

McLaren ●



bruntwood

Mclaren ●

As one of Birmingham's tallest buildings, Mclaren is an instantly recognisable feature of the city skyline.

Originally built as the headquarters of HSBC in 1973, it has undergone a dramatic refurbishment in recent years. With over £7.5m invested in its external facade and its internal spaces and facilities, the building has been transformed into a contemporary business destination.

Currently situated on the edge of the city's core business district, Mclaren is within a 5-minute walking distance of Birmingham's busy New Street transport interchange, as well as the rail stations at Moor Street and Snow Hill. In addition, the city's shopping, leisure and cultural amenities are close at hand, plus easy access onto the Aston Expressway and then onto the wider motorway network, puts the NEC and Birmingham Airport both within a 20-minute drive.

Mclaren is set to become even more central to Birmingham's business life with the major regeneration plans and massive investment being made in the surrounding area. This includes plans for a new £600m mixed-use development scheme, the new Eastside City Park and the proposed new High Speed 2 rail interchange that is being developed right on the doorstep.

Already, Mclaren's position adjacent to the city's Crown, Magistrate and Family courts has made it very popular with legal and professional practices, as has its competitive rents and business rates. So if you're looking for the right Birmingham location for your business, it's well worth making Mclaren top of your list.



 2011

YEAR OF REDEVELOPMENT

 £7.5m

AMOUNT INVESTED IN MCLAREN'S REDEVELOPMENT



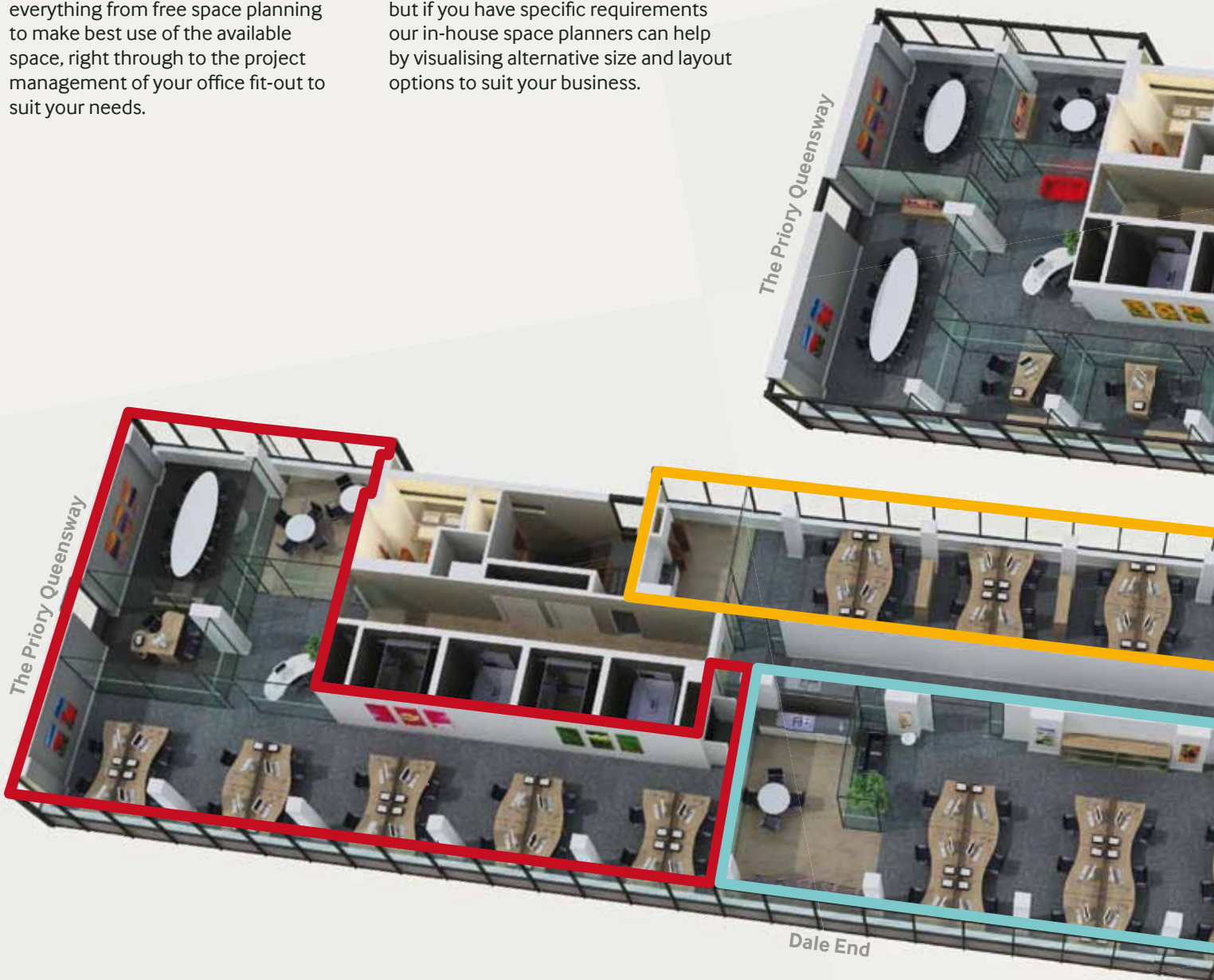
An impressive reception space

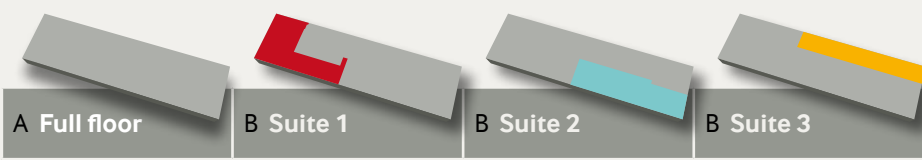
Creating the right space for your business

Whether you require a full office floor or a bespoke office suite, McLaren has the space and flexibility to create the right working environment for your business.

