



THE
COLMORE
BUILDING

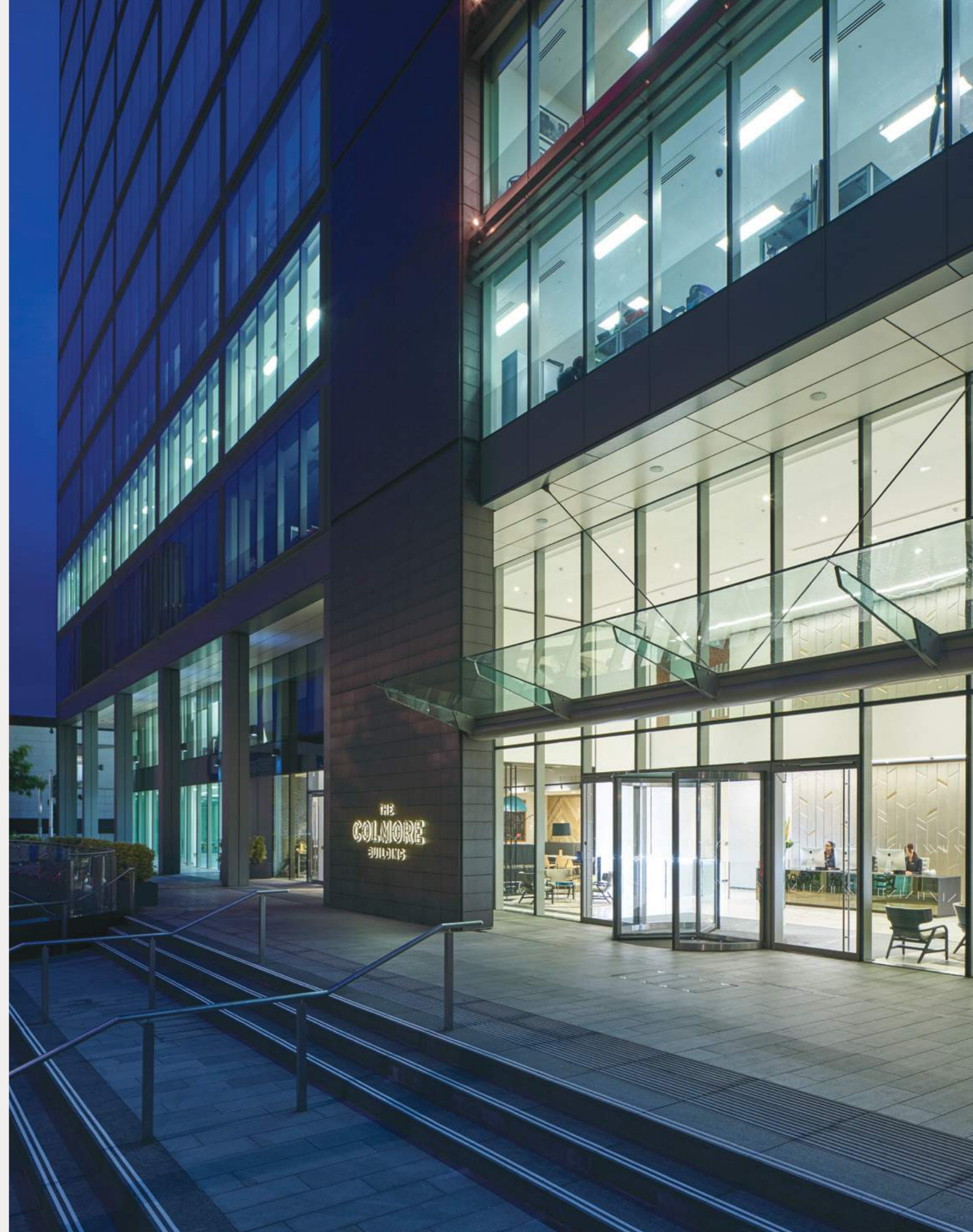


The Colmore Building is situated at the heart of Birmingham's business district, ensuring excellent connections and a wealth of amenities. Providing class leading office space with superior occupier facilities, The Colmore Building is already home to many established high profile businesses and combines 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.

MORE FOR YOU

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.



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.

