

THREE/SNOWHILL





The building of

NOWHILL



**Birmingham is
the UK's foremost
regional centre
for international
business**

BIRMINGHAM IN NUMBERS

1.1 million

Birmingham's population

£110 billion

Regional economy

10,000+

Finance professionals

70,500

Companies including over 1,500 international firms

30–65

Birmingham is the most popular UK destination for 30–65 year olds moving out of London

143

Direct destinations from Birmingham Airport every day

No.1

The highest ranking UK regional city as a place to live and visit*

<25

Europe's youngest city with 40% under 25 years

£10 billion

Committed infrastructure investment

11,000

New jobs created in the past 3 years

*2014/2016 Mercer Quality of Life Index

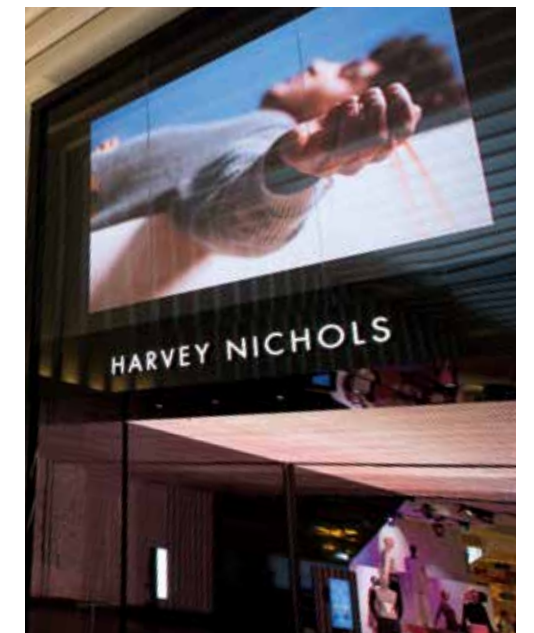


Birmingham's dynamic city centre is a showcase for a rapidly expanding list of unique cafés, bars and restaurants



THREE SNOWHILL

Snowhill is at the centre of the CBD where the very best national retailers and restaurants sit alongside thriving independents, offering a fantastic amenity for staff. In the last few years, a number of bars and restaurants have opened, adding to Birmingham's extensive offering, which already boasts more Michelin star restaurants than any city outside of London – two are a short walk from Snowhill.



