10

BRINDLEYPLACE

10BRINDLEYPLACE.CO.UK

Prominent corner frontage of 10 Brindleyplace

10

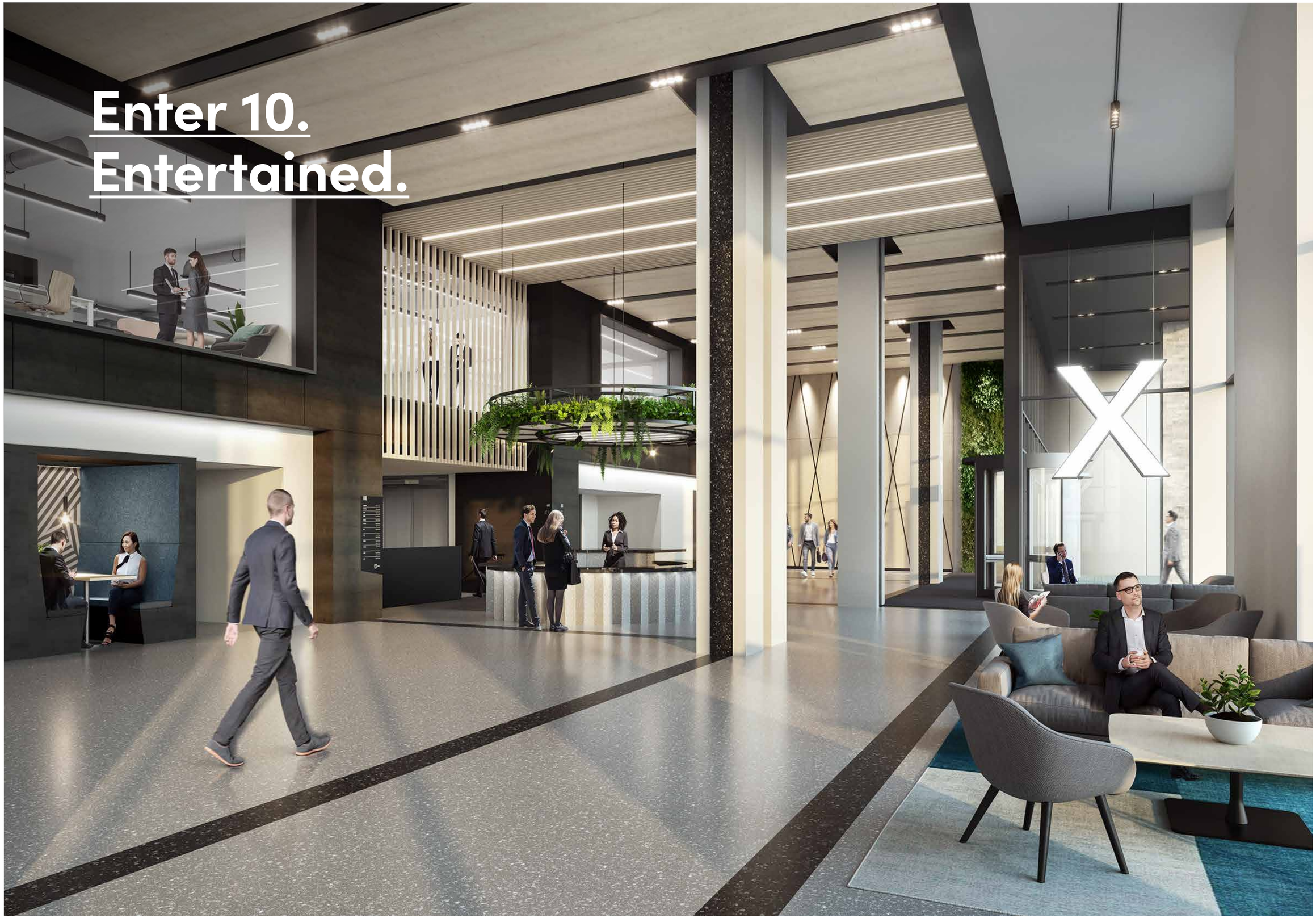
A building dressed in awards.

