

ALL  
CHANGE  
NGE

P 21  
LAT  
FO  
RM

D K P A E J G H T J K U S  
N Z A Q R U L U V C X Y Z  
A F G Y E T G E I D K L M  
N F N Q O S Z K E W O Q Z  
H A C U E R G H T C K L M

P 21  
L A T  
F O  
R M

PLATFORM 21  
STEPHENSON STREET  
BIRMINGHAM B2 4HQ



# STRIKING

# KING

ADDITION  
TO THE  
BIRMINGHAM  
SKYLINE.

Externally, the entire Stephenson Street elevation will be stripped back to frame and re-clad to provide a striking contemporary exterior, with sleek grey terracotta vertical panels framing new full-height windows to flood daylight throughout the office space.

112

00

0

S Q  
F T

---

**Platform 21** boasts 112,000 sq.ft of contemporary refurbished Grade A office space.

A welcoming double-height reception area will be created, fronting Stephenson Street; alongside high quality shower, changing and cycle facilities. The office floor plates will create large, dynamic, open plan suites ranging from approximately 11,500 to 13,000 sq.ft offering dramatic views across the city.

A FEATURE DOUBLE-HEIGHT

# RECEPTION

# TION

PLATFORM21.CO.UK

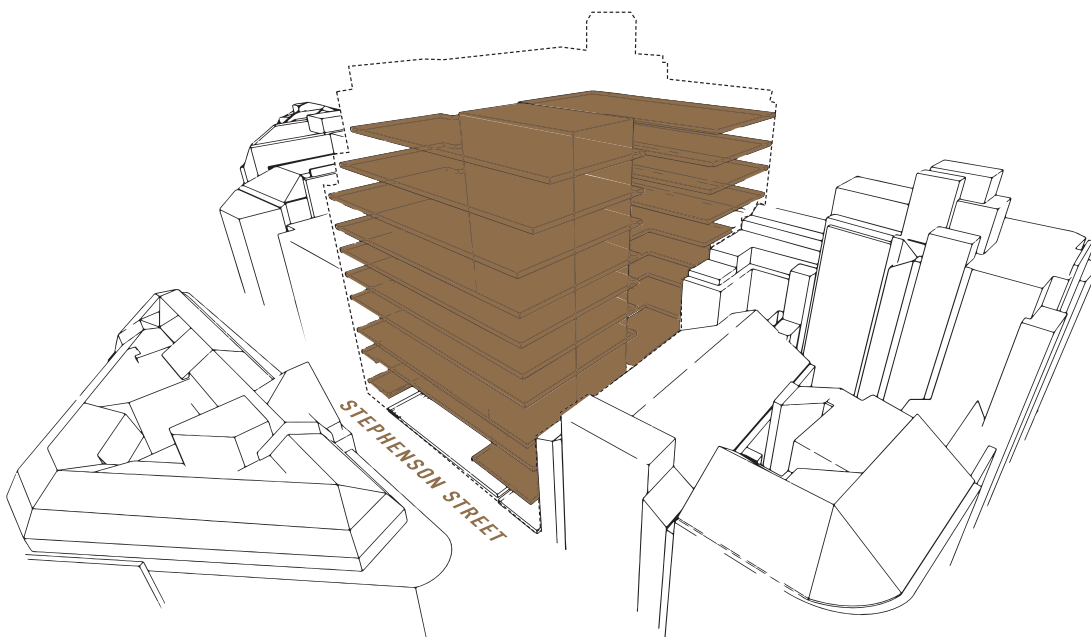
The distinctive reception design features a giant digital display wall, mimicking a traditional split-flap railway signboard. Feature pendant lighting and angled fins to the side walls create a striking backdrop to the generous entrance space and seating area.



# OP

# EN

plan floor plates offering a dynamic working environment, with far-reaching views across the City Centre.

