THE
Colmore
BUILDING

BIRMINGHAM
The Colmore Building is situated at the heart of Birmingham’s business district, ensuring excellent connections and a wealth of amenities. Providing class leading office space with superior occupier facilities, The Colmore Building is already home to many established high profile businesses and combines stunning new arrival and meeting space, with comprehensive concierge facilities and an on-site gym.

Offering 310,000 sq ft of premium, highly efficient office space, The Colmore Building is a proud backdrop for businesses looking to achieve more.
The Colmore Building has been carefully designed to create an engaging workspace for occupiers and visitors alike. Businesses based here welcome clients into a professional and social space finished to a premium specification. Neutral tones enhance the quality of the building which is unparalleled in Birmingham.
"Our vision was to transform The Colmore Building into a contemporary, modern workplace, creating an inviting and stimulating environment in which its tenants and visitors can thrive."

— Linda Morey-Burrows, Principal Director, MoreySmith

IMPRESSIVE ENTRANCE

The spacious, contemporary reception designed by renowned architectural practice MoreySmith, is complemented by the striking feature leather wall and artwork, offering an unrivalled reception experience. A relaxing seating area sits within the double height space, leaving a lasting impression.
The ground floor & MORE coffee house offers not only a selection of eating in and ‘on the go’ options, but provides informal meeting space for both occupiers and visitors. Its carefully considered, contemporary interior ensures the ideal ambience to ignite conversation or enjoy a quiet moment.
This page:
& MORE Coffee House counter
Contemporary dining area

Right page:
& MORE Coffee House
The Colmore Building
MORE FACILITIES

The Colmore Building offers the best amenities of any office building in the city. In addition to & MORE, occupiers can enjoy the expansive gym – allowing them to schedule their work-out around the working day – and the luxury male and female changing facilities. Class leading concierge services offer further convenience for occupiers including dry cleaning and beauty treatment rooms. Cyclists can secure their bikes in the new bicycle store situated in the 100 space private carpark. If needed, additional car parking facilities are available within the adjacent B4 car park.
“Our aim was to find a building that would match not only our current requirements but which could fuel our ambition. The Colmore Building does just that.”

— Richard Beverley, Managing Partner (Birmingham), Freeths
Situated on an elevated site, the 14-storey building enjoys spectacular views and is a prominent city landmark. Birmingham is one of the most exciting and vibrant young cities in Europe, recently named as the ‘Top City in Western Europe to invest’ in The World’s Most Competitive Cities Report 2015. Occupiers can enjoy high quality restaurants, bars, galleries and cultural delights.
The Colmore Building is positioned at the heart of the Colmore Business District, Birmingham’s most exclusive business and retail destination. With the city centre’s high-end shops, restaurants and bars based a short walk away, the area reflects the success and aspirations of its commercial residents. The nearby Great Western Arcade is the hub of thriving independent retail in the city, home to award-winning fashion and jewellery boutiques, hair and beauty retailers and food and drink. The Colmore Building stands proudly alongside leading occupiers such as KPMG and HS2 — major businesses seeking to exploit the skills available in the region.
The Colmore Building

Clockwise, from top left:
Grand Central, Birmingham
Library of Birmingham
San Carlo
Purnell’s
CONNECTIONS

Birmingham offers outstanding domestic, European and longer-haul international links. The Aston Expressway runs close to The Colmore Building, providing speedy access to the M6, M5 and M42. Travelling to business meetings is stress-free thanks to the two mainline stations: close by Birmingham Snow Hill and Birmingham New Street, which has recently undergone an extensive refurbishment, becoming a retail destination in itself.

METRO CONNECTIONS FROM THE COLMORE BUILDING TO NEW STREET STATION IN UNDER 4 MINUTES

KEY DESTINATIONS BY RAIL
Source: nationalrail.co.uk

<table>
<thead>
<tr>
<th>Destination</th>
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KEY DESTINATIONS BY ROAD
Source: google.co.uk/maps

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KEY DESTINATIONS BY AIR
Source: birminghamairport.com

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<td>Mumbai</td>
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HS2 DUE IN 2026* WILL REDUCE TRAVEL TIME TO LONDON TO 49 MINUTES

*Source: DfT

PASSengers can reach 275 destinations directly from New Street Station, and 95% of the stations in the country either direct or with one change.
"The Colmore Building perfectly matches our aspirations as a business and provides the right impression when clients visit our offices"

— Adrian Quin, Head of Office

"As well as being a first-class building with outstanding facilities, The Colmore Building offered us a truly blank canvas to make our mark and the outstanding views across the city are the cherry on the top"

— David Munton, Regional Managing Director

"The Colmore Building is not only our design studio, but a place to do business and most importantly, a place to make projects come to life"

— Marcus Wilkins, Studio Director
The 23,380 sq ft innovative and flexible floorplates are expansive and column free, with unrivalled views over the city scape.
SCHEDULE OF AREAS
Up to 46,760 sq ft (4,344 sq m) IPMS 3 of contiguous space over two floors

<table>
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<tr>
<th>Floors</th>
<th>Availability</th>
<th>sq ft</th>
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<td>Twelfth</td>
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<td>Tenth</td>
<td>Allianz / Hogan Lovells</td>
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<td>Vodafone</td>
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<tr>
<td>Seventh</td>
<td>Available</td>
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<td>2,172</td>
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<tr>
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<td>Available</td>
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<td>Fifth</td>
<td>Amey Plc.</td>
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<td>Amey Plc.</td>
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<td>Third</td>
<td>Amey Plc. / Robert Half International / Freeths / Rathbones</td>
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<tr>
<td>Second</td>
<td>Investec / Wilks / Towers Watson</td>
<td>Available</td>
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<tr>
<td>First</td>
<td>AECOM</td>
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<tr>
<td>Mezzanine</td>
<td>Orega</td>
<td></td>
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<tr>
<td>Ground</td>
<td>3PB Barristers / Orega Co-working</td>
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<tr>
<td>Total Available</td>
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<td>52,948</td>
<td>4,918</td>
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Current occupiers at The Colmore Building