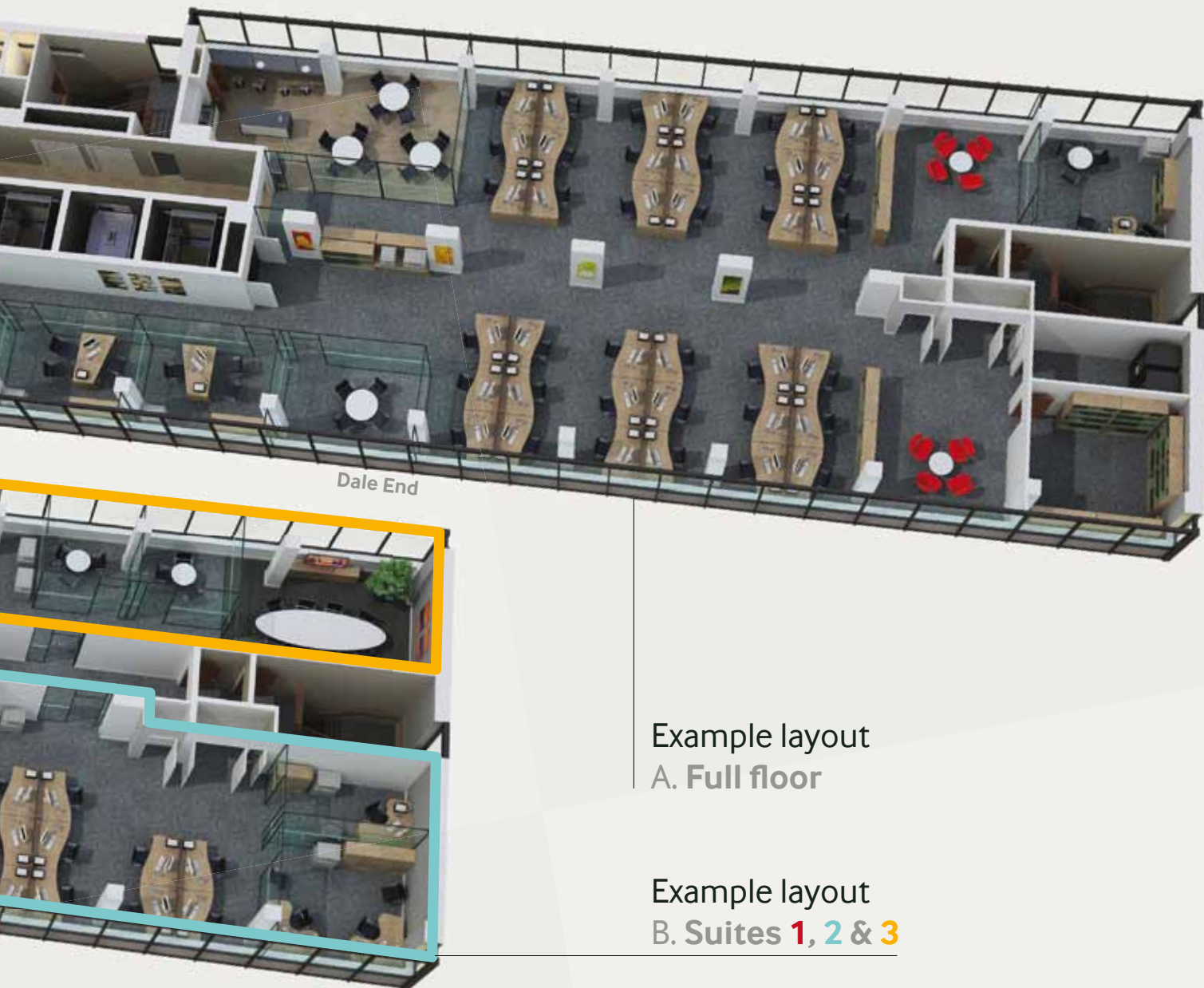
At Bruntwood, we understand the impact your surroundings can have on both the culture and productivity of your business, so we are committed to doing everything we can to make your office just right for you. We can help you with everything from free space planning to make best use of the available space, right through to the project management of your office fit-out to suit your needs.

The example layouts shown here demonstrate how a part and full floor office suite at McLaren can be organised to create an effective working environment. These are just an indicative way of dividing up the floor space, but if you have specific requirements our in-house space planners can help by visualising alternative size and layout options to suit your business.





	A Full floor	B Suite 1	B Suite 2	B Suite 3
WORK STATIONS	36	20	22	12
DEDICATED OFFICES	5	1	2	–
DEDICATED MEETING ROOMS	4	2	–	3
RECEPTIONS	1	1	1	–
KITCHENS/BREAKOUT AREAS	3	1	1	1
STORAGE ROOMS	1	–	–	–
TOTAL AREA IN SQ FT	5,750	1,660	1,864	1,485



