



**1 NEWHALL
STREET**
BIRMINGHAM

A NEW BEGINNING

50,000 sq ft of fully refurbished Grade A
office space to let across eight floors in
the heart of the city's business district.

A **NEW** LOOK





At the junction with Colmore Row, 1 Newhall Street is one of the city's most prominently located office buildings, providing 50,000 sq ft of Grade A accommodation over eight floors.

The building has undergone a full back to frame refurbishment and features a fully glazed front elevation overlooking Newhall Street, extended floor plates and an enhanced contemporary reception.

A **NEW** ARRIVAL



Stepping into 1 Newhall Street's impressive reception provides a dynamic sense of arrival for both occupiers and visitors.

The reception leads directly to the lift lobby which features two new 13 person passenger lifts offering access to the basement and floors 1 - 7.





A NEW SPACE

The fully refurbished offices have been extended to create floor plates from c. 6,000 sq ft of contiguous space around the centrally located cores on floors 1 to 7, while the uniform open plan layout delivers an occupational ratio of not less than 1:10 sq m.

The eighth floor features an expansive exterior terrace that wraps around three sides of the building, offering views over the city.

Floor boxes and busbars have been installed to meet day one requirements, reducing the fit-out time for new occupiers.

Efficient and fully programmable PIR controlled LED lighting utilises passive movement sensors and daylight dimming to reduce energy bills.

Accessed from both the lift core and the vehicular entrance on Barwick Street, the secure basement parking facilities provide 23 car spaces, five motorcycle spaces and storage for 20 bicycles along with lockers, showers, changing and drying facilities.

Brand new mechanical and electrical services have been installed throughout the building.



FLOORS	IPMS 3 (sq m)	IPMS 3 (sq ft)
8*	127	1,370
7	594	6,391
6	593	6,386
5	594	6,392
4	596	6,419
3	596	6,419
2	596	6,410
1	562	6,044
Reception	165	1,774
TOTAL	4,423	47,605
Leisure ^o	451	4,850

* Roof terrace to be let with 8th floor
161 sq m (1,735 sq ft)