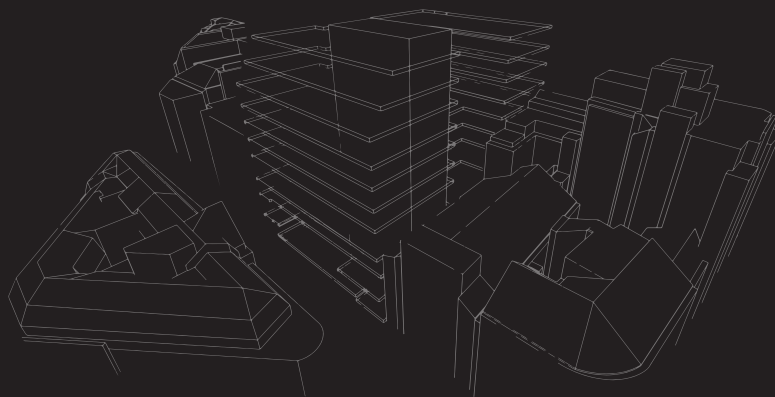


#### AVAILABILITY

<b>M</b>	1,894 sq.ft
<b>F1</b>	3,724 sq.ft
<b>F2</b>	12,863 sq.ft
<b>F3</b>	12,809 sq.ft
<b>F4</b>	12,518 sq.ft
<b>F5</b>	12,518 sq.ft
<b>F6</b>	12,131 sq.ft
<b>F7</b>	11,808 sq.ft
<b>F8</b>	11,205 sq.ft
<b>F9</b>	11,270 sq.ft

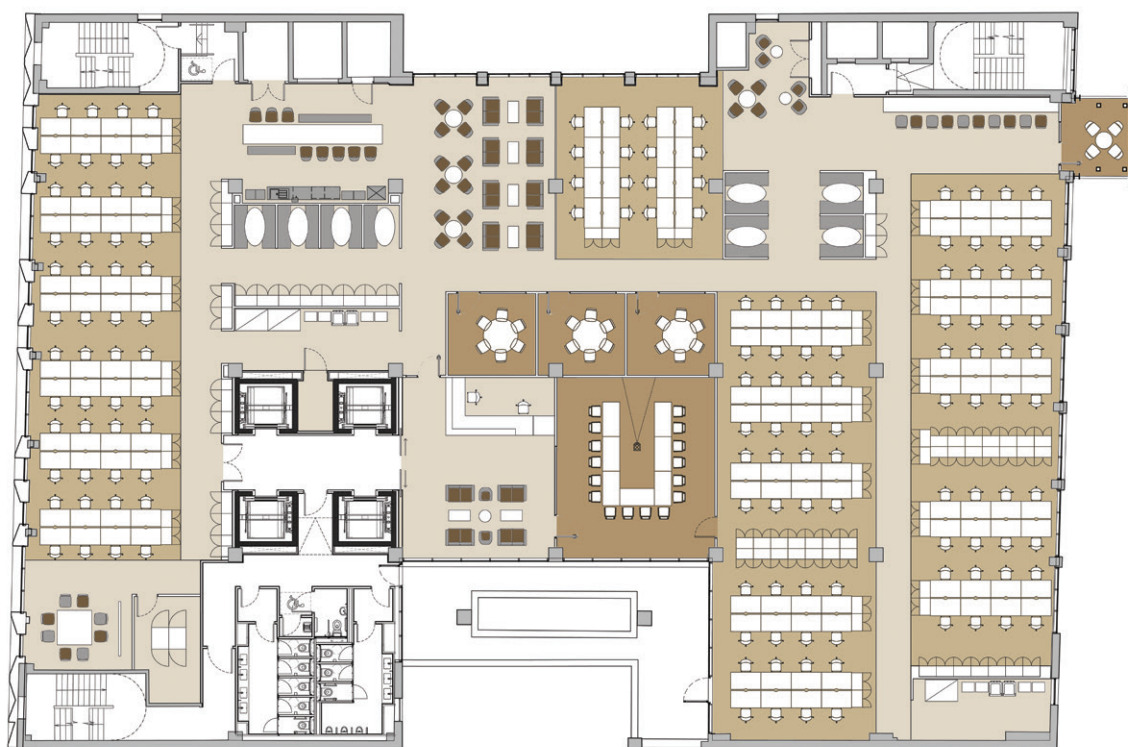
\* Floor areas are illustrative

# HIGH DENSITY



## DENSITY FLOOR PLATE

This is the typical suggested layout for a high density floor plate.