**Snowhill is
at the centre of
great amenities
and a vibrant
and established
business
community**

Snowhill is located right at the heart of Birmingham's business district

AECOM

AON

ERNST & YOUNG
Quality In Everything We Do

BARCLAYS

KPMG

IBDO

GOWLING WLG

hs
engine for growth

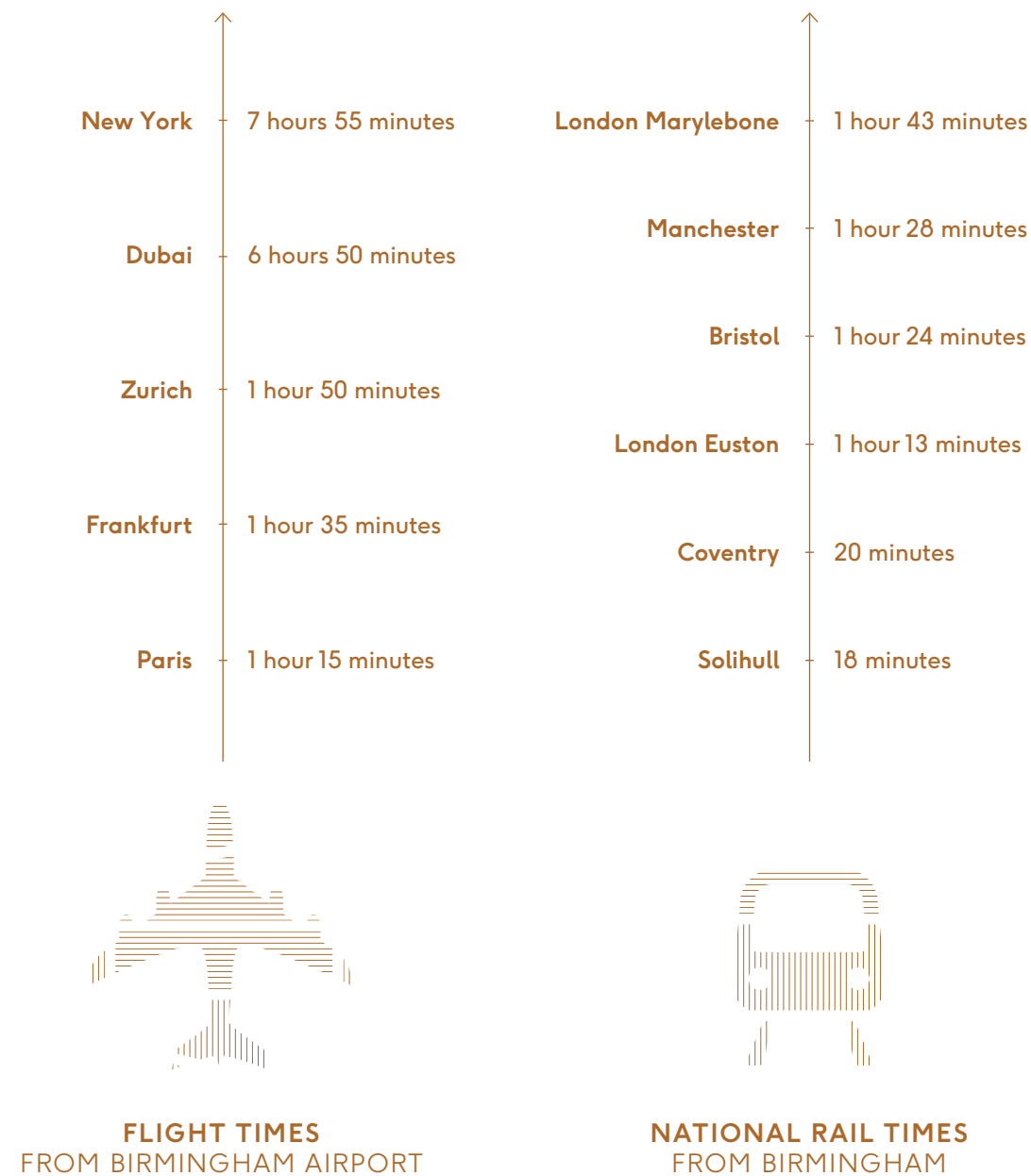
WESLEYAN

dwf

THREE SNOWHILL



Well connected for now and the future



*From 2026



Staff at Snowhill have immediate access to the city's excellent amenities – sandwich bars, coffee shops and three supermarkets opposite the Estate on Colmore Row.

Ease of access for visitors, clients and staff is critical for modern businesses. Snowhill has unparalleled connectivity, being accessible directly off the A38M, three miles from Junction 6 of the M6 motorway at the heart of the UK motorway network. As well as on site basement car parking, the scheme is within 100m of over 2,000 public car parking spaces.

Occupiers of the Snowhill Estate are even better served by public transport, with Snowhill mainline station next door and a Metro tram stop next to Three Snowhill. Metro already links Snowhill to Wolverhampton and Birmingham New Street and will extend to the suburbs of Edgbaston and the new HS2 station at Curzon, and eventually to Birmingham airport direct.

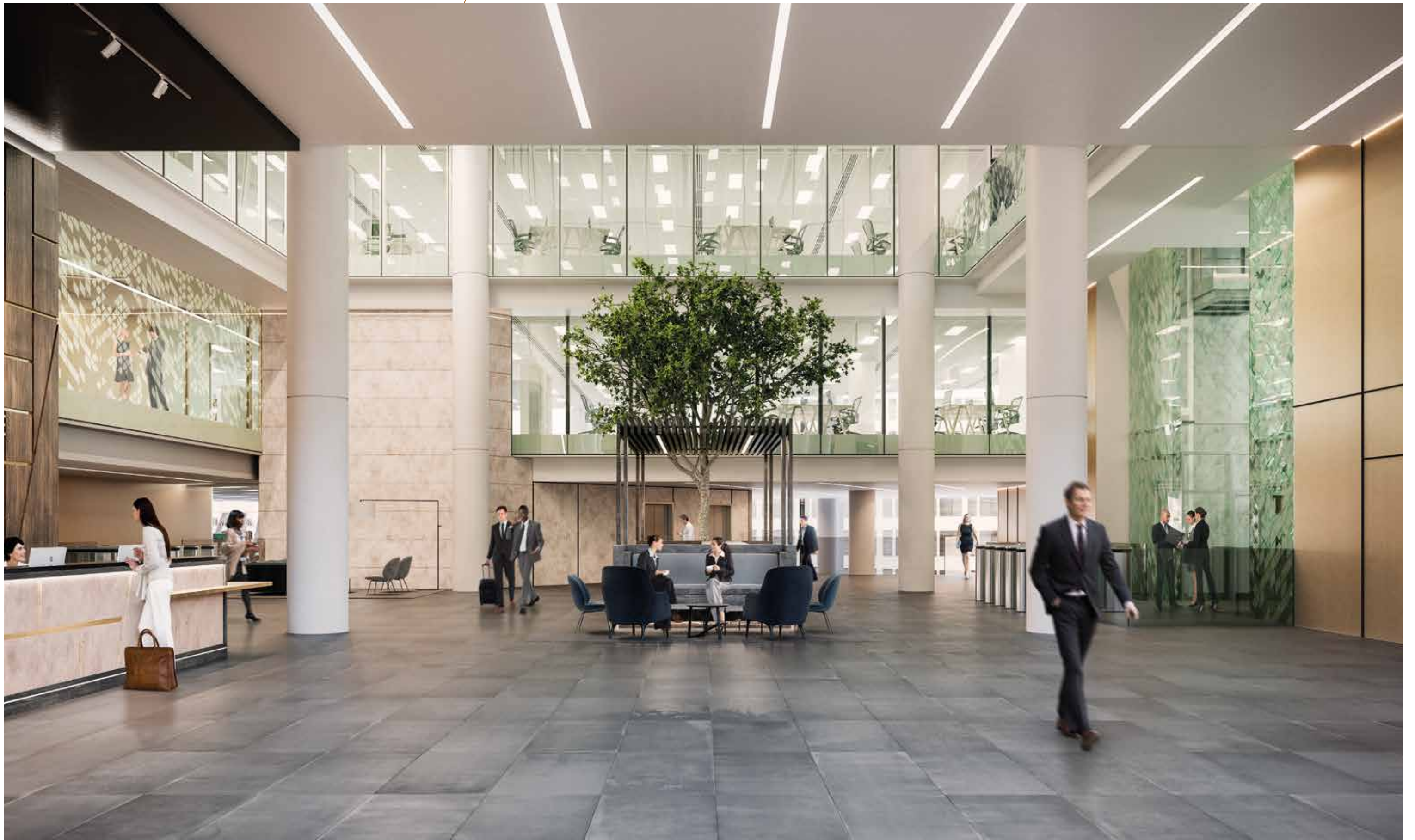
Eight bus services stop directly outside the Queensway entrances to 1–3 Snowhill and 'Sprint' – a rapid transit bus service – is also proposed for late 2018.