The perfect 10.

10 Brindleyplace is going through a comprehensive transformation to achieve the best workspace possible, entering the market for the first time since it's original construction.

A remarkable newly designed entrance space, over 210,000 sq ft of high quality Grade A offices and a list of new amenities including bouldering walls in the basement and open air meetings on the roof terraces, all adds up to a 10 out of 10 experience.

Enter 10.
Entertained.



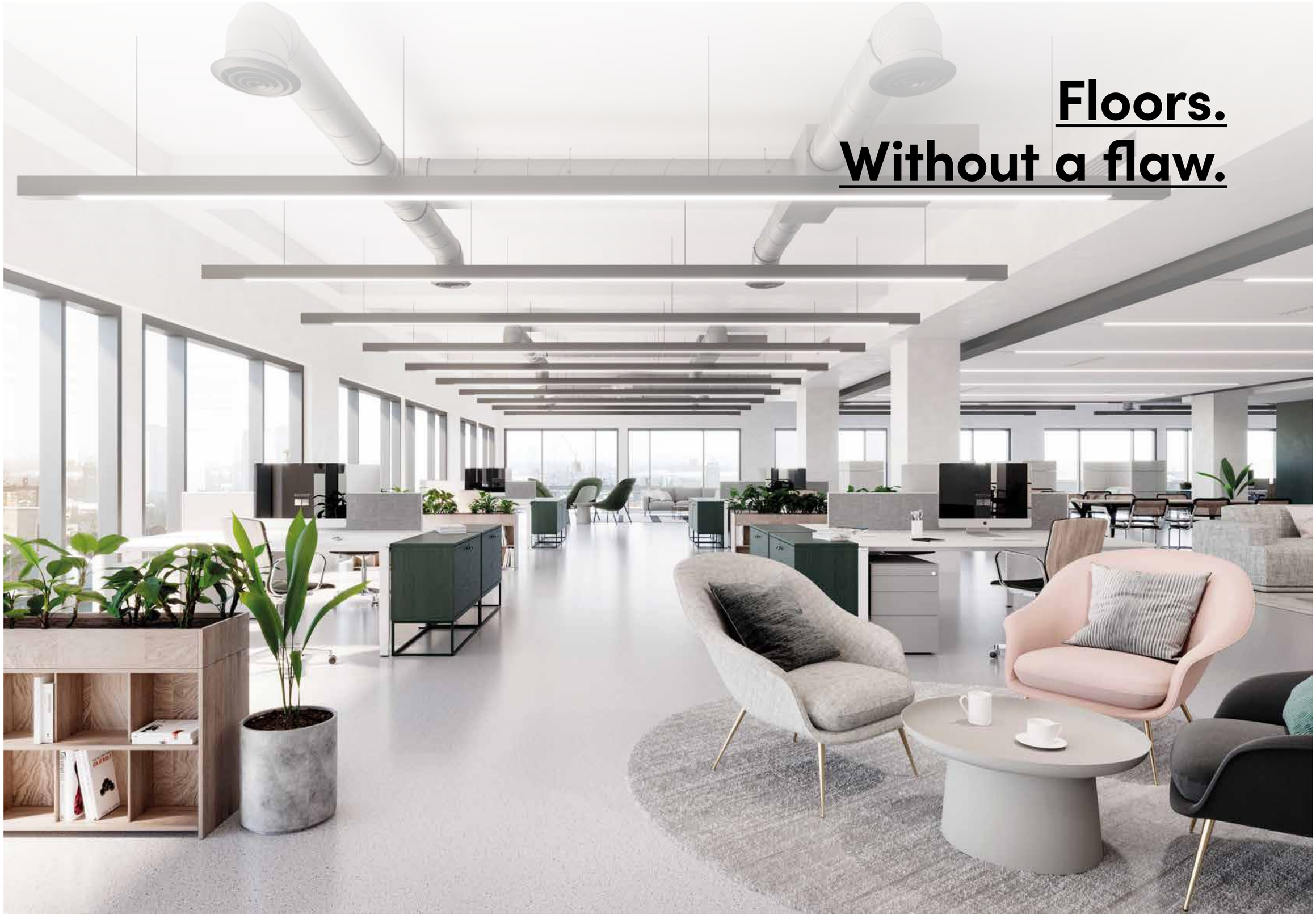
Ground Floor

9,225
Total sq ft

Event Space To Enlighten

BRINDLEYPLACE

Floors.
Without a flaw.



Escape for 10...