  
**144**

Workstations

  
**5**

Meeting  
Rooms

  
**0**

Private  
Offices

  
**1**

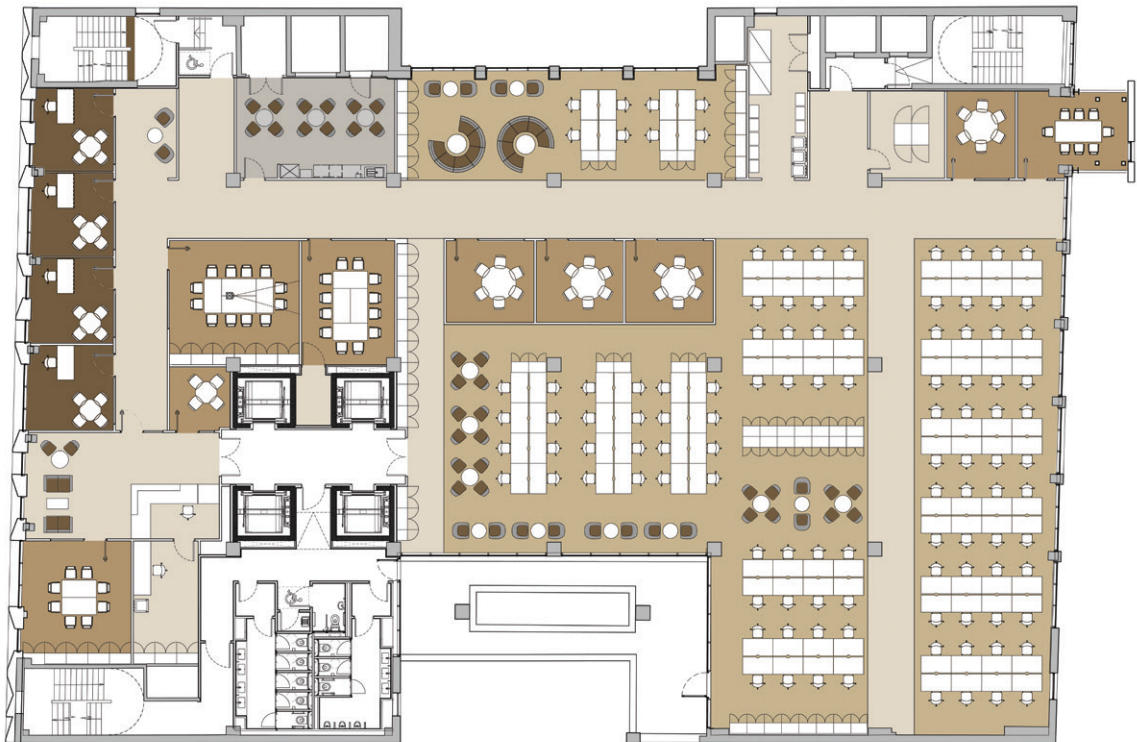
Per 8m<sup>2</sup>

# MEDI UM



## DENSITY FLOOR PLATE

This is the typical suggested layout for a medium density floor plate.