A new angle on business

Three Snowhill is a landmark office building at the Gateway to the Birmingham Business District and the final element of the hugely successful Snowhill Estate. Its striking and distinctive architecture will be matched by the character and quality of the office space within. The unique, large open floorplates flooded with natural light will inspire and delight. Three Snowhill will enable occupiers to thrive and meet the challenges of an ever changing business environment.



We're putting
contemporary working at
the heart of our thinking



**A better place
for people means
a better place
for business**



Snowhill is a byword for quality and design excellence

Snowhill's reputation for quality, generosity of common areas and excellence in design is succinctly realised in the reception of Three Snowhill. Its contemporary, distinctive but enduring design encourages a vibrant and modern extension to the workplace – for greeting clients, informal meetings and as a social space. It will be both welcoming and impressive to staff and visitors alike.



Unique floorplates offer flexible space to suit a range of workstyles

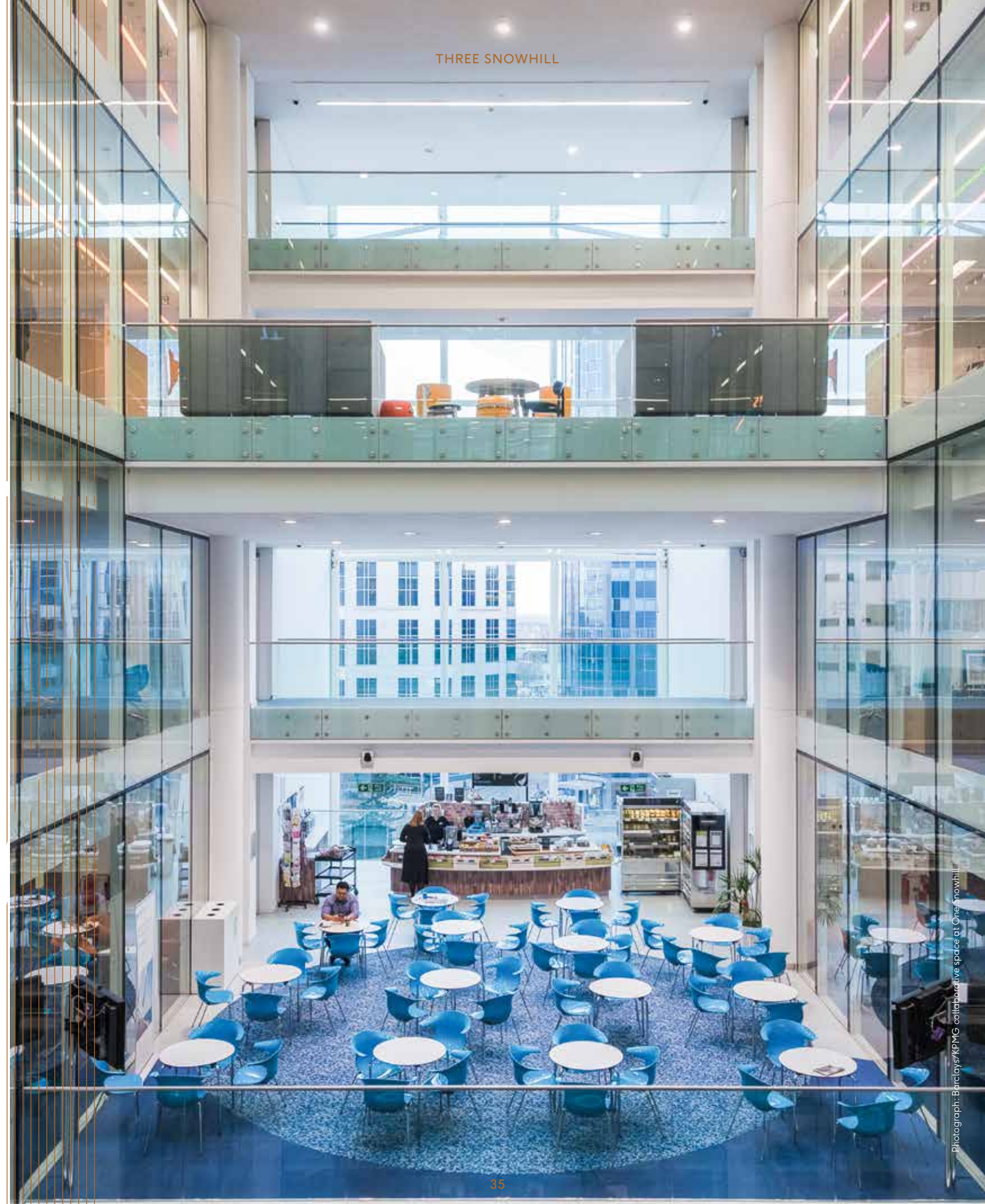
The working environment is a key tool in the effort to motivate, recruit and retain the best talent. We believe Three Snowhill will deliver an edge to its occupiers in their determination to maximise staff welfare, retain the best people and keep them happy.

Three Snowhill's distinction comes not just from its external appearance but from the Landlord's base build services and floorplate layouts within – these offer superb flexibility in accommodating modern and evolving workstyles. The scale and shape of the floorplates, the different spaces within the floors, their depth, views from three elevations and the light and visibility across the floors will enable fit out designers to create special and unique workspaces to excite, inspire and assist productivity.