10 Brindleyplace is surrounded by on-site amenities including a fully equipped gym/spa, barbers, range of convenience stores and pharmacy. The building itself also has a range of amenities to offer.

Take 10...

On the roof.

Newly created outdoor spaces, fully furnished with green walls, seating and feature planting.

Take 10...

To grab a coffee.

Focused on the perfect work/life balance, our generous ground floor space with dedicated access can provide the perfect environment for an independent coffee house allowing you to relax and recharge.

Take 10...

To climb the walls.

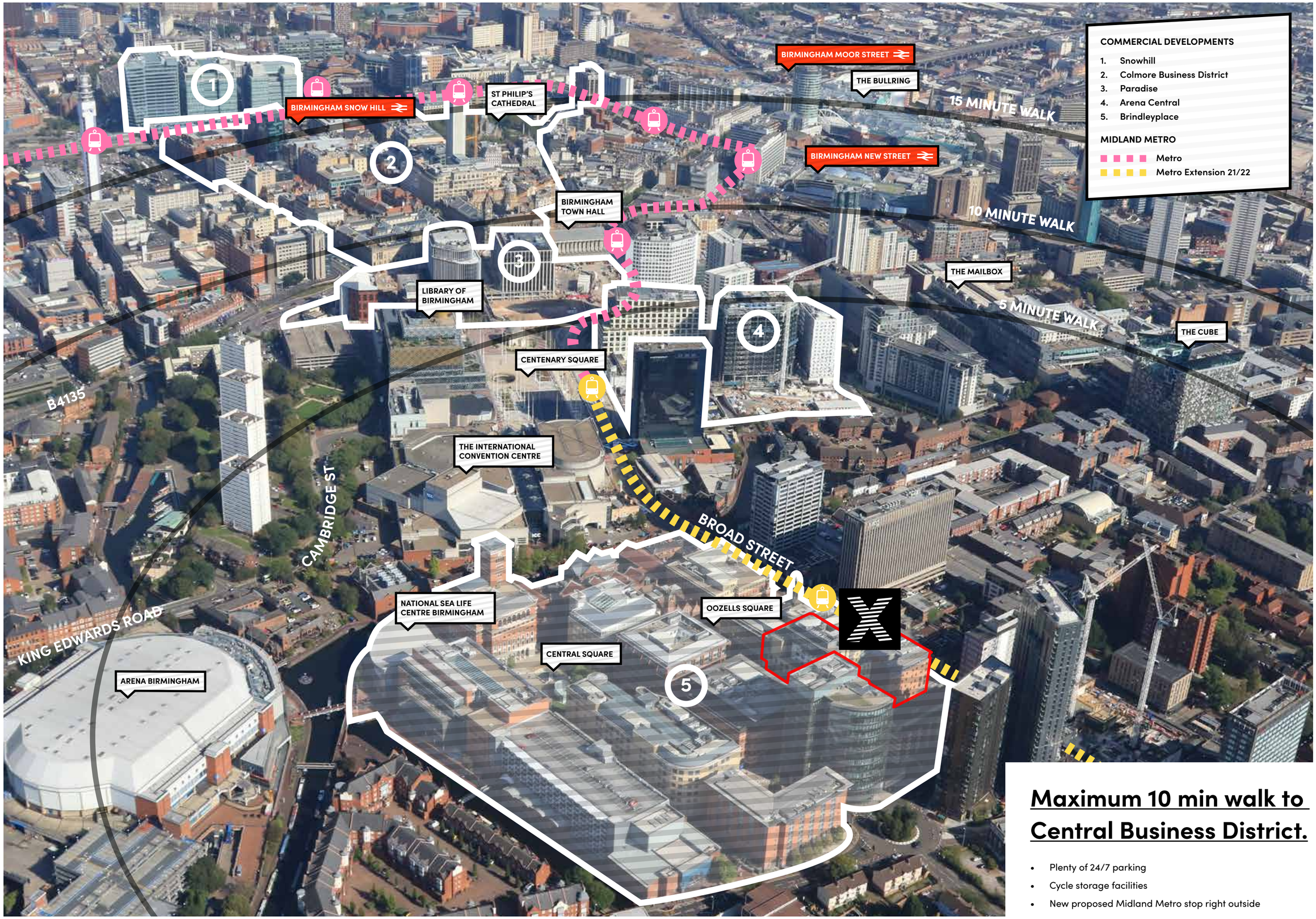
The very first workspace in Birmingham to house a uniquely designed bouldering experience in the basement.