^o Leisure unit area is measured as NIA



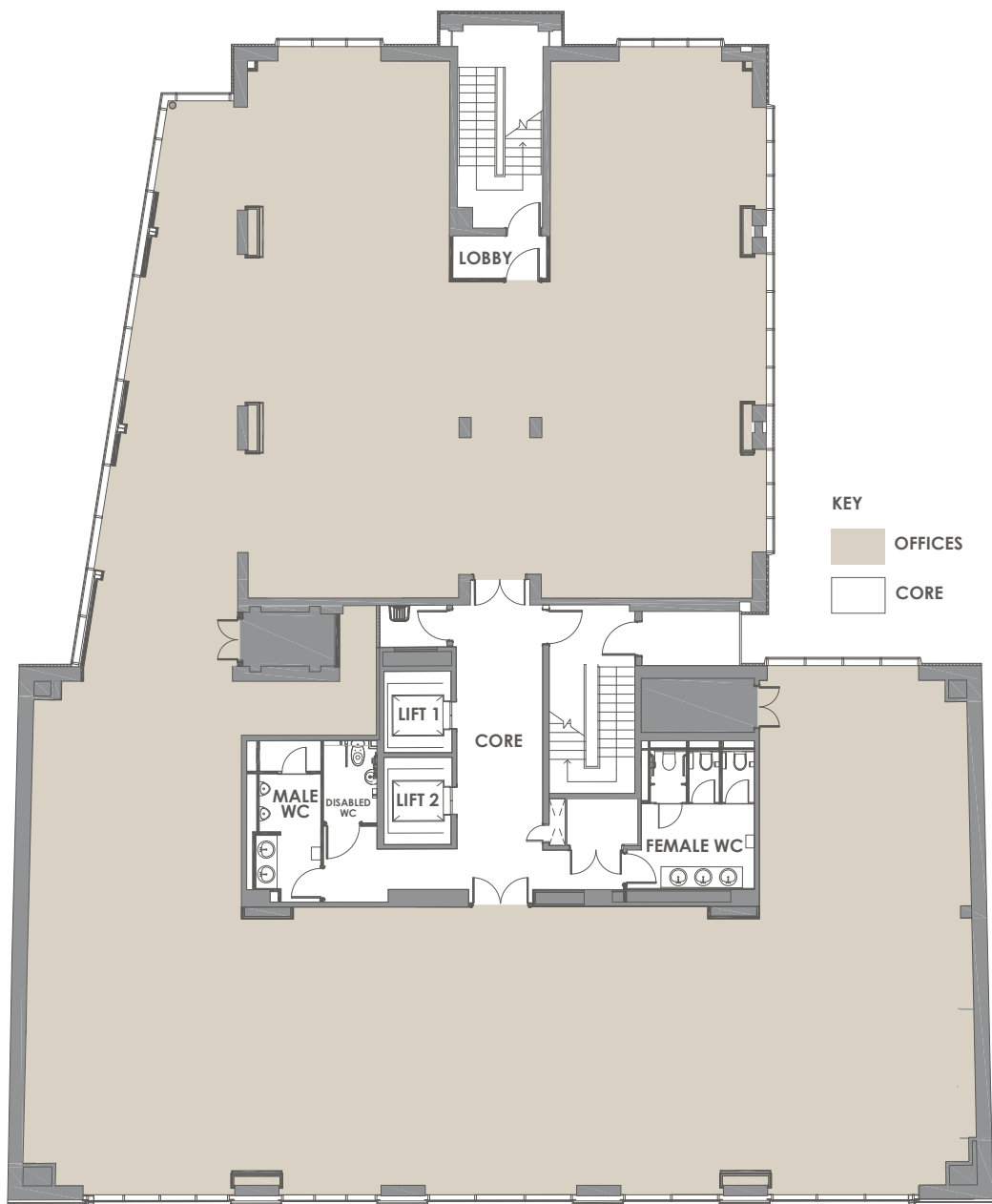






FLOOR 1

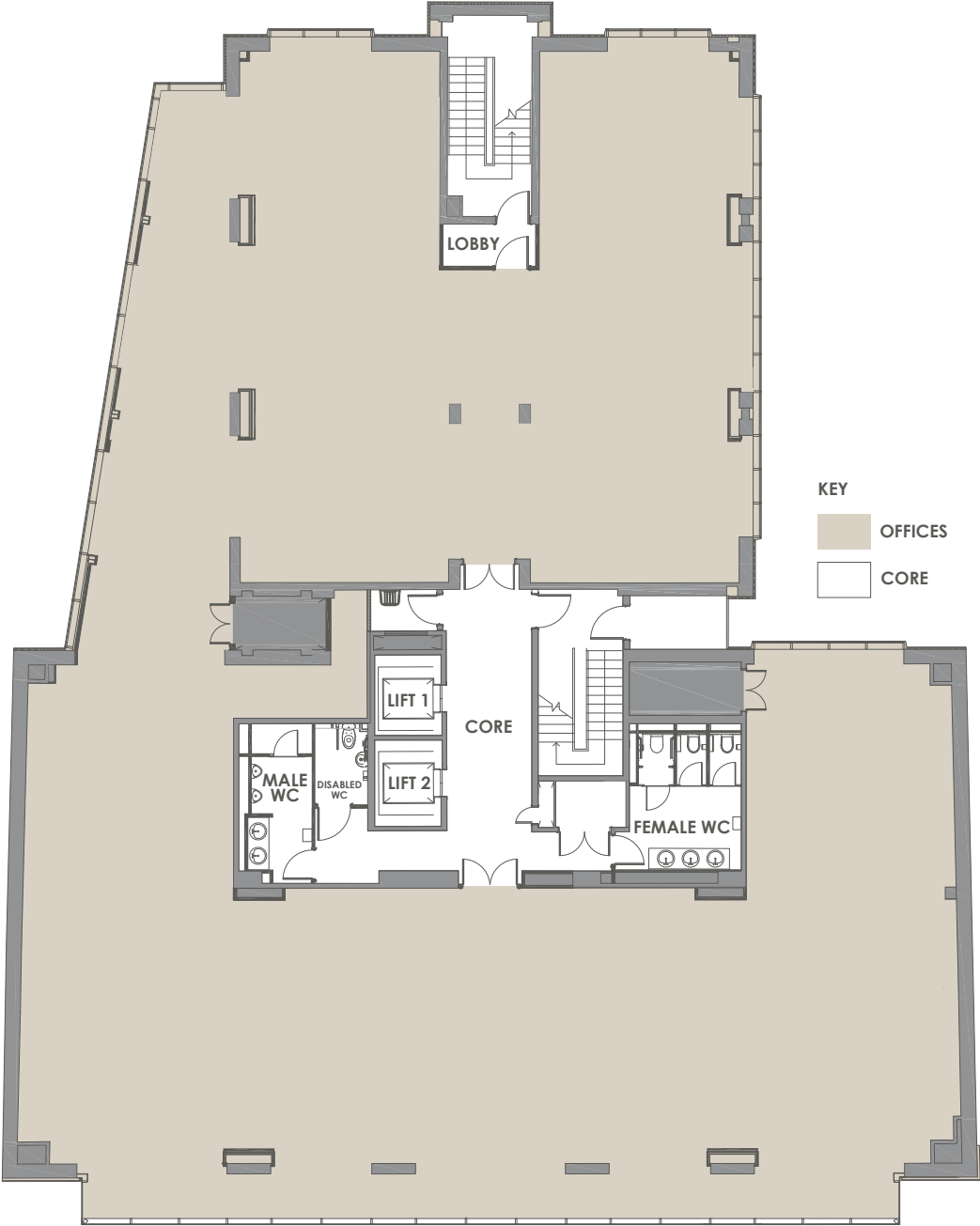
6,044 sq ft



NEWHALL STREET

FLOORS 2-7

c. 6,400 sq ft

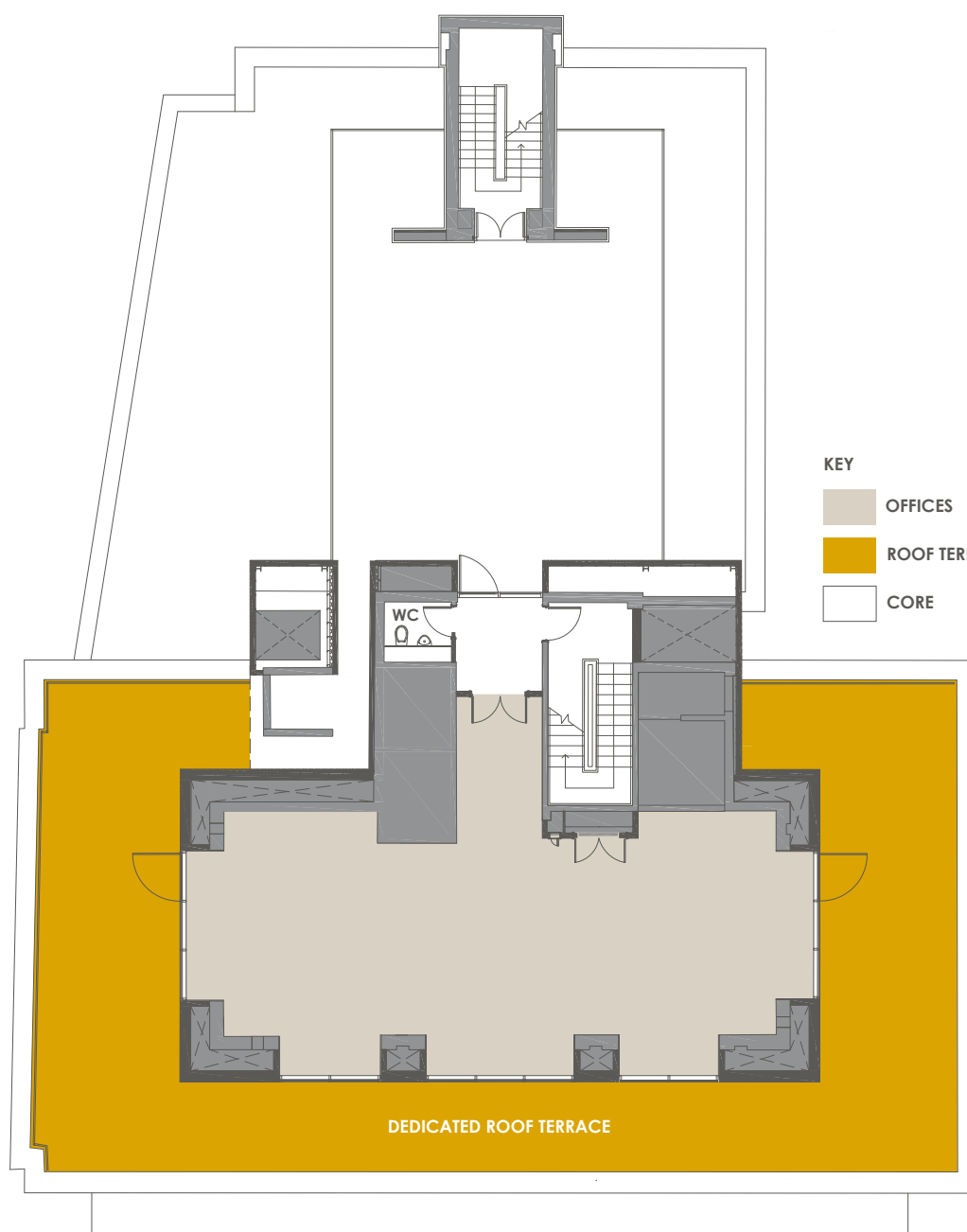


NEWHALL STREET

FLOOR 8

1,370 sq ft office space

1,735 sq ft dedicated
roof terrace



NEWHALL STREET

HIGH DENSITY

Occupancy Ratio 1:8 sq m

68 x open plan workstation spaces

1 x breakout area

2 x 8 person meeting rooms

1 x 12 person meeting room

2 x print/copy areas

1 x reception area

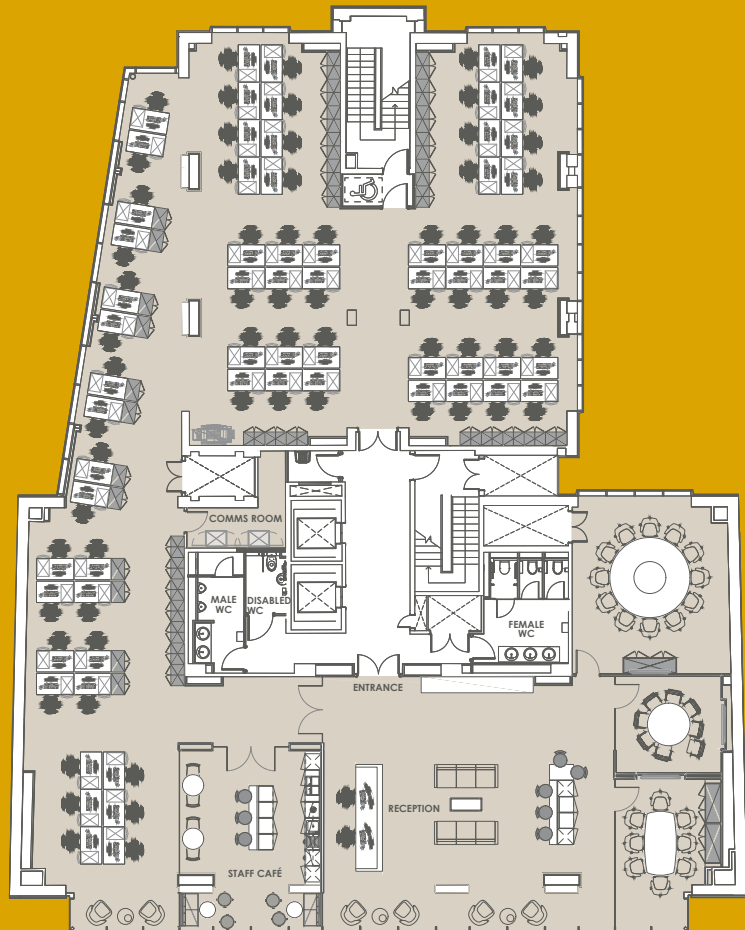
1 x comms room

1 x work lounge

1 x coffee station

1 x tea point

3 x stores