The quality of the space and very nature of the architecture will facilitate both conventional layouts at a minimum of 1:8 and 1:10 occupancy and more bespoke workstyles – for example elements of or wholesale adoption of Agile, Co-working and/or Activity-based working within different environments – such as for phone calls and conference space, focus, collaboration and relaxation space. Three Snowhill will provide an evolution in design of this type of space which occupiers in One and Two Snowhill already use.

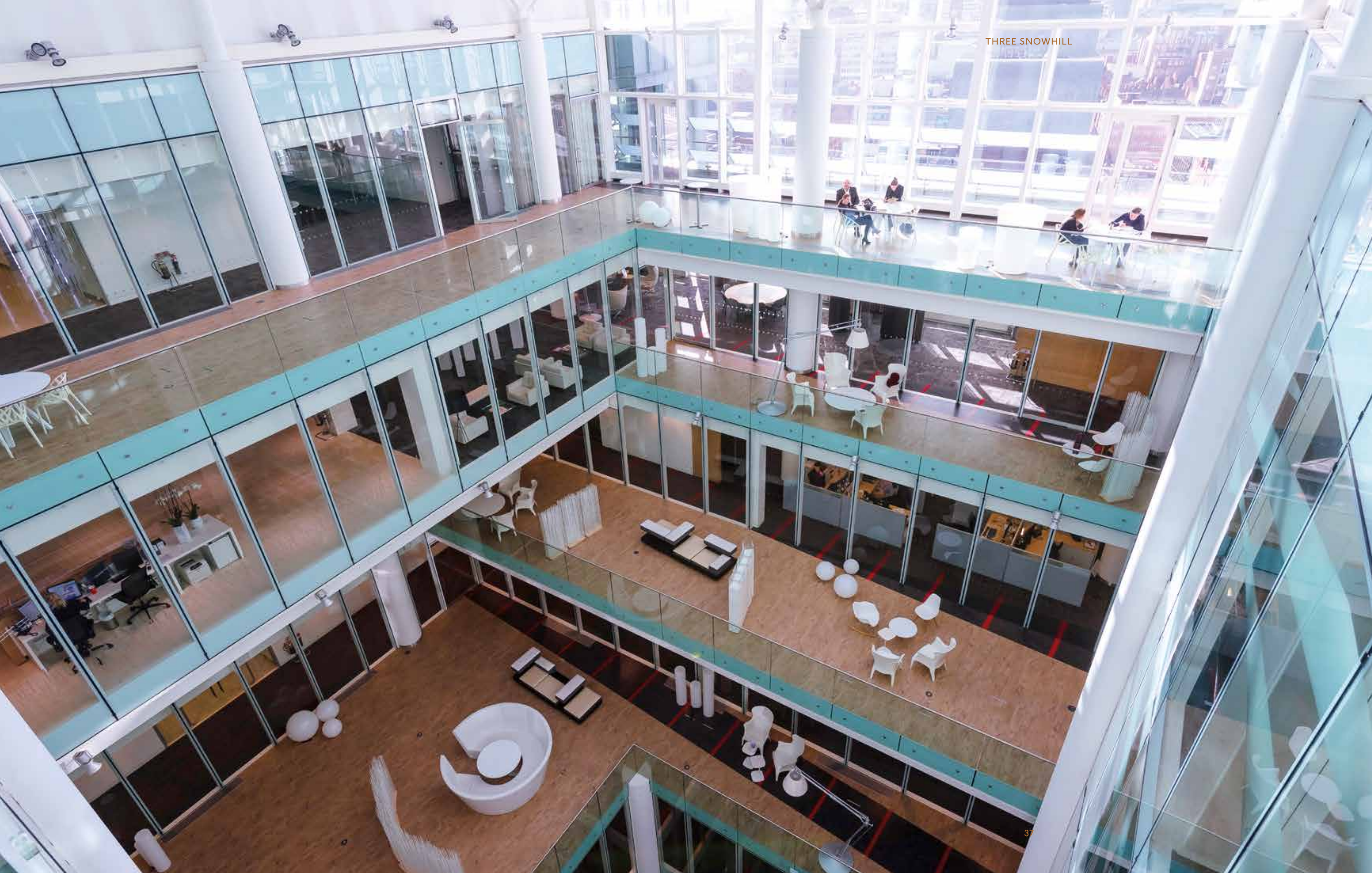


Photograph: Cowling WLG collaborative space at Two Snowhill



THREE SNOWHILL

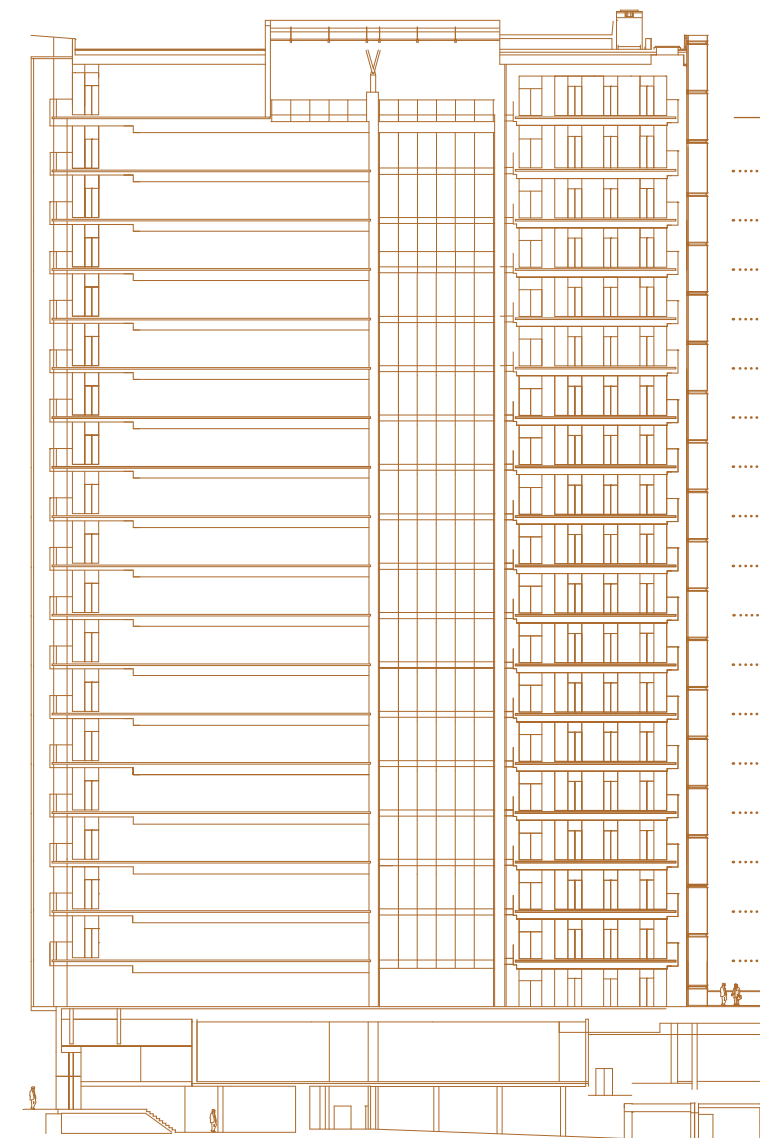
Photograph: Berkeley/RPMG collaborative space at One Snowhill



We're putting people first – by focusing on their well-being and delivering flexible, inspiring and efficient modern working environments



Schedule of areas



Level		NIA sq ft	
17	Offices	18,800	20,640
	Collaboration Space	1,840	
16	Offices	21,800	23,200
	Collaboration Space	1,400	
15	Offices	24,600	24,900
	Collaboration Space	300	
14	Offices	24,850	24,850
13	Offices	24,800	24,800
12	Offices	24,800	24,800
11	Offices	23,250	23,250
10	Offices	23,200	24,400
	Collaboration Space	1,200	