Take 10...

To feel your best.

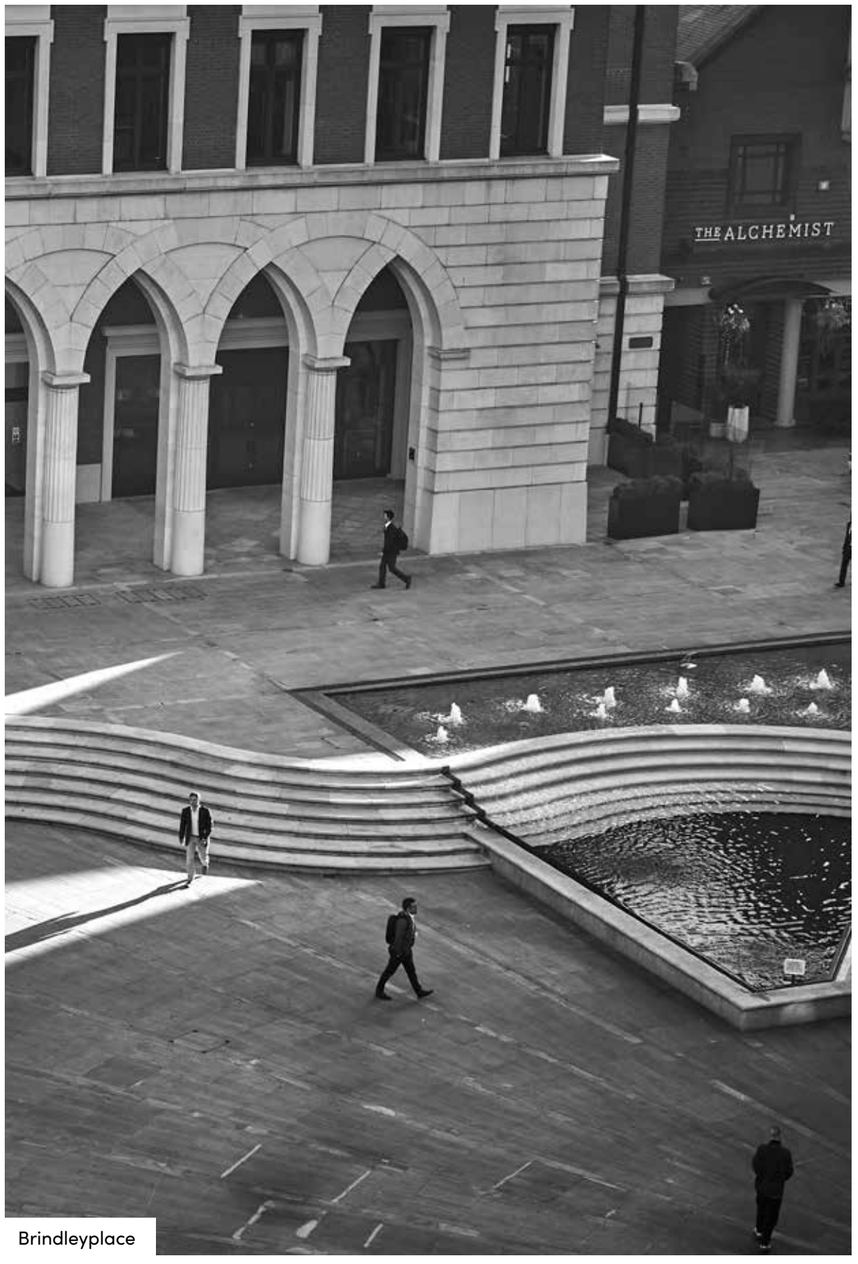
On-site bike storage and shower facilities let's you start your day off with a ten.