LOW DENSITY

Occupancy Ratio 1:10 sq m

54 x open plan workstation spaces

1 x breakout area

1 x 3 person meeting room

2 x 8 person meeting rooms

1 x 12 person meeting room

2 x private offices

2 x print/copy areas

1 x reception area

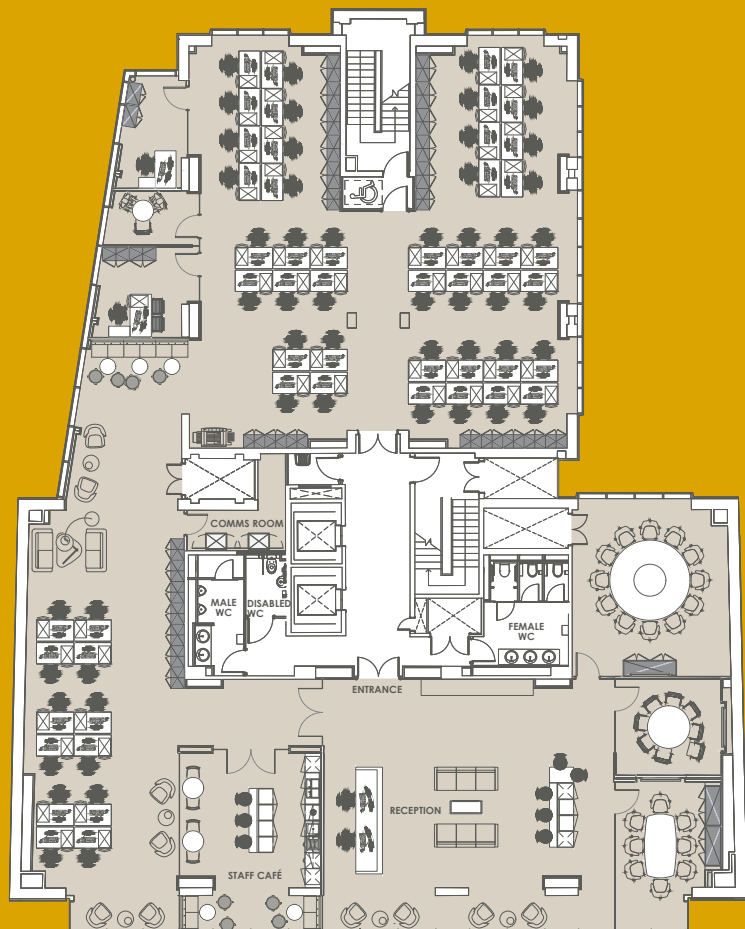
1 x comms room

1 x work lounge

1 x coffee station

1 x tea point

3 x stores



A NEW SPECIFICATION

EXTERNAL SUMMARY

- ◆ New elevations
- ◆ Remodelled entrance and reception
- ◆ New projecting Curtain Wall Bay to Newhall Street Elevation with feature encapsulated gold mesh panel

INTERNAL SUMMARY

- ◆ High specification refurbishment of office floor plates
- ◆ Secure cycle storage, full size lockers and showers on basement level
- ◆ Works in accordance with guidelines of the British Council for Offices Fit Out 2011 and CIBSE
- ◆ Fully addressable fire alarm system
- ◆ New domestic water services installation with localised energy efficient hot water generation
- ◆ New mechanical and electrical installation throughout the building

ENTRANCE & RECEPTION

- ◆ Reconfigured with disabled access, manned reception desk and waiting area with inset rug and complete new building signage
- ◆ New contemporary Corian desk with furniture
- ◆ New interior LED lighting with suspended feature pendant downlighters
- ◆ Ceramic tiled floor with inset feature gold floor strip, feature panelled side walls and feature timber slatted wall behind reception

OFFICE FLOORS

- ◆ Base design of 1 person per 10 sq m with ability to split floors
- ◆ Thorn Jupiter LED suspended linear lighting with efficient PIR lighting controls utilising passive movement sensors and daylight dimming to reduce energy bills
- ◆ Raised access floor, with hardwired floor boxes, designed to enable floor boxes to be moved
- ◆ Max floor to ceiling heights c.2.65 m to the main ceiling and 2.38 m to the underside of bulkheads
- ◆ Comfort cooling and heating via encased VRF units with linear bar diffusers