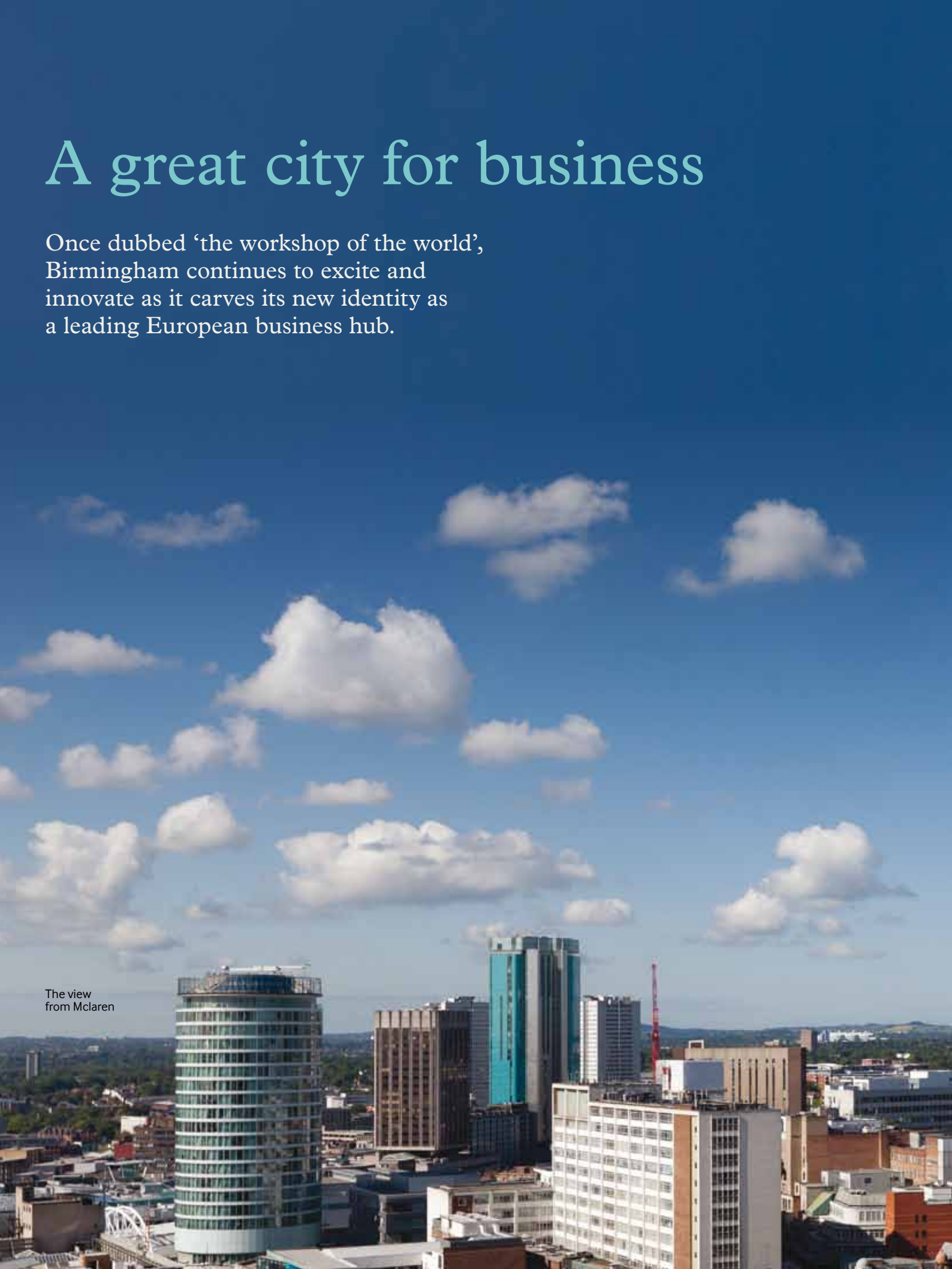
Example layout
A. Full floor

Example layout
B. Suites 1, 2 & 3

A great city for business

Once dubbed ‘the workshop of the world’, Birmingham continues to excite and innovate as it carves its new identity as a leading European business hub.

The view
from McLaren

An aerial photograph of the Birmingham city skyline. The sky is a vibrant blue with several fluffy white clouds. In the foreground, a prominent cylindrical glass skyscraper stands out. To its right, a tall, teal-colored tower is visible. The rest of the city is a mix of various building heights and styles, including a large white and brown building in the lower right. The overall scene is bright and clear, suggesting a sunny day.

Its £94bn economy makes the Birmingham city region one of the major engines of UK growth outside of London, with over 98% of the UK's entire business and consumer marketplace within a four hour drive time. With a clear eye on the future, the city has in excess of £13.2bn worth of investment planned over the next 10 years, with over £10.5bn worth of investment planned or underway in the city centre alone. Having the youngest and most diverse population of any major city in the country has given Birmingham a new edge and impetus, along with an open, thriving business community that is keen to collaborate and believes that anything is possible.

Birmingham's dynamism and sense of potential is what attracted us to bring the Bruntwood way of doing business to the city. As one of the UK's leading regional property companies, our business model is based on providing the right properties to help businesses of all shapes and sizes make their way up the ladder of success, because we firmly believe that our success relies on the success of our customers.