10 Brindleyplace is undergoing Wired Certification in pursuit of 10 out of 10 future-proofed connectivity, infrastructure and technology readiness.



Maximum 10 min walk to Central Business District.

- Plenty of 24/7 parking
- Cycle storage facilities
- New proposed Midland Metro stop right outside



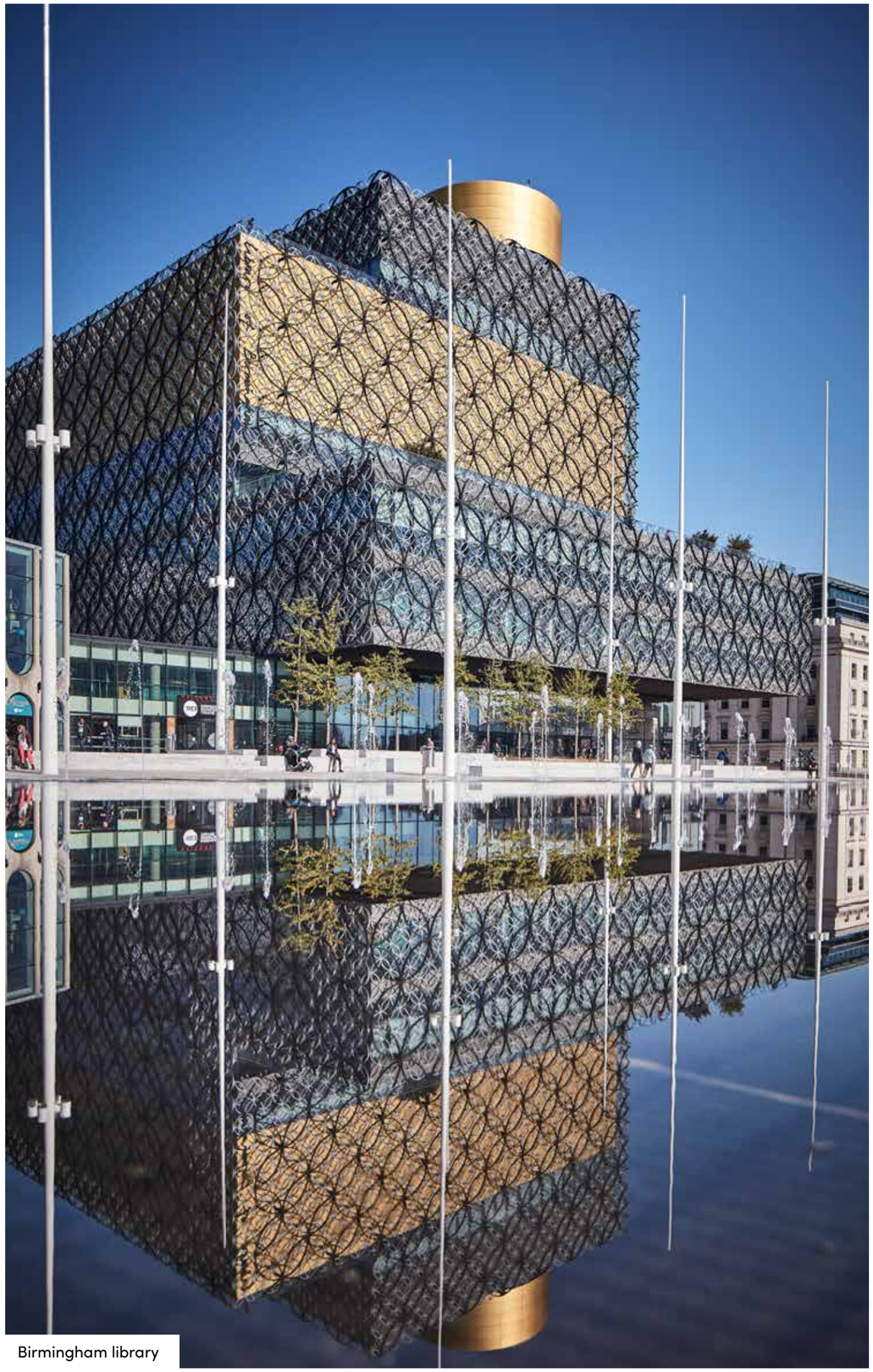
Brindleyplace

Brindley. Play.

The perfect destination offering you around the corner adventures. Whether you are looking for the perfect place to eat, meet or entertain, Brindleyplace is a flourishing community to be part of.

A selection of impressive, national and international businesses choose Brindleyplace as their home and contribute more than 10,000 employees to the community. Over 