BMS control system
- 24 hour building security and access
- Six 21-person passenger lifts serving floor levels 7 14
- Fan coil air conditioning with perimeter trench heating
- 150 mm raised access floors throughout
- Suspended perforated metal ceilings

- LG7 lighting
- Floor to ceiling height of 2.8 metres
- Solar control glazing, solar shading and window blinds
- · Stylish male and female individual WC facilities on each floor
- BREEAM Excellent
- EPC B rating
- 1:2,500 sq ft basement car parking allocation
- · Basement showers/changing rooms and shared lockers



















PRIME & CENTRAL

With its striking architecture and an abundance of natural light through fully glazed articulated facades, Two Snowhill provides occupiers with a visually dynamic, highly flexible office environment.

Located in the heart of the Colmore Business District, the prestigious development offers premium Grade A accommodation and is an ideal base from which to experience the vibrancy of the city centre and the energy of its business community.

Two Snowhill has an optimum position, just off Colmore Row, and the landmark building has been designed to meet the needs of modern working, with an unrivalled experience for occupiers.

- Midland Metro
- 2. Snow Hill Station
- 3. Colmore Row
- 4. St. Philip's Cathedral Place
- 5. New Street Station
- 6. Victoria Square
- Paradise





PRESENT & FUTURE

Snowhill development is fast becoming Birmingham's most sought-after business address.

ONE SNOWHILL

Building One provides a total of 250,000 sq ft of BREEAM Excellent, Grade A office accommodation and is home to Barclays Bank PLC, KPMG LLP and DWF.

2 TWO SNOWHILL

Designed by architects Sidell Gibson as the sister to One Snowhill, Two Snowhill offers prime office accommodation over 14 storeys. Accommodation at the 350,000 sq ft building sits above one of the largest and most impressive office foyers in Birmingham, overlooking the Central Boulevard and new public open spaces.

3 THREE SNOWHILL

The final phase of the Snowhill development provides a 17 storey, 420,000 sq ft office building and leisure and retail space.

4 PUBLIC SPACE

The largest 'living wall' in Europe creates an eye catching feature at the entrance to Two Snowhill. The 220 m long wall is garlanded with 600 sq m of plants and decorative perforated aluminium panels.

RETAIL

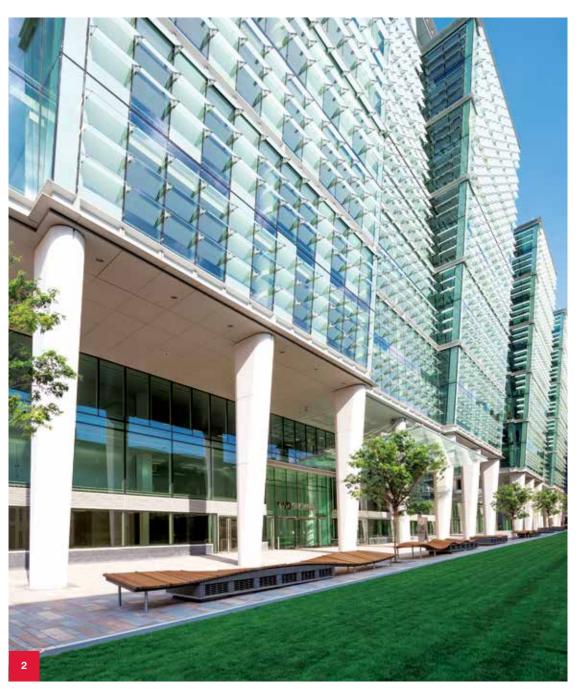
The retail provision at Snowhill has been designed to serve the business community and create a vibrant and attractive destination. A range of cafés, restaurants and shops bring life to the plaza for occupiers, as a place to relax and for informal meetings in attractive surroundings.

















NETWORK & BUSINESSES

Being well connected makes Two Snowhill an ideal business location and a development that is highly desirable. Its position adjacent to Birmingham Snow Hill station and within a ten minute walk of Birmingham New Street station is exceptional and occupiers will benefit from quality bus links, as well as close proximity to the region's motorway network.

The extension to the Midland Metro enhances connectivity throughout the city, with the first phase between Snow Hill and New Street stations operational. Future phases will see the route extended to Victoria Square and then on to Broad Street to the west, and Digbeth and Eastside, creating a fast and convenient public transit system.