Summary Specification
- Two storey reception
- Eight intelligent 17 person lifts
- Efficient and flexible floorplate
- High quality finishes
- Four pipe fan coil air conditioning
- Central plant capacity 1.8 sq m
- Intelligent LG7 lighting
- 150mm raised access floors
- BREEAM 'Excellent'
- EPC CG4
- 24 hour security including CCTV
- Extensive basement storage facilities
- Basement car parking – 100 spaces
- Basement cycle parking – 100+ spaces
- Gym
- Changing facilities
- Concierge services
- Treatment rooms
- Dry cleaning services
- A MORE coffee house
- Wired Certified Platinum
ACCOMMODATION

Floor Plans

Typical Floor
23,380 sq ft (2,172 sq m)

Typical Split Floor Option
01 6,244 sq ft (580 sq m)
02 7,692 sq ft (715 sq m)
03 3,910 sq ft (363 sq m)
04 5,266 sq ft (489 sq m)

Floor plans not to scale. For identification purposes only.
Indicative Space Plan – Low Density
23,380 sq ft (2,172 sq m)
1.12 sq m occupational density showing 178 workstations

Indicative Space Plan – High Density
23,380 sq ft (2,172 sq m)
1.8 sq m occupational density showing 267 workstations

Floor plans not to scale. For identification purposes only.
ACCESS CONTROL
Access control systems utilise proximity readers and are installed at all vehicular and pedestrian entry and exit points.

BREEAM RATING
The building has been certified as achieving a rating of ‘Excellent’.

BUILDING MANAGEMENT SYSTEM
A fully automated intelligent Building Management System provides for individual tenants in terms of timed temperature, fresh air and lighting control, in parallel with fully monitoring the status and performance of all M&E plant and essential services.

CCTV
A CCTV system is provided which is capable of on-site and off-site management.

CEILING FINISHES
Metal suspended ceiling system, nominal 1000 x 300 mm pressed steel micro perforated tiles laid flush into 300 mm “C” section grid on a 3000 x 1500 mm module with PPC finish and acoustic: NR8.

CLEAR FLOOR HEIGHTS
Floor Zone Finished Floor to Ceiling
Ground 3,400 mm
Mezz–12 2,750 mm
Basement 1–5 2,100 mm

AIR CONDITIONING
4 pipe fan coil units are provided in all general office areas. The system is designed to be split by tenants in up to four separate principal zones to avoid division of the space. Space is provided for the future installation of humidifiers.

DATA TELECOMM / DATA WIRING FACILITIES, ETC
Two remotely located incoming Comms Rooms are provided for diversity with dual entry available for British Telecom and Vodafone, with additional entry for various other service providers with local infrastructure.

DESIGN AND PERFORMANCE PARAMETERS
The principal design parameters adopted for the mechanical and electrical services installation are:
External Design Conditions
Winter -4°C Sat 29°C dry bulb 27°C wet bulb
Summer 23°C 2°C
Internal Design Conditions
Offices Winter 22°C 1°C Summer 22°C 2°C
Air Infiltration
Open plan offices 0.5 ac/hr Reception/entrance 1.0 ac/hr
Design Occupancy
Open plan offices 1 person/10.0 sq m
Fresh Air Provision
All office space 16 litres/sec/person
Extract Rates
Toilets 10 a/c/hr

DESIGN OCCUPANCY
Design occupancy of
24 sq m per person for HVAC central plant
10 sq m per person for on-floor fan coil
A 60% / 60% split for sanitary provision
2 sq m per person for 80% occupancy
An allowance of 0.5 sq m per person has been allowed in the calculation of means of escape

DISABLED PROVISION
Fully DDA compliant with disabled WCs provided at each level.

STAND BY POWER GENERATION
Space is provided and allowance made for future adaptation within the tenant storage spaces/parking spaces to facilitate the installation of standby power generation.

FIRE DETECTION ALARM SYSTEM
A fully automatic addressable detection system, mains powered, with battery backup is provided throughout the building.

FLOOR LOADING
The following implied structural loading allowances have been used
Floors: ~4.0 kN/m² plus an allowance of 1.0kN/m² for partitions
1.5% of floor area will have an enhanced loading of 10kN/m²
Knock out panels are provided to facilitate additional tenant risers.

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The Colmore Building has been awarded a Platinum WiredScore connectivity rating. This is the highest possible level achievable by international connectivity accreditor WiredScore and certifies The Colmore Building as one of the best buildings in the UK for broadband and telecoms infrastructure.

A fixed wireless provider creates an alternate form of connectivity into the building from internet service providers entering from street level.

4 unique sources of fibre connectivity allow occupiers a wide variety of high speed internet services.

The building can easily accommodate new carriers as there are universal comms chambers on both sides of the building.

Free WiFi in all communal areas (including the gym, café and changing rooms) for occupiers and visitors

BT Openreach has both fibre and copper in the building which provides infrastructure that can be used by over 500 different providers to service tenants.

Additional IFP comms space and riser capacity is available to support future needs of occupiers and carriers throughout the entire building.

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