25 bars, cafés and restaurants, The Ikon Gallery, Crescent Theatre and National SEA LIFE Centre bring in millions of visitors a year.

For people visiting 10 Brindleyplace there is an on-site car park open 365 days a year and hotels close to the NIA and The ICC.

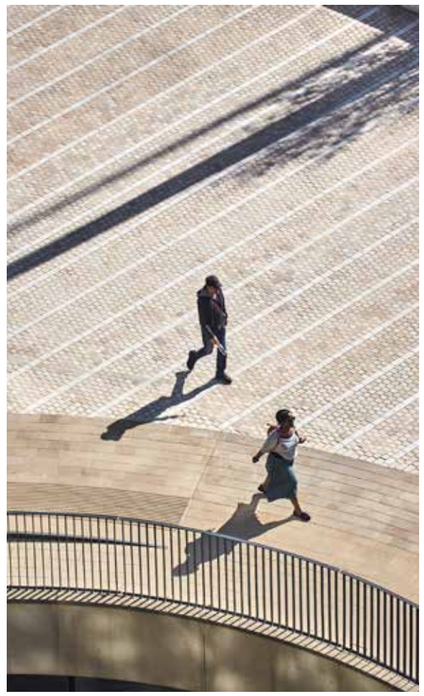


Birmingham library

Work. Walk. Wonder.

Reflect and explore the new sights and heights of a growing Birmingham landscape. The walk from Brindleyplace to the Central Business District, Snowhill and Grand Central is a short and picturesque experience winding through new impressive structures and public squares with striking water features and historic statues.

The time is right to be part of an exciting era for Birmingham.