What we see in Birmingham is a place where determined and energetic individuals and businesses are encouraged and nurtured; a place where research and innovation is driving economic growth; a place where ever-more sophisticated transport links are making the city increasingly attractive as an alternative business location to the capital.

“Birmingham’s dynamism and sense of potential is what attracted us to bring the Bruntwood way of doing business to the city.”

We see Birmingham as an ideal location for our business's future growth and development. This introduction to our commercial office offering at McLaren will hopefully convince you to make us the ideal property partner for your business's future development too.





116,000

TOTAL SQ FT OF OFFICE SPACE

A typical office suite

Room to grow

The £7.5m investment in the refurbishment of McLaren has created high-specification, flexible office space with some of the best panoramic views of the city available from its upper floors.

With floor plates of 5,750 sq ft, and small suites starting from 300 sq ft, McLaren has the right space for a variety of different businesses. And should your needs change over time, we can flex to suit, helping you to amend or extend your lease as appropriate.



Suite specifications include:

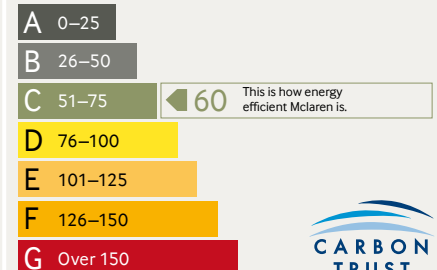
- Open-plan suites
- Recently-installed VRF air conditioning system
- LG7-compliant lighting with daylight dimming system
- 3-part perimeter trunking
- 360° panoramic views across the city

Building amenities include:

- On-site customer service team
- On-site car parking available
- 24-hour secure building access
- Secure bicycle storage
- Shower facilities
- DDA-compliant access
- Four 16-person lifts
- Separate 8-person meeting room

Energy Performance Asset Rating

MOST ENERGY EFFICIENT



LEAST ENERGY EFFICIENT



5,750

SPACE PER FLOOR (SQ FT)



300-30,000

RANGE OF SIZES OF OFFICE SUITES AVAILABLE (SQ FT)

Be a customer, not a tenant

At Bruntwood, we don't see ourselves as a landlord but rather as your property partner, making sure that your choice of premises adds the best possible benefit to the way your business works.



We develop, let and manage all our buildings ourselves, allowing us to seamlessly control the whole experience and make sure it meets your expectations at every stage. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and the top quality customer service we strive to deliver.



Flexibility as standard

We understand how a business's needs can grow and change, so we take a very flexible approach to the deal we make with you. So, should your needs change over time, we're more than happy to work with you to restructure your existing lease to enable you to move into different premises either within the same building or anywhere else in our portfolio of buildings.

A focus on service

We deliberately choose to operate all our properties ourselves because by doing so we can ensure that the quality of the service we provide meets our own rigorous high standards.

It is this reputation for exemplary customer service that has contributed to making our customer retention rate more than twice the national average.



Peace of mind

We understand that your business is your number one priority, so the last thing you need is for issues about your premises to get in the way. Operating and maintaining our buildings to a consistently high standard means better facilities and less disruption for our customers, because our overriding aim is to let you get on with the business of running your business.