"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





This page:
Reception
Entrance details

Right page:
Reception desk
Reception meeting space





This page:
Washrooms

Right page:
Lift Lobby



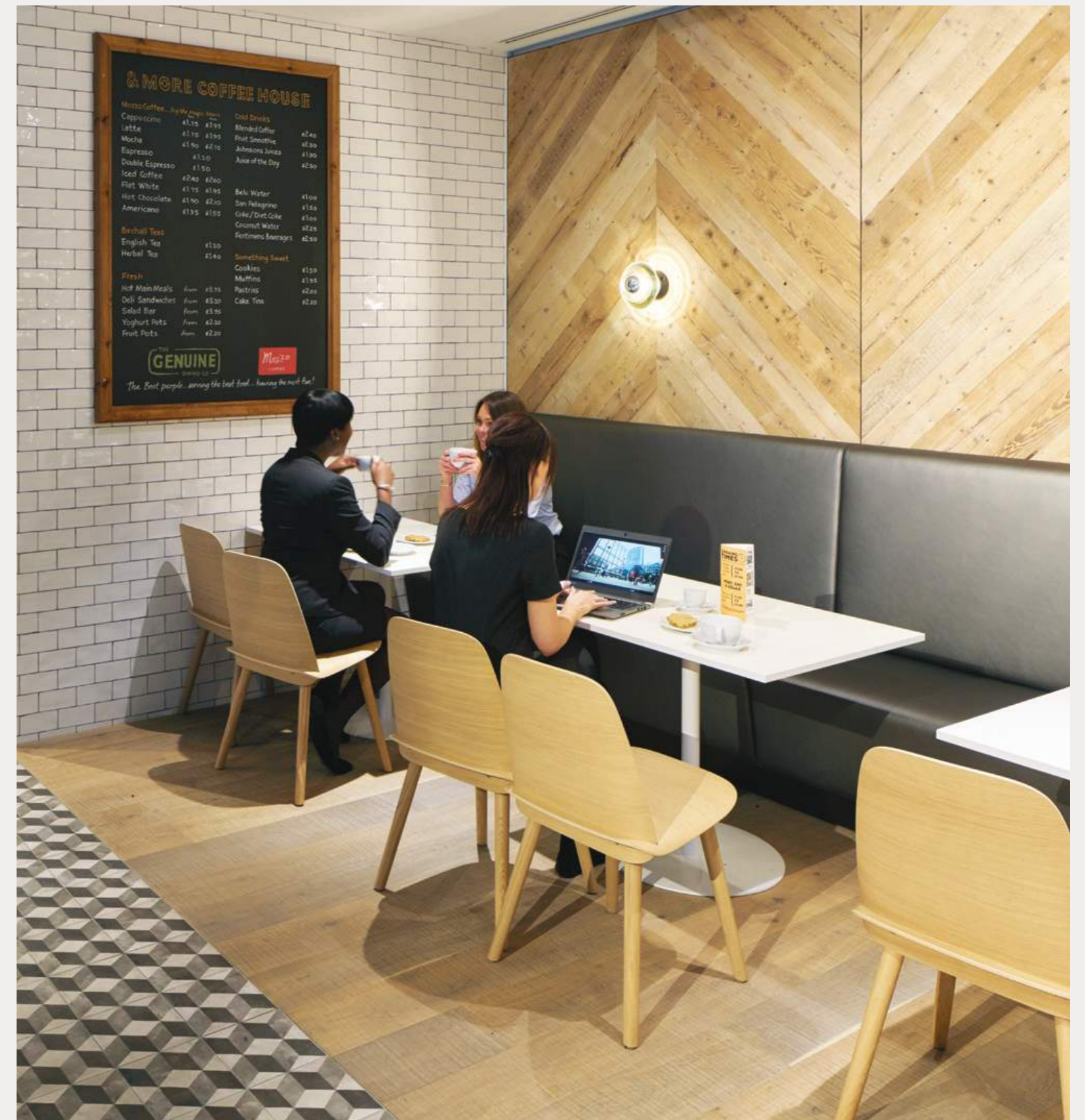
& MORE COFFEE HOUSE



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

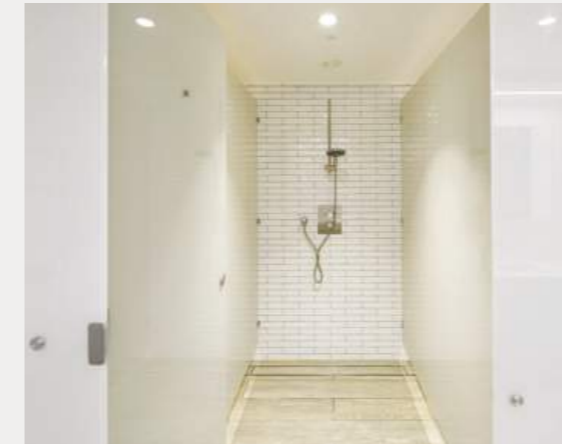




MORE FACILITIES

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.



Left page:
Bike store

This page:
Showers
Changing rooms





“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



Left page:
Treatment rooms

This page:
Gym

FREETHS

MORE FROM THE AREA

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.





ROTUNDA

THE CUBE

THE COLMORE BUILDING

HS2 CONSTRUCTION HQ

THE BULLRING

GRAND CENTRAL
NEW STREET STATION

ST PHILIP'S CATHEDRAL

PwC

GOWLING WLG

PINSENT MASONS

DWF

KPMG

RBS

AON

RSA

DIRECT LINE

BARCLAYS

SHAKESPEARE MARTINEAU
ERNST & YOUNG LLP

WESLEYAN

SNOW HILL STATION

COLMORE SQUARE

B4 PARKING

BIRMINGHAM AMENITY

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.