COMMON AREAS

- ◆ Two new 13 person lifts (1,000 kg) serving basement to floor seven
- ◆ New floor coverings
- ◆ New LED lighting and provision of new heating services
- ◆ New WCs and fully compliant disabled facilities on every floor with full height doors and sunken basins within re-constituted stone worktop with mirror over
- ◆ New feature slatted tiled wall to WC's
- ◆ Cleaner's cupboard on every level
- ◆ Basement with accessible showers, lockers, changing and drying facilities
- ◆ Secure cycle storage rack

23 
(SPACES)

20 
(SPACES)

5 
(SPACES)


RATING (44)



A **NEW** VIEW





A **NEW** POSITION

Making the most of everything Colmore Business District and the wider city has to offer.

1 Newhall Street is just a short distance from the retail landmarks of Grand Central and Bullring and positioned midway between Paradise and Snowhill.

A part of the Colmore Business District, 1 Newhall Street is at the heart of the city's office core yet amongst some of Birmingham's best bars, restaurants and coffee shops, including Purnell's Bistro, The Bureau, Utopia, Hotel du Vin, Urban Coffee, Opus and Gaucho.

The building also benefits from its proximity to Birmingham's cultural attractions, including theatres, Birmingham Museum & Art Gallery, Town Hall, Symphony Hall and Arena Birmingham, giving staff the perfect opportunity for work life balance.

While 1 Newhall Street is easily accessible by car, with the nearby A38M offering direct connections to the national motorway network, it is also ideally situated to take advantage of Birmingham's public transport connections.

New Street Station – Birmingham's busiest and most popular train station – is just a five minute walk away, while the Metro link runs to Snow Hill Station and by 2019 will offer connections to the International Convention Centre and beyond.



THE HIGHEST
CONCENTRATION
of businesses outside of London

112,000
COMPANIES



250,000
people in over
23,000 COMPANIES



£17BN

HS2 WILL BRING
the region within
49 MINUTES OF
THE CAPITAL



LARGEST
REGIONAL BUSINESS,
professional and financial
SERVICES HUB IN THE UK BRINGING

£16BN
into the area



OVER 300

COMPANY HQ'S
located in Birmingham



MOST
CONNECTED
REGION IN THE UK





Amenities

- | | |
|-------------------|---------------------|
| 1 Adam's | 11 Opus |
| 2 Asha's | 12 Philpotts |
| 3 Coffee #1 | 13 Purnell's |
| 4 Cosy Club | 14 Purnell's Bistro |
| 5 Fumo | 15 San Carlo |
| 6 Gaucho | 16 The Alchemist |
| 7 Gusto | 17 The Botanist |
| 8 Home Cafe Deli | 18 Urban Coffee |
| 9 Hotel du Vin | 19 Utopia |
| 10 Lost and Found | |