Making your life easier

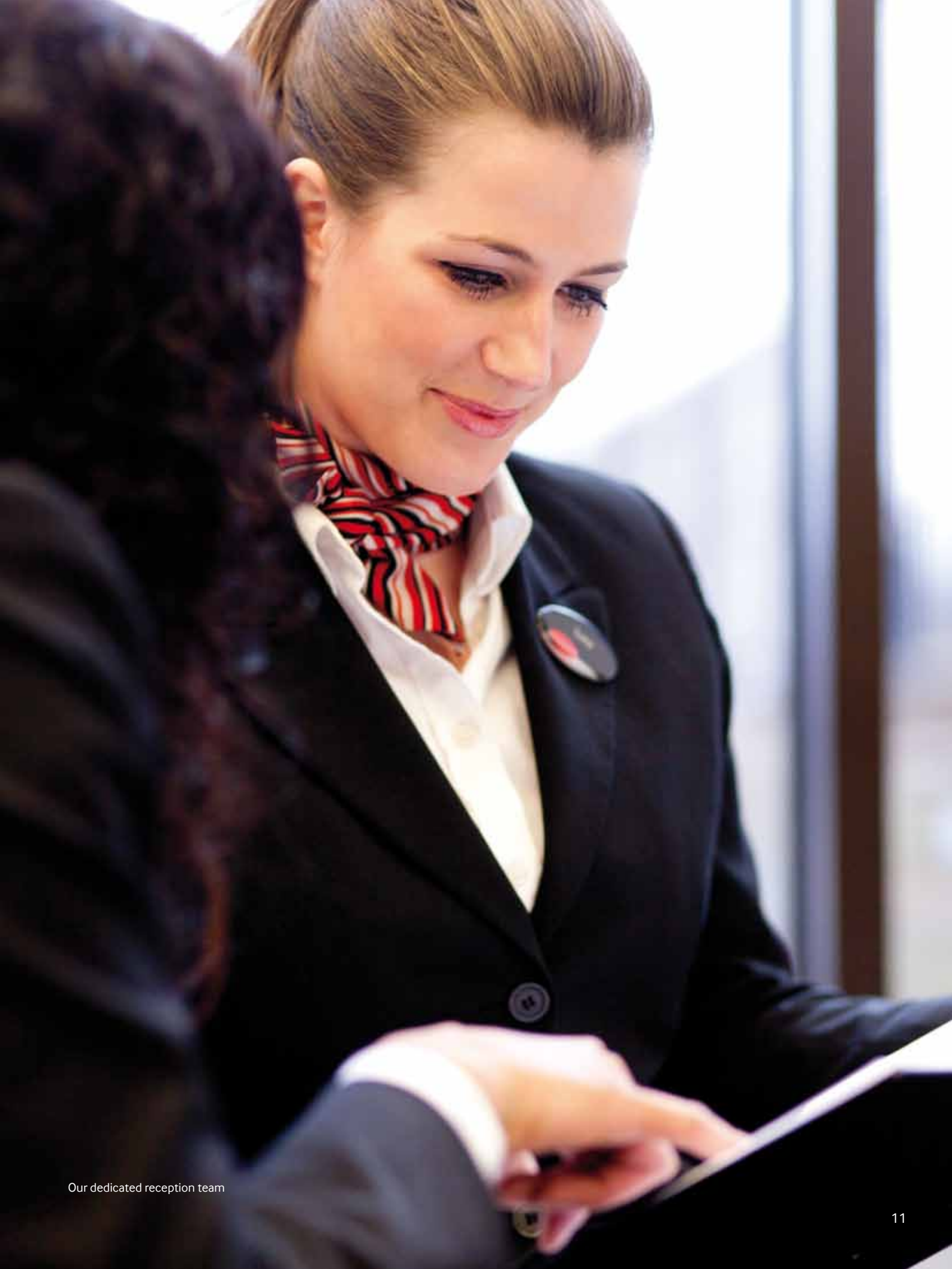
Moving office can be an extremely stressful undertaking, but we'll be on hand to work with you at every point in the process of choosing, leasing, setting-up and moving into your new office accommodation, minimising downtime and helping to make your move as hassle-free as possible.



HOW WE OUTPERFORM THE NATIONAL AVERAGE FOR CUSTOMER RETENTION



NUMBER OF BUILDING-BASED CUSTOMER SERVICE STAFF



Our dedicated reception team

In good company

Caroline Johnson

Assistant Branch Secretary,
Unison

Customer at McLaren since 2010

After five years in temporary accommodation whilst they looked for just the right premises, the Birmingham branch of Unison finally moved into McLaren in October 2010.