9	Offices	23,100	23,100
8	Offices	23,050	23,050
7	Offices	23,300	23,600
	Collaboration Space	300	
6	Offices	23,250	23,550
	Collaboration Space	300	
5	Offices	23,200	23,500
	Collaboration Space	300	
4	Offices	23,100	23,400
	Collaboration Space	300	
3	Offices	23,050	23,350
	Collaboration Space	300	
2	Offices	16,950	17,250
	Collaboration Space	300	
1	Offices	12,650	12,650
0	Office/Dedicated Reception E		10,300
	Office/Dedicated Reception W	10,300	
B1	Snowhill Queensway Entrance	8,950	8,950
B2 – B4			86 parking spaces

Areas currently based on RICS Code of Measurement Practice

Grade A offices on 17 storeys with floorplates up to 25,000 sq ft

2 lift cores:

Levels 1 and 8–17 served by 6 x 25 person, plus 2 x scenics and Levels 2–8 served by 6 x 21 person glazed lifts with access/destination control

2 x 2,500kg goods lifts, 2 x car park/ Podium shuttle lifts, plus 2 x fire-fighting lifts

Car parking, cycle racks, showers, changing and drying rooms and loading bays

Dedicated tenant risers and secure data risers

Tenant's 'Executive' shower room on each floor

Compliant with Building Regulations 2013 and applies BCO 2014 'Best Practice Guide'

Pre-lets can incorporate bespoke design and 'collaboration spaces' within their demise