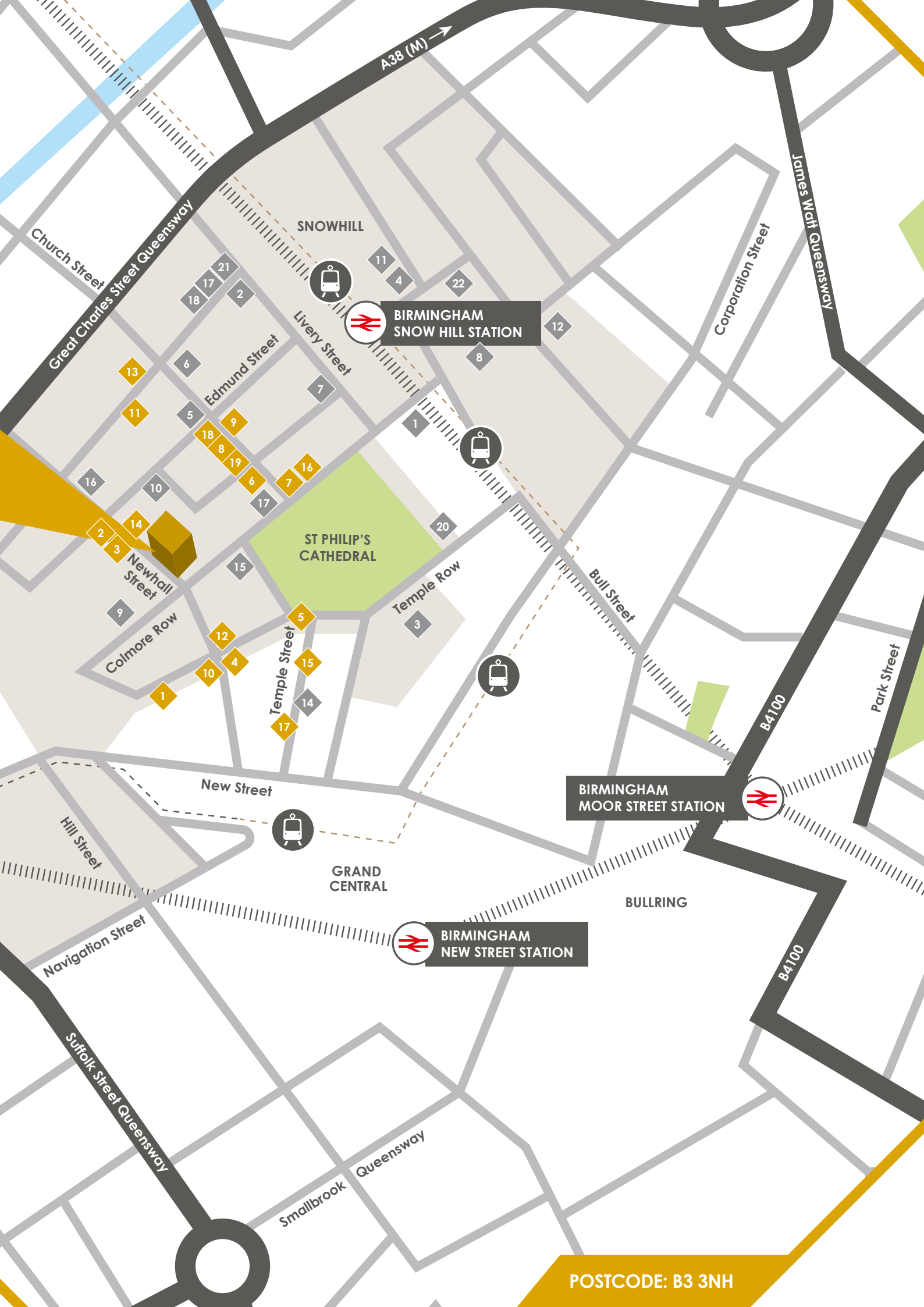
1 NEWHALL STREET

Key Occupiers

- | | |
|---|--|
| 1 Aon | 12 Handelsbanken / Shoosmiths / Jacobs |
| 2 Arcadis | 13 HSBC HQ |
| 3 AXA / Baker Tilly | 14 Irwin Mitchell |
| 4 Barclays / KPMG | 15 Mills & Reeve |
| 5 Clarke Willmott | 16 Mott Macdonald |
| 6 Coutts & Co / Mazars / Hymans Robertson and JLL | 17 Pinsent Masons |
| 7 Direct Line | 18 PwC (current HQ) |
| 8 EY / Shakespeare Martineau | 19 PwC (future HQ from 2019) |
| 9 Eversheds Sutherland | 20 RBS |
| 10 Gateley Plc | 21 Santander |
| 11 Gowling WLG / HS2 | 22 Wesleyan |

-  Train Line
-  Midland Metro
-  Metro stops
-  Proposed Metro Extension





A38 (M) →

SNOWHILL

 BIRMINGHAM SNOW HILL STATION

ST PHILIP'S CATHEDRAL

 BIRMINGHAM MOOR STREET STATION

 BIRMINGHAM NEW STREET STATION

GRAND CENTRAL

BULLRING

POSTCODE: B3 3NH

13

11

14

2

3

9

1

12

10

4

5

15

17

18

17

21

2

6

5

9

18

8

19

6

7

16

10

15

12

4

10

15

1

17

Livery Street

Edmund Street

Colmore Row

Temple Row

New Street

Hill Street

Navigation Street

Suffolk Street Queensway

Smallbrook Queensway

Church Street

Great Charles Street Queensway



James Mott Queensway

Corporation Street

Bull Street

Park Street

B4100

B4100

A **NEW** ENQUIRY

For all lettings enquiries, please contact:



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