**116**

Workstations



**9**

Meeting  
Rooms



**4**

Private  
Offices



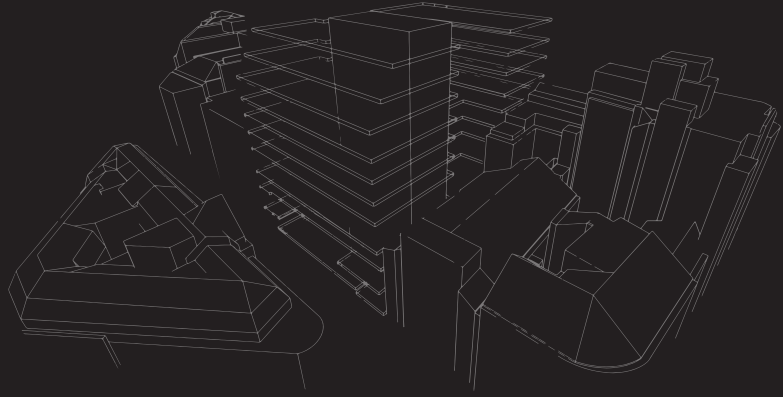
**1**

Per 10m<sup>2</sup>



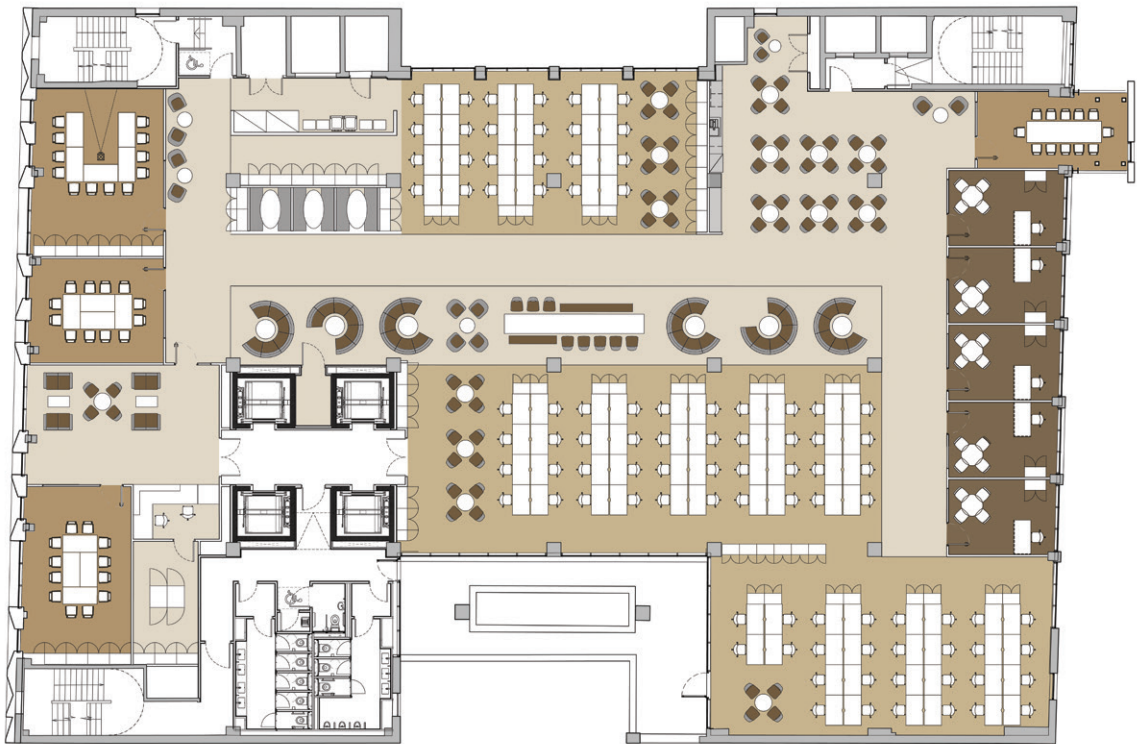
# LO

# W



## DENSITY FLOOR PLATE

This is the typical suggested layout for a low density floor plate.



**97**

Workstations



**4**

Meeting  
Rooms



**5**

Private  
Offices



**1**

Per 12m<sup>2</sup>

## GRADE

## OFFICE SPACE

The Stephenson Street façade will be re-clad in sleek grey terracotta vertical panels, providing a contemporary appearance, while floor plates provide efficient Grade A specification open plan space, combined with high quality design and attention to detail. Feature terraces will provide upper floors with far-reaching views across the city.



# SPE

- High quality double-height feature reception
- Concierge front of house
- Security speed gates
- LED lighting throughout
- Fully accessed raised floors
- Thermally efficient autonomous air handling system, including full heat recovery and flexibility to allow additional future capacity

# CIFI



# CAT



# ION

- 4 high speed passenger lifts and dedicated goods lift
- Full D.D.A compliance to all levels
- High specification WC's to all levels
- 24hr access
- Secure basement car parking
- High levels of connectivity
- Feature terraces
- Secure cycle storage
- Separate male/female and disabled changing rooms and shower facilities
- Separate male/female drying rooms





