

# Bradford Street Police Station, Birmingham, B12 0JB

## Executive Summary

### On Behalf of the West Midlands Police,

JLL are pleased to offer the opportunity to acquire a prime city centre redevelopment plot.

The site extends to c. 1.43 acres consisting of an office and surfaced car park.

Offers invited by no later than 12 noon 2<sup>nd</sup> December 2024





# An introduction to Bradford Street Police Station, Birmingham

Bradford Street Police Station offers an opportunity to purchase a rare prime freehold in Digbeth. The salient details are:

- Located within the everchanging Digbeth, formerly the industrial heartlands of the city of a thousands trades, Digbeth is Rapidly becoming know as Birmingham's Creative Quarter.
- The neighbourhood is in the process of receiving significant infrastructure improvements with enhanced connectively via a tram extension and a much-improved street scape.
- The site is conveniently located within walking distance of a good range of local amenities including the Custard Factory and The Bullring.
- Follow the success of Hairpin House (260 BTR apts), we have seen further BTR investment commence construction at Stoneyard (Moda) and Smith Gardens (Goodstone Living).
- Situated within easy reach of city centre by car (11 mins), walking (26 mins) and cycling (8 mins).
- The 1.43 acre site currently has an existing 2 to 3 storey building on the northeastern part, with the rest of the site consisting of car park and a small area of green space.
- Opportunity to reposition (subject to planning) for alternative uses including residential, later living, care and PBSA.
- Subject to planning or unconditional offers will be considered. The site is to be sold with vacant possession.





# Birmingham – A Global City

Birmingham is the capital of the Midlands and is firmly established as the UK's second city. Birmingham sits at the centre of the West Midlands conurbation with an urban area population of 2.95 million (2021) and a metropolitan population of 3.75 million (2021).

Birmingham has a strong and well-balanced economy and is a major engine of UK growth. It is one of the fastest growing cities in the UK and Europe. It has the 10th largest city economy in Europe producing £117 billion per annum (2021 estimate). The city's business and financial services sector is the second largest in the UK and employs over 130,000 people within the city and 350,000 in the wider region.

In addition to Birmingham's excellent business credentials, the city has a fast-growing leisure and tourism sector, which received a major boost as Birmingham hosted the most successful Commonwealth Games in history during 2022. With facilities such as Arena Birmingham, International Convention Centre, the NEC and Resorts World Arena, Birmingham is the dominant UK city for events, conferences and exhibitions, with a 40% UK market share.



**£ 117 Billion**  
GDP City Economy

**25%**  
Economy Growth Over The  
Last 5 Years

**A Key Target**  
For Inward Investment,  
More Than Any Other  
European City

**UK's Youngest**  
And Fastest Growing  
Regional City With 40% Of  
The Population Under 25

**Heart**  
Of the UK transport  
Network

**2nd Largest**  
Primary Retail Population  
Catchment In UK

**3rd Largest**  
Total Available Retail  
Spend In UK

**40%**  
Of The UK's Conference  
And Exhibition Trade,  
Stimulating Tourism And  
Leisure Spend



# Location

Bradford Street Police Station is situated in Digbeth, approximately 1.0 miles from Birmingham City Centre.

Located within ever changing Digbeth, formerly the industrial heartlands of the city of a thousand trades, Digbeth is quickly becoming known as Birmingham’s Creative Quarter. Digbeth was previously listed as the coolest place to live in Britain by The Sunday Times. The site is surrounded by mainly residential properties and office buildings.

The subject site is situated off Bradford Street to the southwest of Birmingham city centre, the site measures circa 1.43 acres. The site currently benefits from 3 separate access points.