2.8m floor to ceiling height with a 'tartan' planning grid based on 1.5m x 1.5m

Integrated 'smart card' enabled access and security system

Daylight and PIR controlled LED lighting

4 pipe fan coil AC system with multi zone controls for heating and cooling

Tempered fresh air at 1.6l/s/sq m

Predominantly triple-glazed planar glass cladding with solar shading

Low water consumption taps and fittings

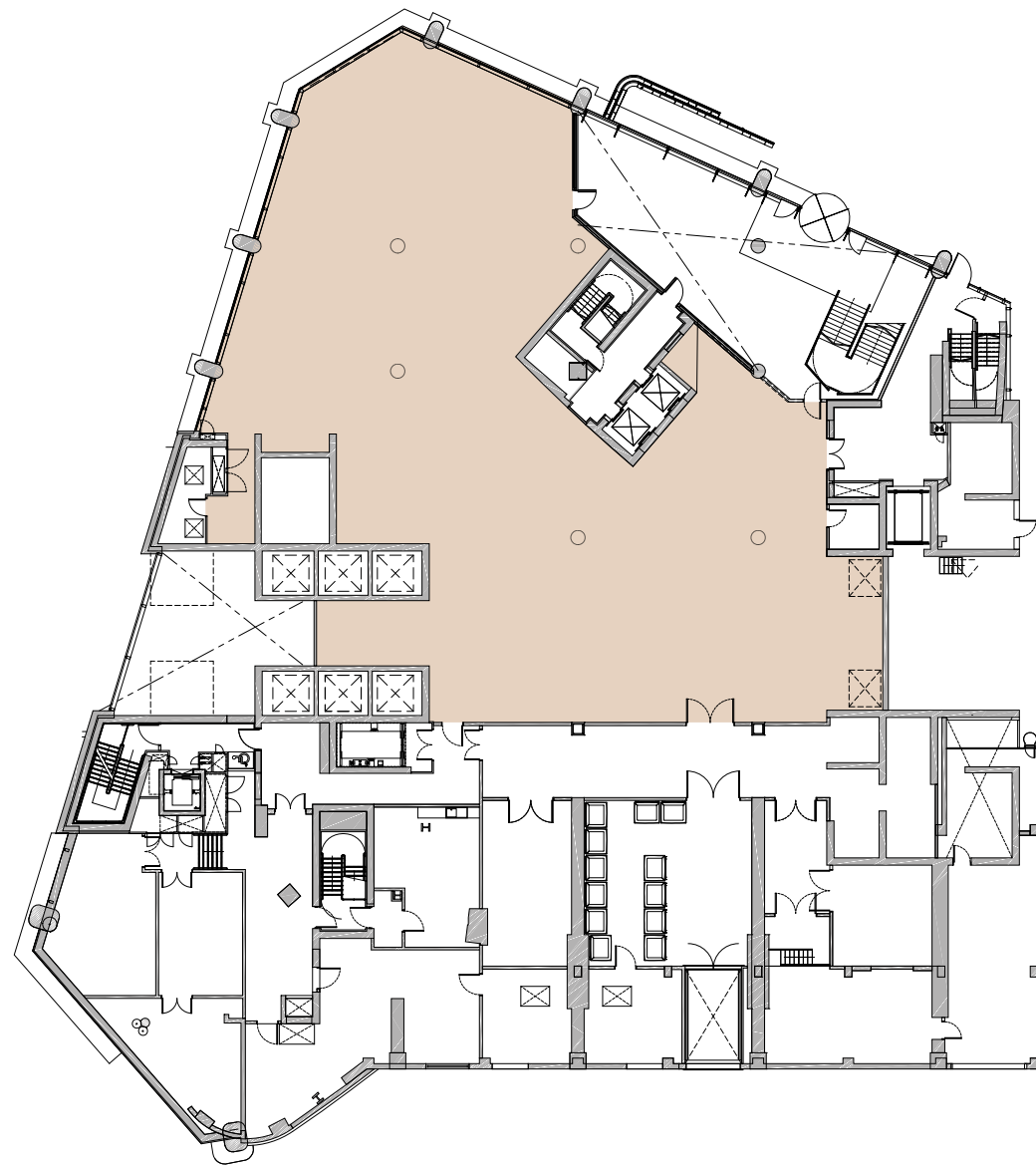
BREEAM 2014 'Excellent' and minimum EPC/B

Central plant enables space planning to a minimum of 1:8 and 1:10 sq m occupational density