Clockwise, from top left:
Hotel du Vin
Great Western Arcade
Pure



- | | | |
|---|---|--|
| <p>■ Retail</p> <ul style="list-style-type: none"> 01. Snow + Rock 02. Designer Leather 03. Livsstil the Cookshop 04. Clements and Church 05. Crockett & Jones 06. Kiehl's 07. The White Company 08. Jo Malone 09. John Lewis 10. Liquor Store 11. More by Design | <p>■ Bars & Restaurants</p> <ul style="list-style-type: none"> 01. Jekyll & Hyde 02. Purnell's Restaurant 03. Opus at Cornwall St 04. Utopia the Country Bar 05. Asha's 06. Purnell's Bistro 07. Ginger's Bar 08. Fumo 09. San Carlo 10. The Botanist 11. Purecraft Bar & Kitchen | <p>■ Local Occupiers</p> <ul style="list-style-type: none"> 01. The Colmore Building 02. KPMG 03. PwC 04. Ernst & Young LLP 05. Direct Line 06. Barclays PLC 07. Royal Bank of Scotland 08. Royal & Sun Alliance 09. AON 10. Pinsent Masons 11. Allianz 12. PAUL 13. Gas Street Social 14. Everyman Cinema 15. Aluna 16. Shogun Teppan-Yaki 17. Rodizio Rico 18. Hotel Du Vin 19. Malmaison 20. Adam's 21. Bar Opus 05. HS2 Construction HQ 06. Gowling WLG 07. Shakespeare Martineau 08. Investec 09. Vodafone 10. Marsh 11. DWF |
|---|---|--|



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

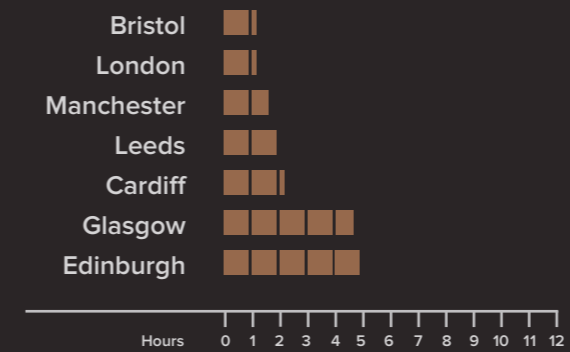
CONNECTIONS

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.



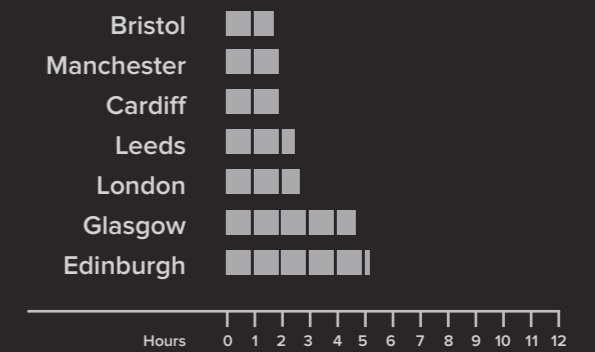
KEY DESTINATIONS BY RAIL

Source: nationalrail.co.uk



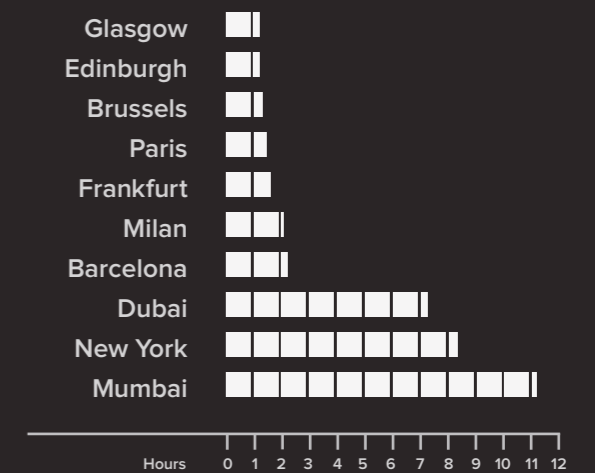
KEY DESTINATIONS BY ROAD

Source: google.co.uk/maps



KEY DESTINATIONS BY AIR

Source: birminghamairport.co.uk



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



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.

Clockwise, from left
 Metro connections from The Colmore Building
 Birmingham Airport
 HS2 Train
 Birmingham New Street Station
 Grand Central Shopping Centre

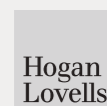
"The Colmore Building perfectly matches our aspirations as a business and provides the right impression when clients visit our offices"