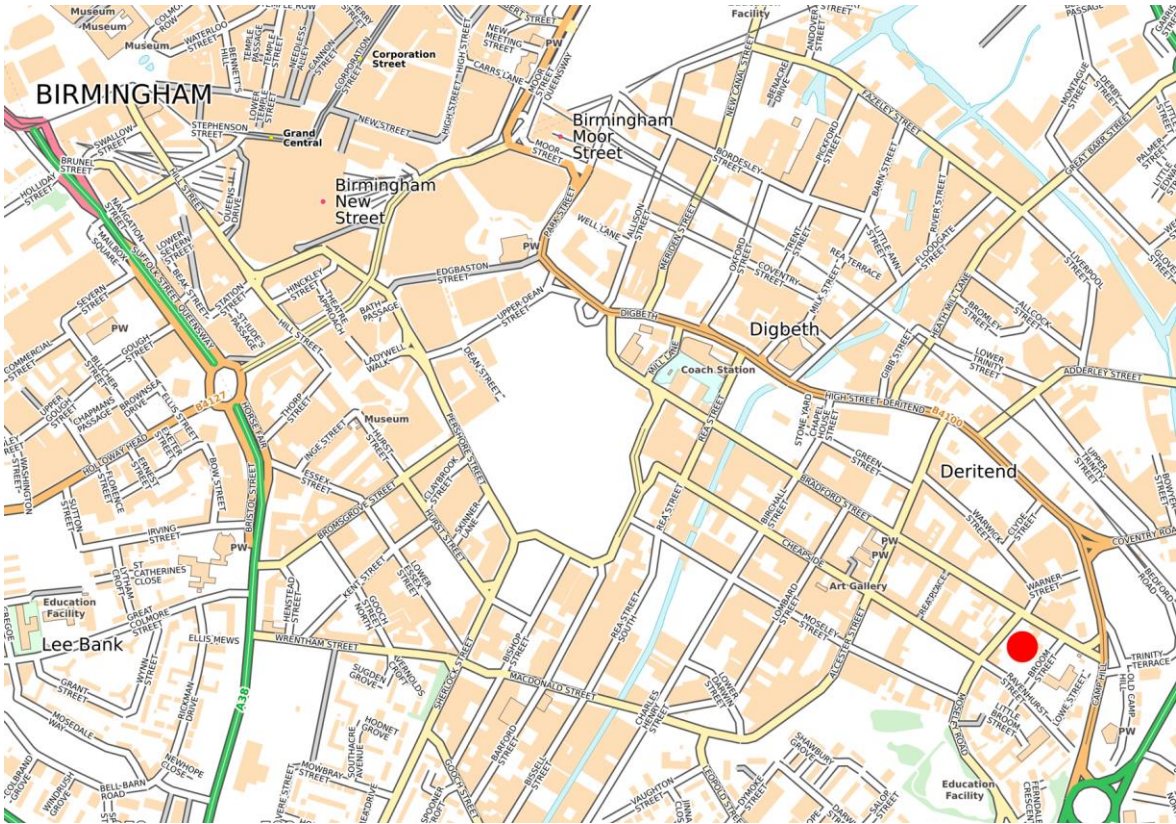
Bradford Street Police Station has excellent connectivity to Birmingham city centre, located approximately 1 mile away. Driving to the city centre takes roughly 11 minutes, From 2026 the tram will offer access to the city centre , this is accessible off High Street, Deritend approximately 0.4 miles from Bradford Street PS.

Alternatively, it is also possible to walk to the city centre in approximately 26 minutes or take the bus which takes circa 18 minutes from Moseley Road to Birmingham New Street. Cycling or using an E-scooter takes only 8 minutes.

The site is 0.9 miles from Birmingham New Street Station, which provides great connectivity offering direct services to London Euston (1hr 19 minutes), Manchester (1hr 28 minutes) and to Bristol (1hr 19 minutes) .

Digbeth is currently seeing significant development with a number of consented schemes, several schemes under construction and and a few schemes operating. Most notably Hairpin House by Ridgeback which is the first BTR scheme to open and operate in Digbeth.

The site is conveniently located close to the custard factory which provides a good range of local amenities. This includes NQ64, Baked in Brick, 670 grams and The Old Crown.



Bradford Street Police Station is approximately 6.4 miles from Birmingham International Airport.



Bradford Street Police Station is approximately 0.9 miles from Birmingham New Street Station.

Local Attractions & amenities – Cycling distances	
New Street Station – 9 mins	Moor Street Station – 6 mins
Custard Factory – 5 mins	Curzon Street Station – 9 mins
The Bullring – 5 mins	Colmore Row – 9 mins
The Mailbox – 8 mins	Broad Street – 12 mins









# Opportunity

Available to purchase is the freehold interest in the former Bradford Street Police Station, Birmingham, B12 0JB

The site extends to c. 1.43 acres and combines multiple titles (WM979334 and MM195127) which are available in the dataroom.

The site currently has an existing 2 to 3 storey building on the northeastern part, with the rest of the site comprising a car park and a small area of green space.