Snowhill Queensway entrance

831 sq m/8,950 sq ft



Ground/Podium entrance

956 sq m/10,300 sq ft

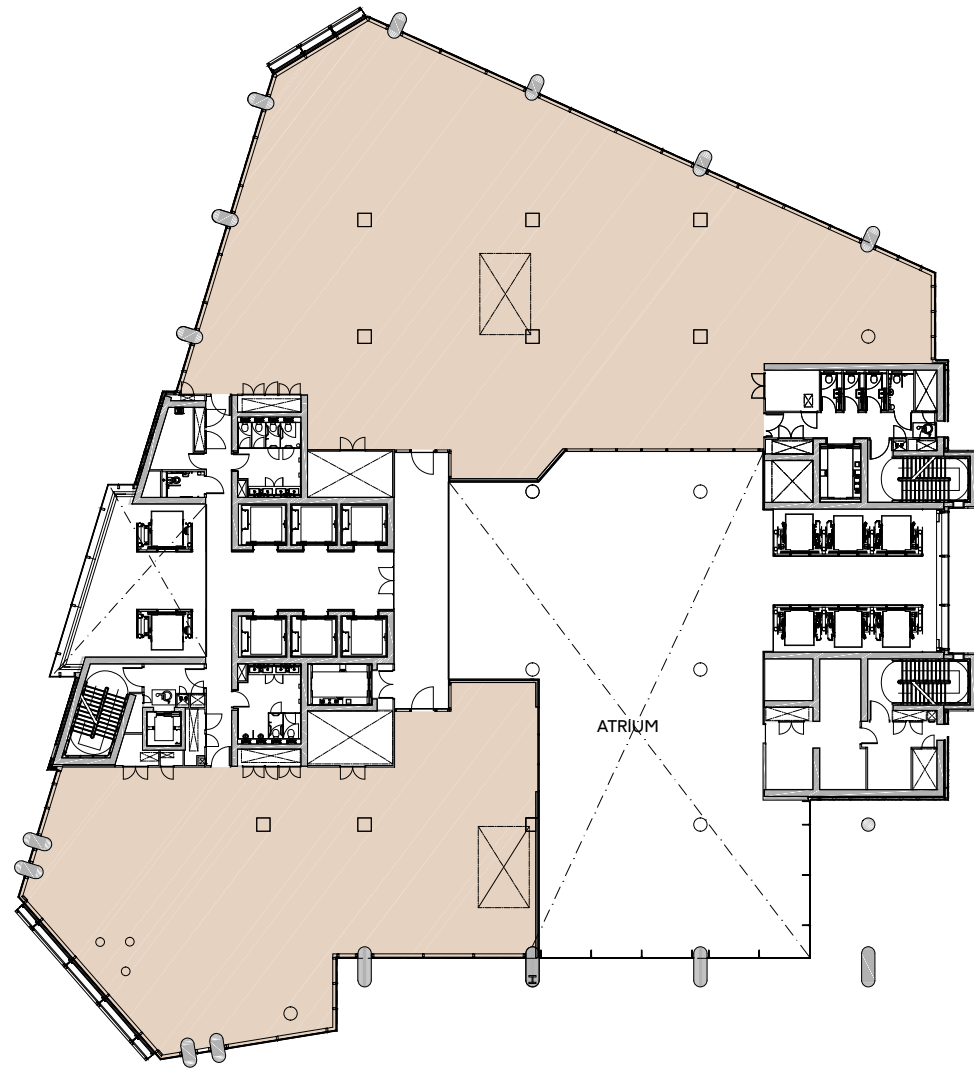


KEY

● Lettable area

First

1,175 sq m/12,650 sq ft

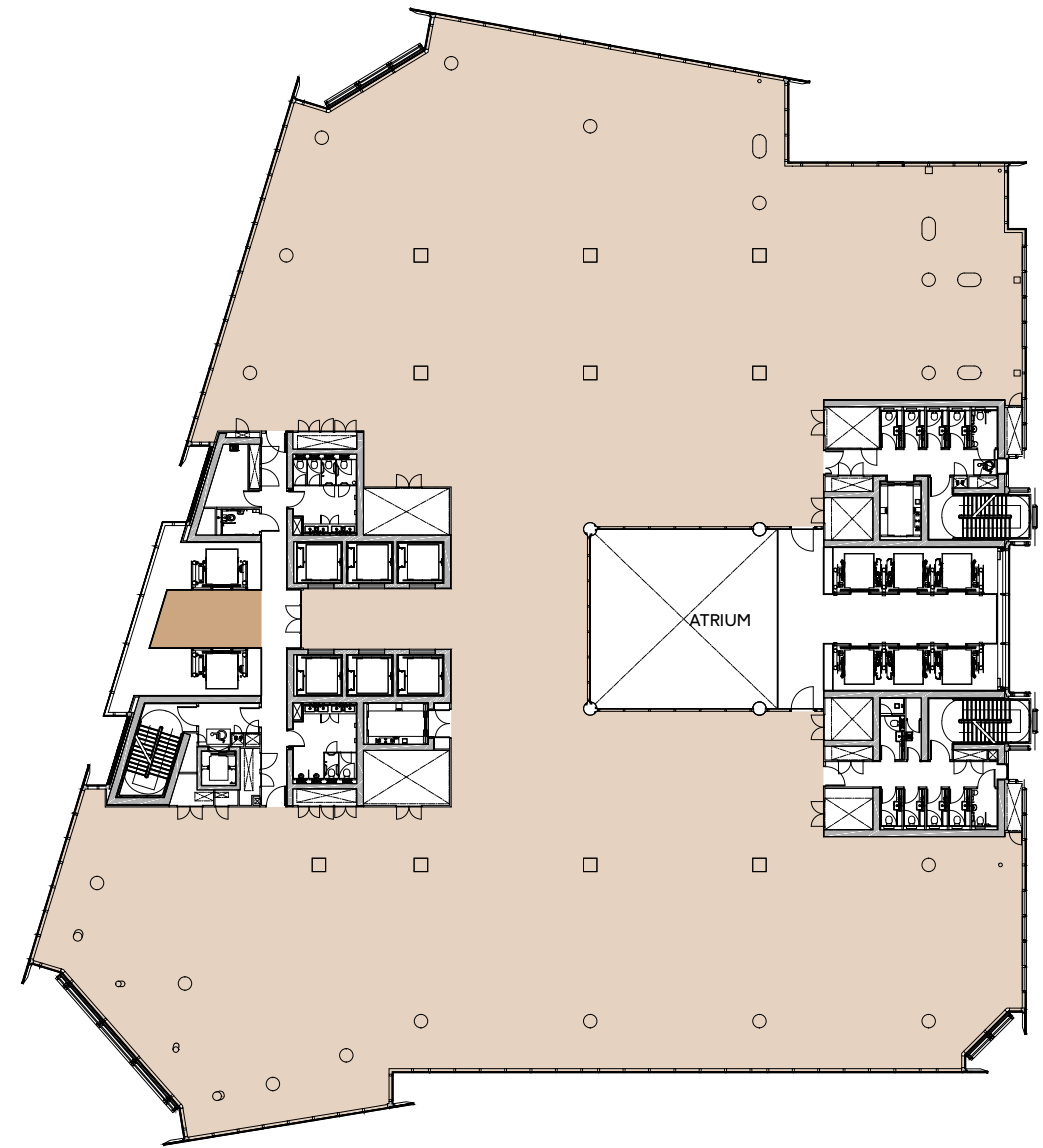


KEY

- Lettable area
- Collaboration spaces

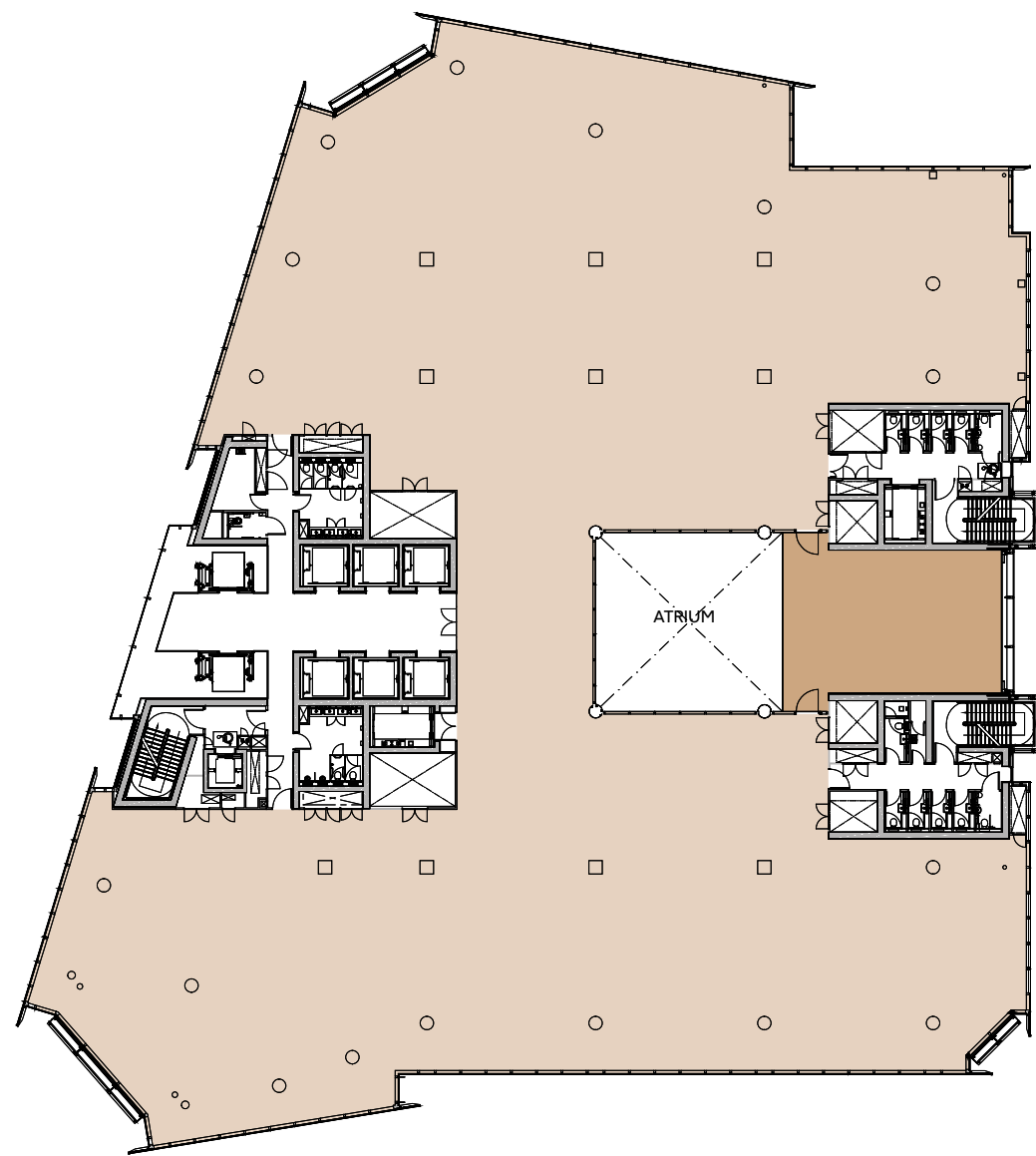
Typical lower 2–8

2,173 sq m/23,400 sq ft



Typical upper 9-13

2,303 sq m / 24,800 sq ft



KEY

- Lettable area
- Collaboration spaces



ballymore.

A development by Ballymore

- 1 Dublin Landings, Dublin (computer generated image)
- 2 Eurovea, Bratislava
- 3 One Embassy Gardens, London (computer generated image)

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe's largest regeneration projects. Today, we remain 100% owned and managed by Sean Mulryan and his family, who founded the business, in Ireland, in 1980. We work in complex urban settings and we take our responsibility as a place maker very seriously, putting quality of life, sustainability and connectivity at the core of our work.

Today, we are one of the most active property developers in the UK and Ireland, with over 5,500 people engaged on current projects. We have 1 million sq ft of corporate estates under development in Birmingham, Dublin and London. As the scale of our work grows, we never forget the importance of working to the highest standards, creating places where people, business, culture and society can thrive.



THREE SNOWHILL



Funded by M&G

- 1 Manchester Arndale
- 2 1 and 2 Forbury Place, Reading (computer generated image)
- 3 4 and 3 Quatermile, Edinburgh
- 4 1 West Regent Street, Glasgow (computer generated image)