— Adrian Quin, Head of Office



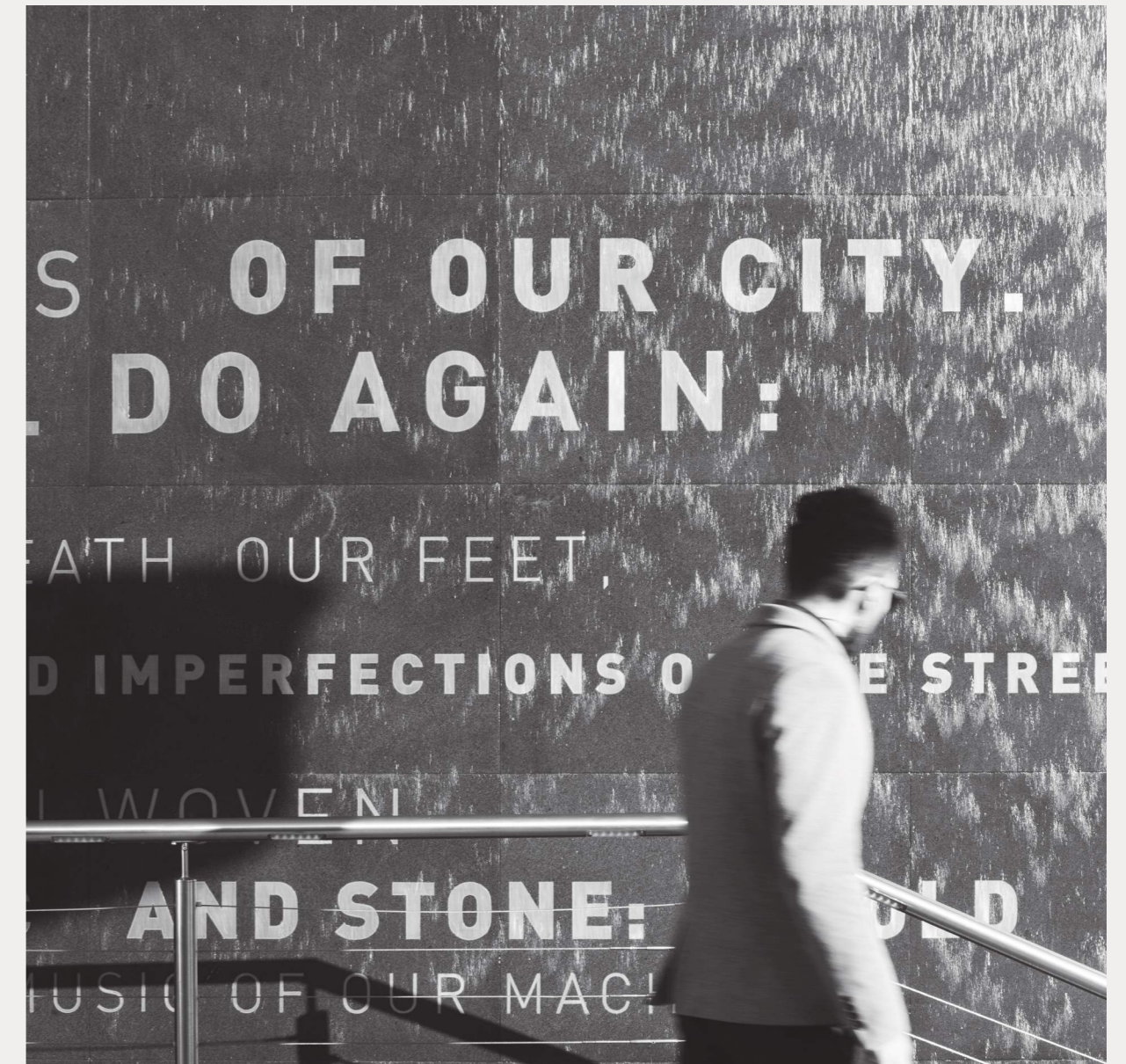
"With a new café, gym, treatment rooms and other amenities, The Colmore Building is an appealing place to work for our staff and taking more space here was a natural choice."

— Michael Gallimore, Partner at Hogan Lovells



"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



MORE SPACE

The 23,380 sq ft innovative and flexible floorplates are expansive and column free, with unrivalled views over the city scape.