National Rail times from Birmingham

London	1 hour	23 mins
Glasgow	3 hours	56 mins
Manchester	1 hour	27 mins
Leeds	1 hour	52 mins
Newcastle	3 hours	12 mins
Bristol	1 hour	23 mins

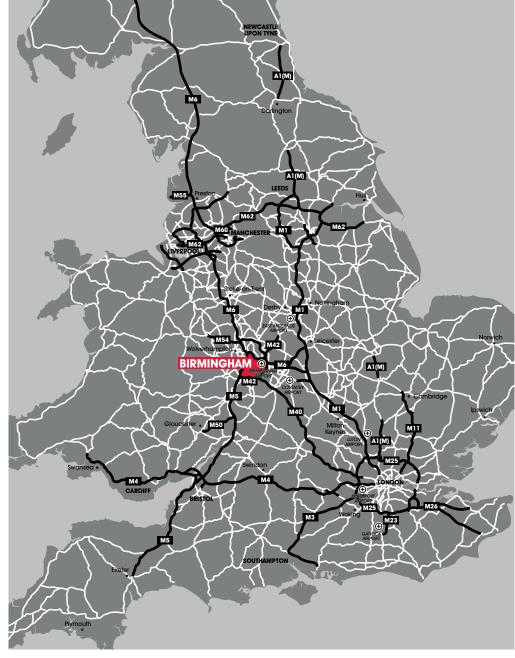
Travel distances from Birmingham

London	119 miles
Glasgow	291 miles
Manchester	87 miles
Leeds	118 miles
Newcastle	207 miles
Bristol	87 miles

Flight times from Birmingham Airport

Dubai	7 hours	51 mins
Zurich	1 hour	50 mins
Frankfurt	1 hour	30 mins
Edinburgh	1 hour	15 mins
Paris	1 hour	15 mins

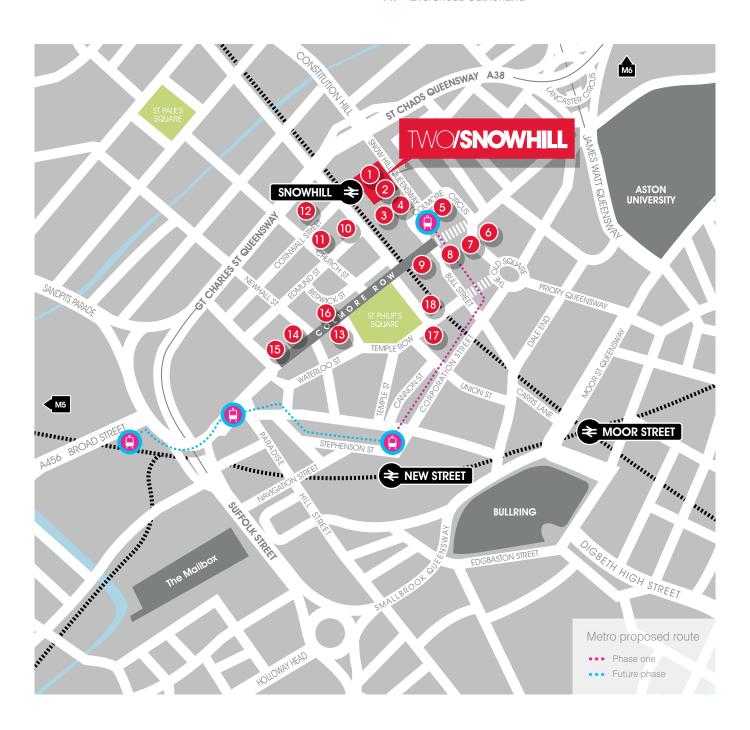




Key Occupiers

- 1. Gowling WLG
- 2. Quilter Cheviot
- 3. KPMG LLP
- 4. Barclays Bank PLC
- 5. Wesleyan

- 6. Handelsbanken
- **7**. EY
- 8. SGH Martineau
- 9. RSA
- 10. Direct Line Group
- 11. Coutts & Co / Mazars / Hymans Robertson and Liberty Mutual
- **12.** PwC
- 13. Mills & Reeve
- 14. Eversheds Sutherland
- 15. Lloyds Banking Group
- 16. Pinsent Masons
- 17. AXA / Baker Tilly
- 18. RBS





Two Snowhill is located in the heart of the Colmore Business District, with easy access to the city's extensive shopping and many high quality cafés, restaurants and bars.

Birmingham's main retail offer is in easy reach, with Bullring and The Mailbox being just a short walk away.

- 1. Gaucho
- 2. Great Western Arcade
- 3. The Alchemist
- 4. Bar Opus
- 5. Gusto
- 6. St Philip's Cathedral Place
- 7. Opus Restaurant
- 8. The lvy
- 9. Colmore Row

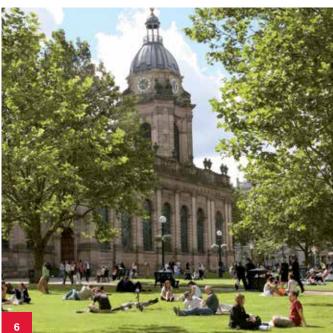




















David Tonks

david.tonks@cushwake.com

Andy Berry

andrew.j.berry@cushwake.com

Cushman & Wakefield LLP, as agents for the vendor and for themselves, give notice that: (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Cushman & Wakefield LLP or their servants. It is for the Purchaser to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact; (3) The Vendor does not make or give and neither Cushman & Wakefield LLP nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property. (4) In the event of any inconsistency between these Particulars and the Conditions of Sale, the latter shall prevail. (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. Note: Cushman & Wakefield LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land air or water contamination. The purchaser is responsible for making his own enquires in this regard. October 2019.

Designed and produced by Core. www.core-marketing.co.uk Telephone. 0121 232 5000.