M&G Real Estate is an income-driven, long-term specialist investor in all major property sectors. As one of the world's largest property investors, we manage £26.3 billion of assets across the UK, continental Europe, North America and Asia (at 31/12/2016 and incl. cash). Drawing on over 150 years' real estate experience, we co-invest alongside our clients to truly align our objectives. M&G Real Estate's investment decisions are backed by proprietary research and active asset management through specialist sector teams. This allows us to identify and exploit market inefficiencies, offering institutional investors one of the broadest ranges of investment opportunities in real estate today.



Professional teams

Client retained

Gleeds – Project Management & QS
Cundalls – BREEAM and Commissioning Engineers
Sidell Gibson Architects – Concept Architects
Riskwise – Health & Safety Advisers

Delivery team

BAM Construct – Main Contractor
Gleeds – Principal Designer
Arup – M&E and specialist engineering consultancies
BDA – Façade Engineering
WSP – Structural Engineers
Weedons – Executive Architects

For further information please contact



Ben Thacker
ben.thacker@savills.com
DDI +44 (0)121 200 4561

Nick Williams
nwilliams@savills.com
DDI +44 (0)121 634 8401



Jonathan Carmalt
jonathan.carmalt@eu.jll.com
DDI +44 (0)121 214 9935

Andrew Riach
andrew.riach@eu.jll.com
DDI +44 (0)121 634 6525

threesnowhillbirmingham.com

MISREPRESENTATION ACT: No description or information given whether or not in these particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Jones Lang LaSalle and Savills do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given. Designed & produced by Sectorlight (1606179) +44 (0)20 7264 7700 sectorlight.com March 2017

ballymore.

M&G
REAL ESTATE