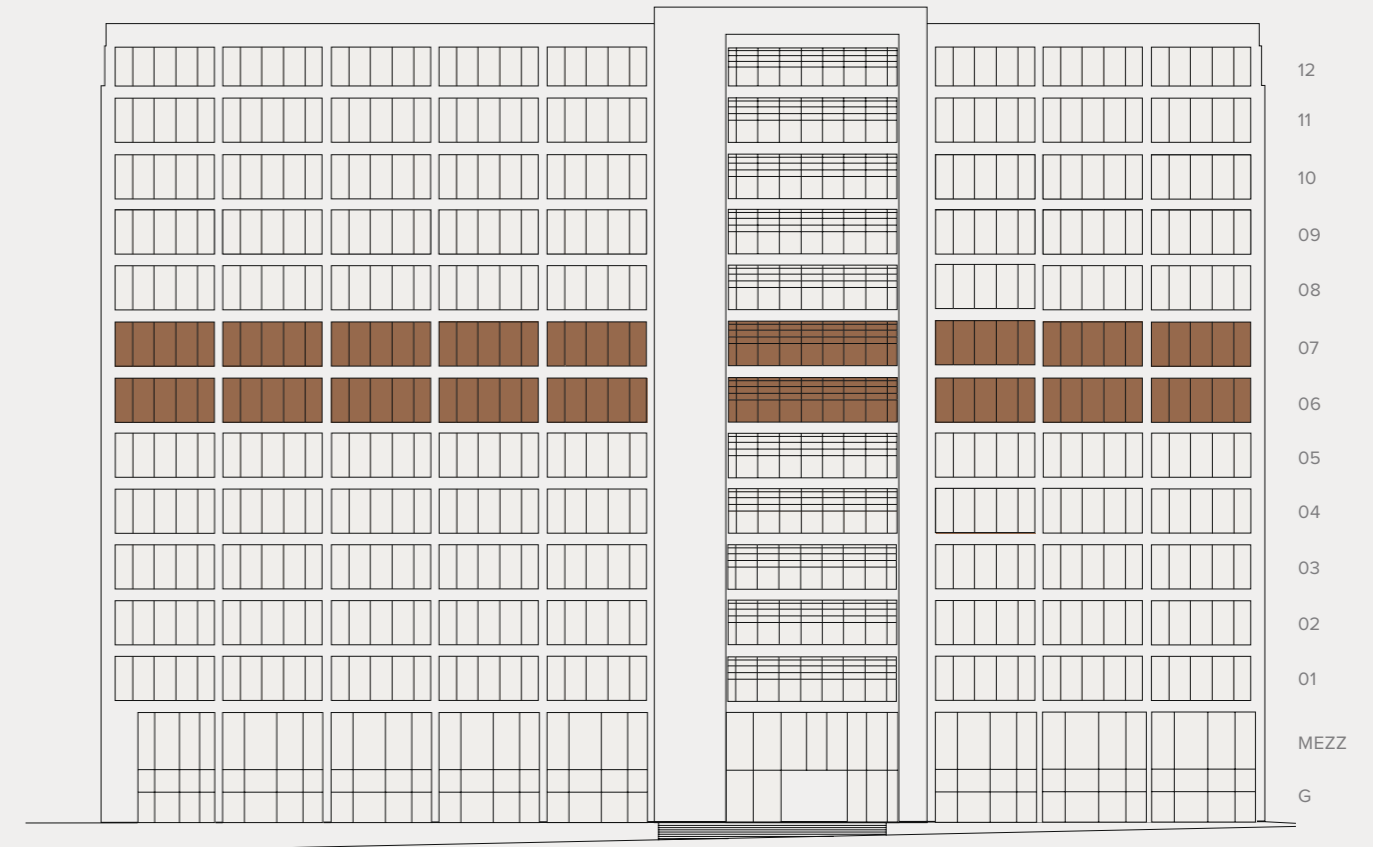




SCHEDULE OF AREAS

Up to 46,760 sq ft (4,344 sq m) IPMS 3
of contiguous space over two floors

Floors	Availability	sq ft	sq m
Twelfth	Grant Thornton		
Eleventh	Grant Thornton / Marsh / Melrose		
Tenth	Allianz / Hogan Lovells		
Ninth	Vodafone		
Eighth	Hogan Lovells		
Seventh	Available	23,380	2,172
Sixth	Available	23,380	2,172
Fifth	Amey Plc		
Fourth	Amey Plc		
Third	Amey Plc/Robert Half International/ Freeths / Rathbones		
Second	Investec / Willis Towers Watsons / Chubb Insurance		
First	AECOM		
Mezzanine	Orega		
Ground	3PB Barristers / Orega Co-working		
Total Available		46,760	4,344



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 C54
- 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
- & MORE coffee house
- Wired Certified Platinum