# A M E

## FOOD AND DRINK

Byron Burger	01 min walk
Adam's Restaurant	03 min walk
Hotel Du Vin & Bistro	07 min walk
Wagamama	02 min walk
The Botanist	02 min walk
The Alchemist	05 min walk
Gusto	05 min walk
Tom's Kitchen	05 min walk
San Carlo	03 min walk
Purecraft Bar & Kitchen	04 min walk

## HOSPITALITY

Hotel Ibis	11 min walk
Radisson Blu	07 min walk
Malmaison	05 min walk
Premier Inn	02 min walk
Crowne Plaza	07 min walk
Hotel Du Vin & Bistro	07 min walk
Macdonald Burlington Hotel	02 min walk

# N I T



# I E S



## SHOPPING AND LEISURE

Grand Central/John Lewis	01 min walk
The Mailbox	05 min walk
Brindleyplace	13 min walk
Bullring	06 min walk
Symphony Hall	08 min walk
Selfridges	07 min walk
Apple Store - New Street	03 min walk

# TRAIN

TRAVEL  
BY

# IN

Most direct services leaving Birmingham New Street for London Euston are run by Virgin Trains, departing approximately every 20 minutes throughout the day. Average travel times are around one and a half hours.

During busier times of the day, there is an extra London Midland Train leaving every hour, with an average travel time of two and a quarter hours.



## JOURNEY INFORMATION

### 1HR 20M

Journey time to London Euston

### 1HR 34M

Journey time to Liverpool Lime Street

### 1HR 18M

Journey time to Manchester Piccadilly

### 1HR 14M

Journey time to Bristol Temple Meads

### 1HR 56M

Journey time to Cardiff Central

TRAVEL BY

# METRO



The £127 million extension of the Midland Metro in Birmingham has reached another major milestone.

The first of the tracks that take trams through the streets of the City Centre from Snow Hill Station to New Street Station/Grand Central are operational.

This service is being extended to Centenary Square, with future phases also being planned.

- SNOW HILL
  - BULL STREET
  - CORPORATION STREET
  - GRAND CENTRAL
- (DIRECTLY OUTSIDE PLATFORM 21)

# SUS

Sustainability has been a key consideration in the delivery of Platform 21, improving the energy performance of the building has been central to its design.

# TAINA

# BILLI

In addition to improving the thermal performance of the main façade and glazed elements, the refurbishment will implement the use of low energy LED light fittings and photovoltaic panels.

The scheme will utilise the most thermally efficient air conditioning system available on the market, incorporating full heat recovery.

The introduction of these sustainable technologies will reduce building operating costs, with savings passed to future occupiers through reduced occupancy costs.

We are targeting a B rating EPC.

# TY



# FI ND

52.479031°N × 1.90035°W

Located in a prominent position on Stephenson Street.

Platform 21 is situated adjacent to New Street Station and Grand Central, home to the largest John Lewis outside of London.

The Bullring Shopping Centre and the Mailbox are both within a short walk.

Platform 21 is strategically located close to the prime professional and retail districts of Birmingham City Centre.

The property also benefits from excellent transport links, with rail, bus and the new metro connecting Platform 21's doorstep to the rest of the city.



## HOTELS:

- Hotel du Vin
- Staybridge Suites
- Britannia Hotel
- Macdonald Burlington
- Malmaison
- Premier Inn
- Hotel Ibis

## AMENITIES:

- Grand Central
- Mailbox
- O2 Academy
- The Arcadian
- Bullring
- Selfridges
- Odeon Cinema
- Birmingham Cathedral
- Hippodrome Theatre

## TRANSPORT:

- Metro
- New Street Station
- Moor Street Station
- Snow Hill Station



# CONTRACT ACT

# US

**CBRE**  
0121 616 5555  
www.cbre.co.uk

**THEO HOLMES**  
0121 616 5510  
theo.holmes@cbre.com

**JLL**  
0121 643 6440  
jll.co.uk/property

**KELVIN CRADDOCK**  
0121 634 6523  
kelvin.craddock@eu.jll.com

Developed by



Asset Managed by



Messrs. CBRE and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. CBRE and JLL has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2017. Design by CAB Property (part of the CAB Studios Group) cabproperty.co.uk

2 1

2 1

2 1

2 1

2 1