“We really struggled to find the right space to fit our requirements,” explains Caroline Johnson, Assistant Branch Secretary. “We needed space with the possibility to expand when we needed more room, which was really hard to find. It was also really important to us to have an open plan space because we wanted to actively encourage people to work across teams and operate more collaboratively.”

The quality of the accommodation and the atmosphere of the building were also key factors in Unison’s decision to move to McLaren. “We’ve never worked in such a fantastic environment before – we feel like we live in the sky!” says Caroline.

“Plus Bruntwood have really helped us to achieve a greater sense of community for our organisation – the staff here make you feel so at home the minute you walk through the door. We’ve been so impressed with the level of service as well. There’s just no comparison to the service we got in our last building – Bruntwood is just in a different league.”



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Richard Langton
Senior Partner,
Russell Jones & Walker
Solicitors

Customer at McLaren since 2006

A leading national firm of solicitors, Russell Jones & Walker has a network of offices across England and Wales. The company moved their Birmingham office to McLaren in 2006, and have just expanded their space with an additional lease for the 20th floor of the building.

According to Senior Partner, Richard Langton, McLaren's location was a key factor in the decision. "The whole of the Eastside of Birmingham is going to see significant regeneration and investment in the future," explains Richard, "The redevelopment of some key plots is already underway and with the added potential benefits of High Speed 2, it makes it a very exciting area to be in."

The standard of McLaren's refurbishment also made an impact on Richard and

"Bruntwood... never let us down in terms of delivering what we've asked for – they always deliver what they promise."

his team. "The building has been really smartened up, both inside and outside – it's very professional and reflects the impression we want to give to our own clients."

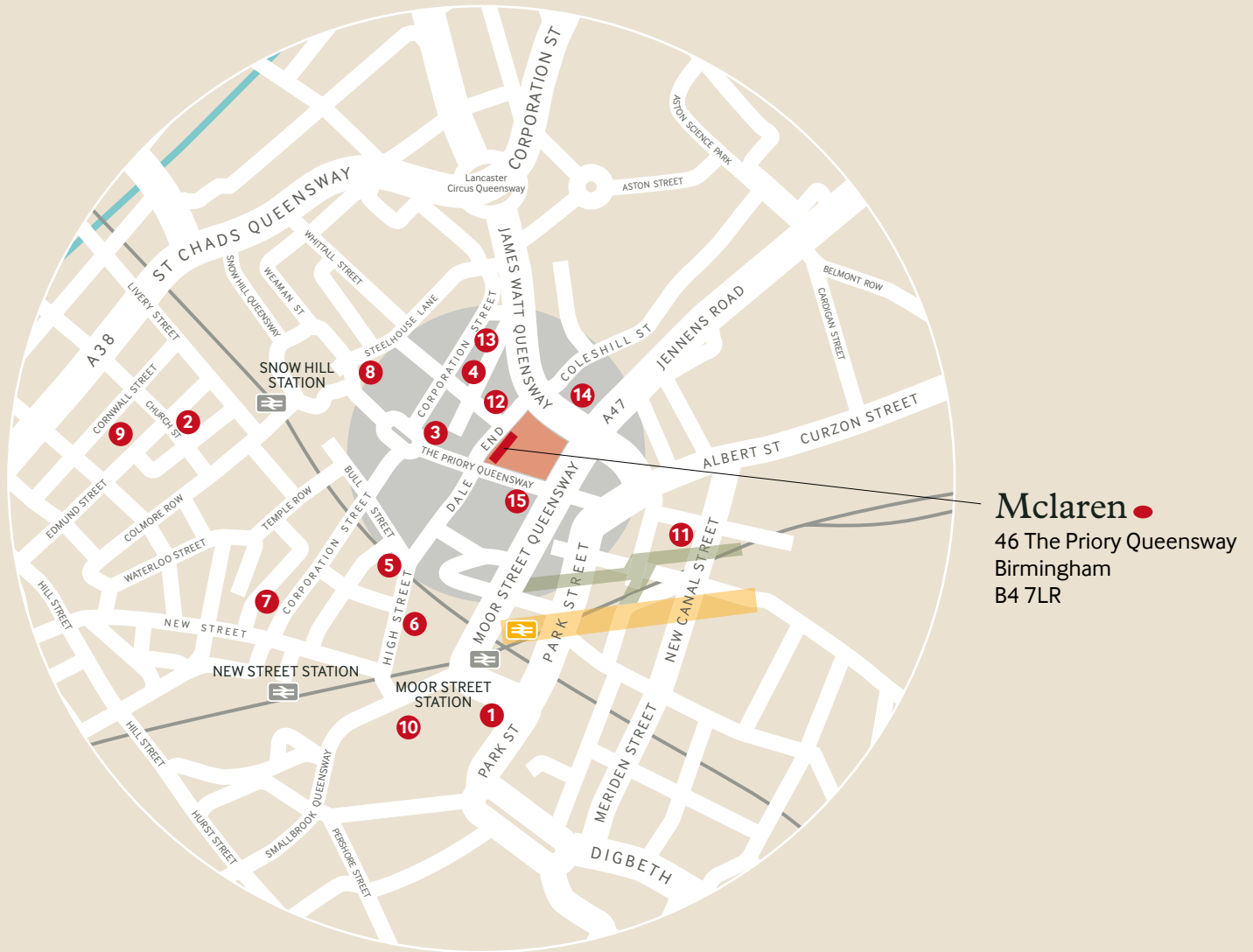
He adds "The one thing you can say is that you can always trust Bruntwood. They've never let us down in terms of delivering what we've asked for – they always deliver what they promise."