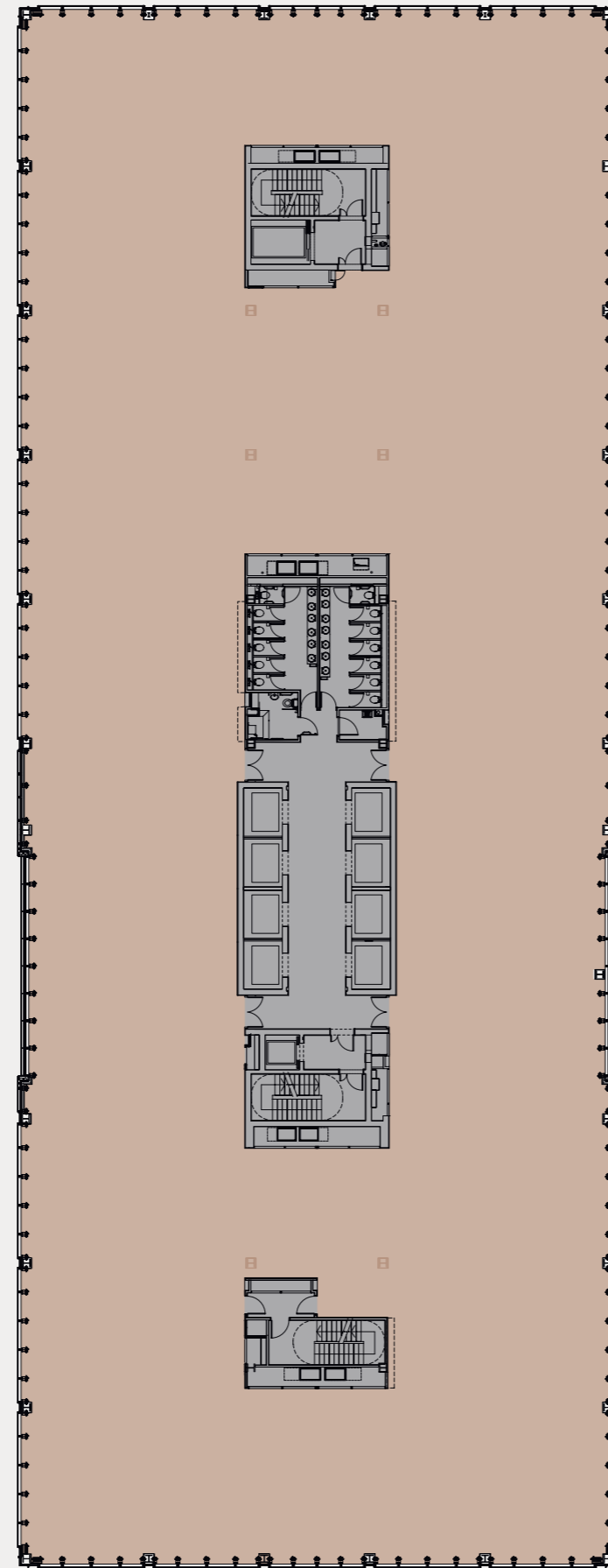
ACCOMMODATION

Floor Plans

Typical Floor

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

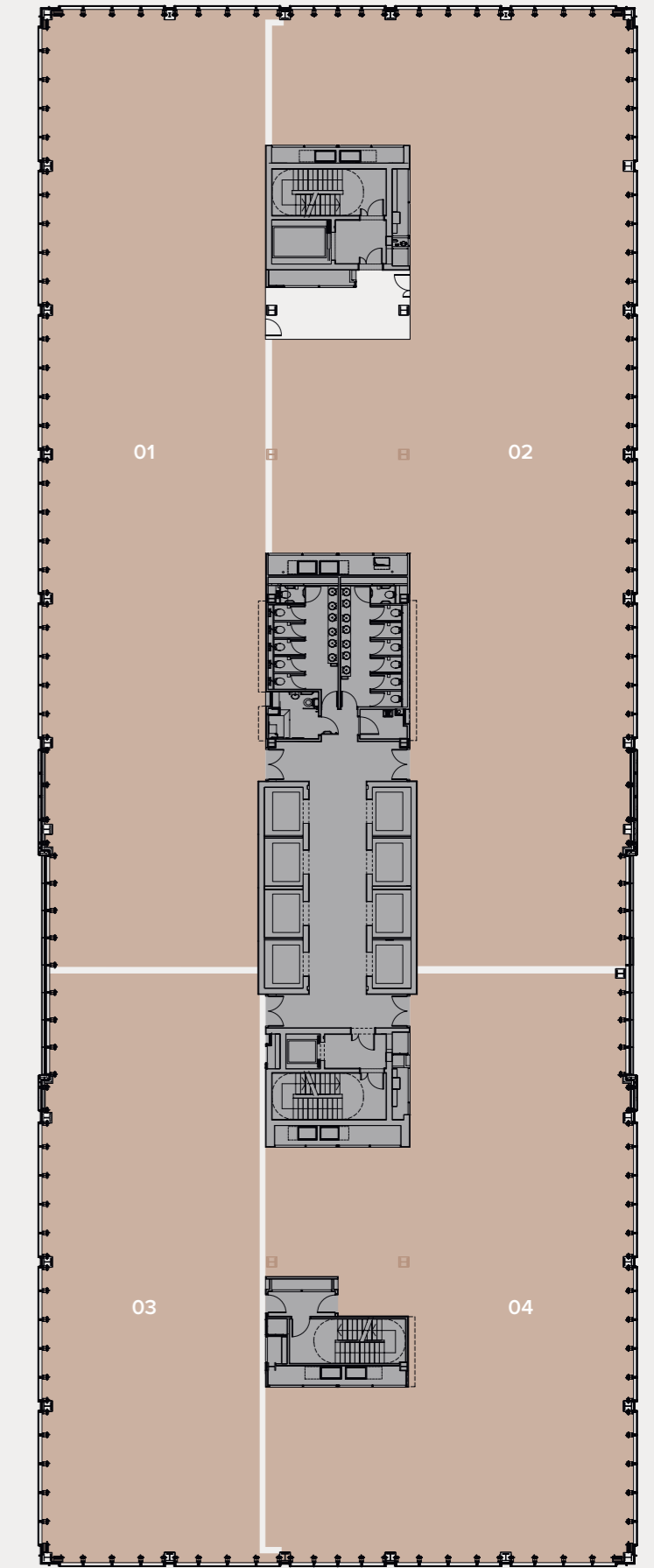
Office
Core



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)

Office
Core



Floor plans not to scale. For identification purposes only.