**Opportunity to reposition or redevelop (subject to planning for alternative uses):**



**Later living**



**Care**



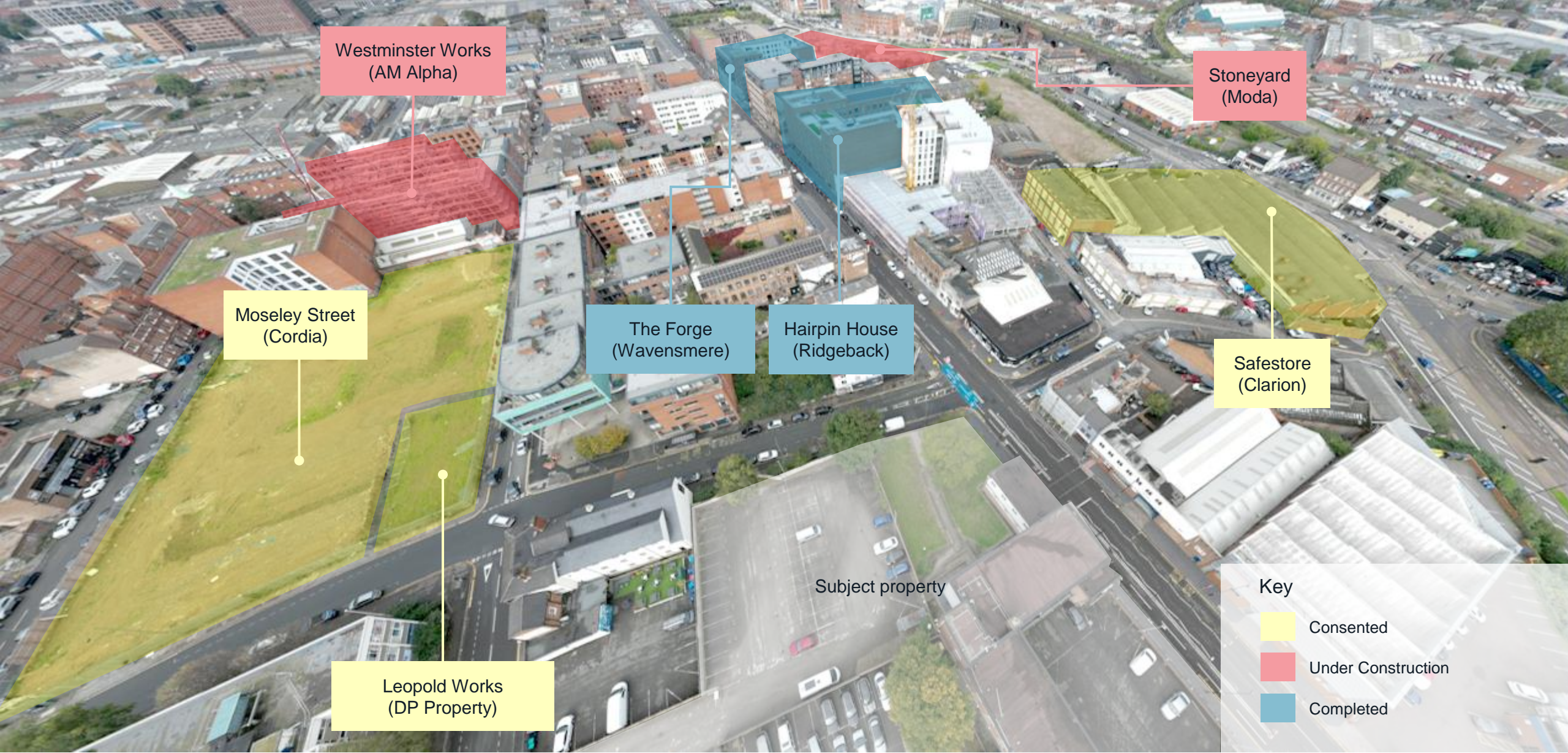
**Residential**



**Student**







Westminster Works  
(AM Alpha)

Stoneyard  
(Moda)

Moseley Street  
(Cordia)

The Forge  
(Wavensmere)

Hairpin House  
(Ridgeback)

Safestore  
(Clarion)

Subject property

Leopold Works  
(DP Property)

Key

- Consented
- Under Construction
- Completed

# Current Local Developments



# Further Information

## Offers Invited

The site is offered for sale by way of informal tender. Offers are invited for the whole site on a subject to planning and/or unconditional basis. Buyers can submit more than one offer, including alternative deferred payment structures.

All offers should be supported by confirmation of –

- Proof of funds
- Timescales for exchange and completion
- Proposed scheme
- Conditions

Offers must be submitted by noon on 2<sup>nd</sup> December 2024 by email to the following parties Will Richardson (William.richardson@jll.com) and Will Cox (William.cox@jll.com).

Please note that the Vendor is not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

## Tenure

The site is to be sold Freehold

## Viewings, Data Room & Further Information

Please contact the sole selling agent JLL for access to the data room and any other additional information. Any ‘on-site’ viewings are to be strictly by prior arrangement. Upon receipt of your expression of interest JLL will provide access to the Data Room containing legal and technical information including title documents and other relevant information that may assist a purchaser.

## VAT

The property is not elected for VAT.



## Contacts

**Will Cox**  
+44 (0)781 071 4566  
william.cox@jll.com

**Will Richardson**  
+44 (0)7514 725797  
william.richardson@jll.com

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