Location & amenities

Travelling by road, rail or air to and from Birmingham is straightforward. The city is conveniently central to a broad network of motorways and railways and London is a 90-minute journey by train or approximately two hours' drive.

Birmingham International Airport can connect you to around 60 direct destinations worldwide, and is one of Britain's fastest growing airports, handling more than 9.3 million passengers annually.

Birmingham is also one of the proposed locations for the first stage of the planned High Speed 2 rail infrastructure investment between London and the rest of the UK. Once completed, High Speed 2 will cut the rail journey time from Birmingham to London to under 50 minutes.



McLaren ●
46 The Priory Queensway
Birmingham
B4 7LR

Local amenities in the vicinity

- | | | |
|-------------------------|------------------------------------|----------------------|
| 1 Selfridges | 6 Marks & Spencer | 11 Millennium Point |
| 2 Hotel du Vin & Bistro | 7 Toni & Guy | 12 Crown Court |
| 3 Tesco Metro | 8 Philipotts | 13 Magistrates Court |
| 4 Pizza Express | 9 Opus Restaurant | 14 Aston University |
| 5 Eat | 10 <i>The Guardian</i> bull statue | 15 Hotel La Tour |

Approximate distance

- 2 minutes walk
- Proposed City Park
- Proposed high-speed rail link and station



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

Talk to us today on **0121 222 4242**.

bruntwood ●

Bruntwood
Mclaren
46 The Priory Queensway
Birmingham B4 7LR

For more information on McLaren or other properties in our portfolio please give us a call or visit the website.

0121 222 4242
bruntwood.co.uk/Mclaren

As part of Bruntwood's commitment to a sustainable future this brochure is printed on 100% recycled paper.

All information correct at time of going to press.
Published February 2012.



Energy Performance Certificate

Non-Domestic Building



The McLaren Building
35 Dale End
BIRMINGHAM
B4 7LN

Certificate Reference Number:
0290-0438-3630-6299-6092

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/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **60** This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	8868
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

55 If newly built

125 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: IES Virtual Environment 5.9.0.1 using calculation engine SBEM v3.2.b

Property Reference: 963664230000

Assessor Name: Steve Jones

Assessor Number: STRO000005

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Charterhouse Energy Limited

Employer/Trading Address: Still Lane, London Rd, Southborough, Tunbridge Wells, TN4 0QB

Issue Date: 19 Feb 2009

Valid Until: 18 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0606-9493-3240-2690-9803

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005