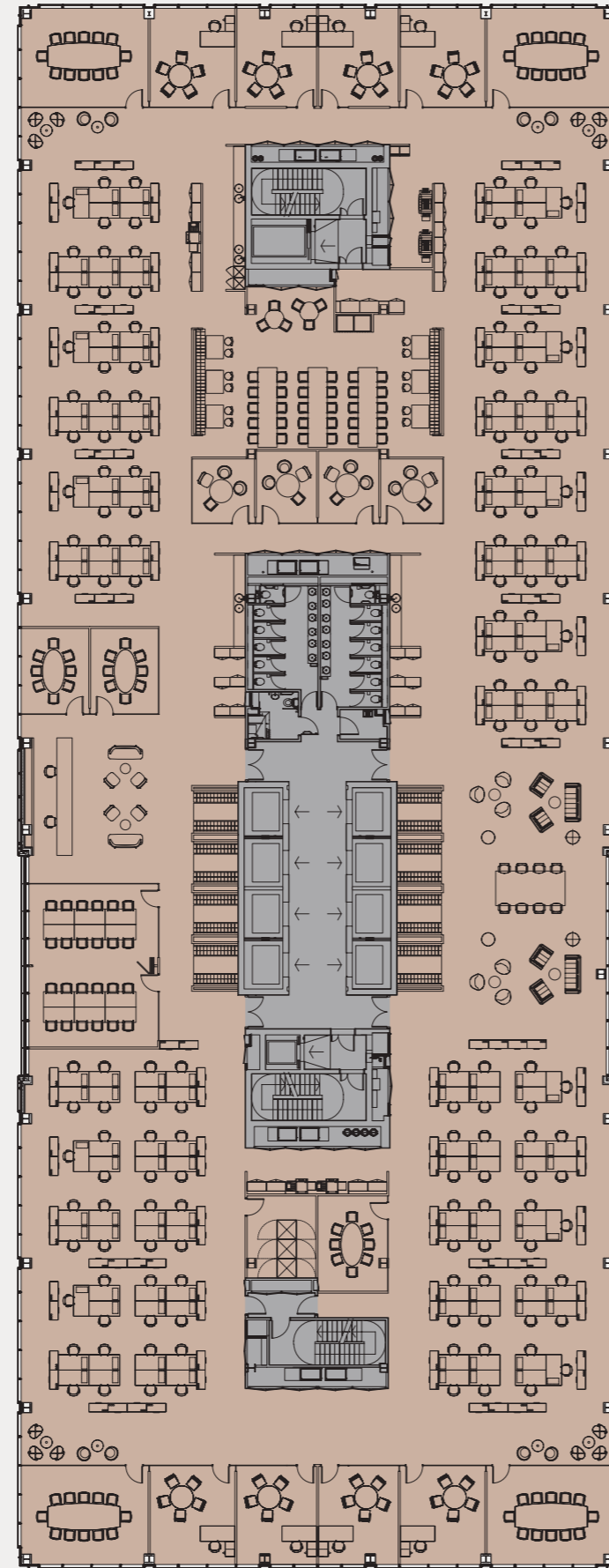
ACCOMMODATION

Space Plans

Indicative Space Plan – Low Density

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

1:12 sq m occupational density
showing 178 workstations



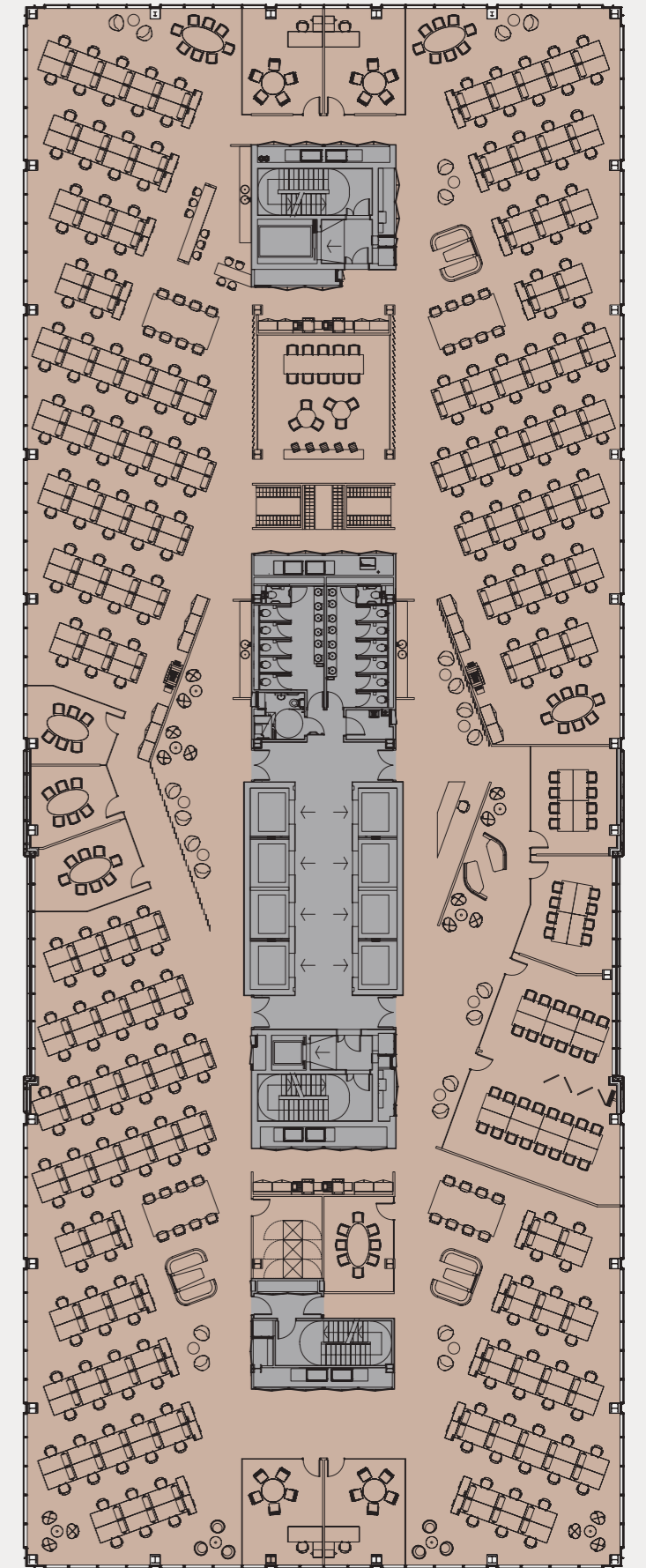
Office
Core



Indicative Space Plan – High Density

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

1:8 sq m occupational density
showing 267 workstations



Office
Core



Floor plans not to scale. For identification purposes only.

2 STOREY RECEPTION

2.75m FLOOR TO CEILING HEIGHT

8 17 PERSON INTELLIGENT LIFTS

1:18 SQ M CENTRAL PLANT CAPACITY

SPECIFICATION

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 1200 x 300 mm pressed steel micro perforated tiles laid flush into 300 mm "C" section grid on a 1500 x 1500 mm module with PPC finish and acoustic infill.

CLEAR FLOOR HEIGHTS

Floor Zone	Finished Floor to Ceiling
Ground	3,400mm
Mezz-12	2,750mm
Basement 1-5	2,100mm

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 assist 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
Summer	29°C dry bulb 21°C wet bulb

Internal Design Conditions

Offices	
Winter	22°C ± 2°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
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Fresh Air Provision

All office space	16 litres/sec/person
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Extract Rates

Toilets	10 ac/hr
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DESIGN OCCUPANCY

Design occupancy of:

- 8 sq m per person for HVAC central plant
- 10 sq m per person for on floor fan coils
- A 60% / 60% split for sanitary provision
- 12 sq m per person: 80% occupancy (14 sq m per person: 100%) has been allowed for lifts
- An allowance of 6 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.

FIRE DETECTION ALARM SYSTEM

A fully analogue addressable fire detection system, mains powered, with battery backup is provided throughout the building.

FLOOR LOADING

The following imposed structural loading allowances have been used:

- Floors - 4.0 kN/sq m plus an allowance of 1.0kN/sq m for partitions
- 5% of floor area will have an enhanced loading of 7.5 kN/sq m

Knock out panels are provided to facilitate additional tenant risers.

LIFTS

Eight 17 person lifts form part of the central core which are operated on a Destination Control System, linked to security turnstiles in the entrance. A goods lift, servicing all office floors is accessible from the loading bay.

LIGHTING LEVELS

Intelligent lighting, designed to assist in achieving LG7 compliance.

General offices	400 lux (at working plane)
Entrance foyer	400 lux
Other circulation	300 lux
Toilets /staircases	150 to 200 lux

MECHANICAL AND ELECTRICAL SERVICES

Incoming gas service with 400 kWh spare capacity for future tenant use. Incoming 50mm mains water service and associated cold water storage, boosted distribution service and local electric domestic hot water services.

Incoming 11 KV protected ring power supply with 3000 kVA maximum demand supply availability.

STAND BY POWER GENERATION

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

TENANT POWER SUPPLY & DISTRIBUTION

Power & lighting supplies for all areas are provided and metered at low voltage from the landlord's supply network on each floor. Designed load is 25w/sq m with one circuit every 85 sq m and with 25% spare capacity.

WIREScore

THE FIRST WIRED CERTIFIED PLATINUM RATING IN BIRMINGHAM

MORE CONNECTIVITY

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

MORE COMPETITIVE

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

MORE FLEXIBILITY

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

MORE ATTENTIVE

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

MORE VARIETY

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.

MORE THOROUGH

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

WORLD-CLASS INFRASTRUCTURE

Best in class levels of redundancy and resiliency with 3 fully separate intakes.

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.



AVAILABLE CARRIERS



AWARDS

The Colmore Building has won the Innovation Award for the Midlands and Central England at the 2017 British Council for Offices (BCO) Awards. The BCO recognised The Colmore Building for providing a vibrant and contemporary work environment. The judges praised the building for its world-class facilities and outstanding amenity offering.



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