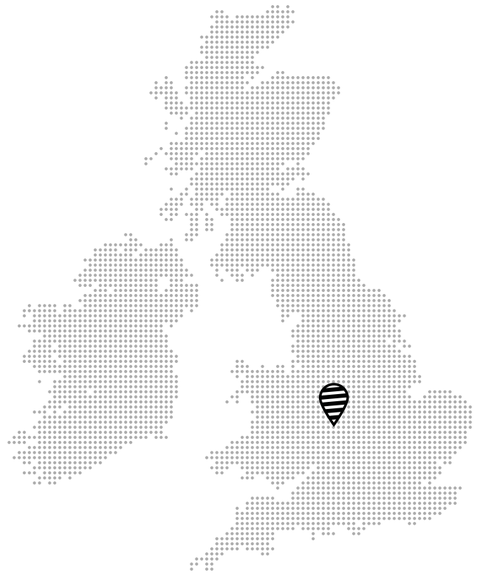
52.482098 x -1.859410

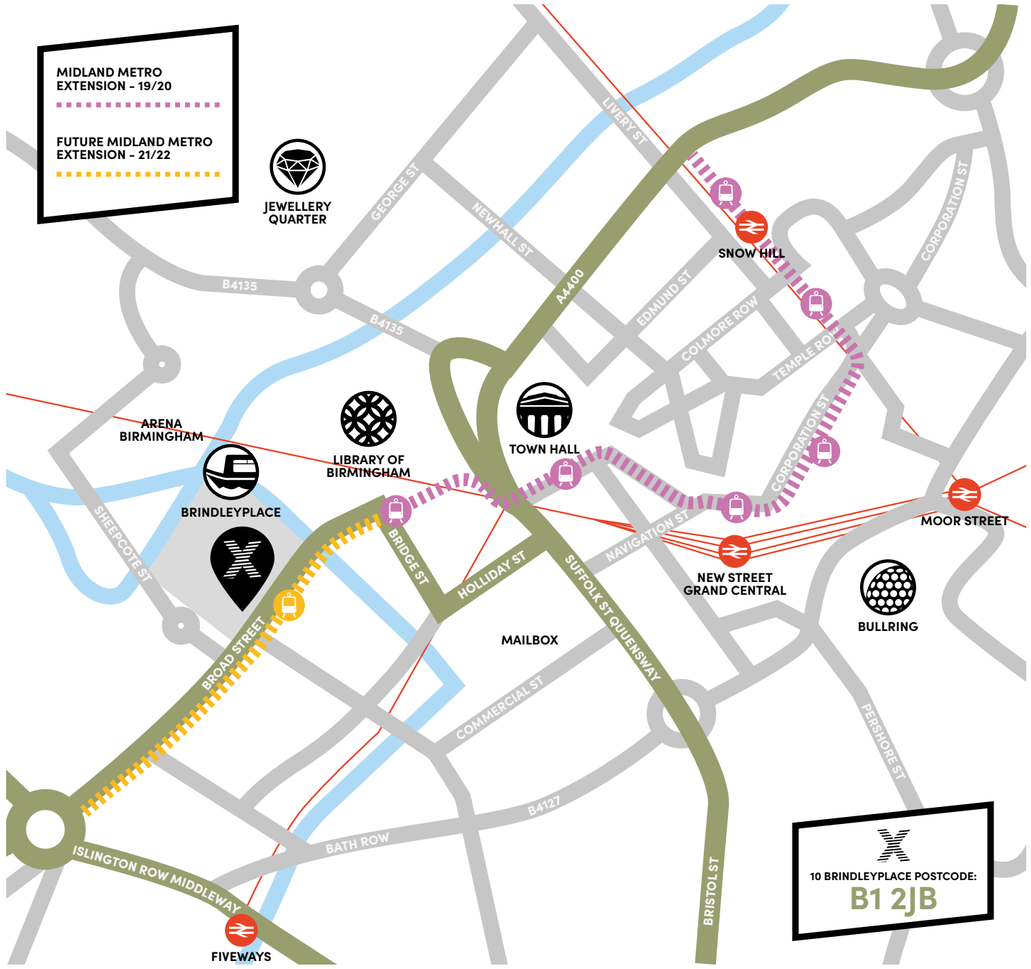
X marks the spot.

Perfectly located and connected. 10 Brindleyplace is highly accessible to all. Birmingham is at the centre of the national motorway network, the main motorways being the M5, M6 and M42 that immediately surround the city but also easy access to the M1, M40 and M54 motorways.

New Street Station, along with Birmingham's other key stations are only a 10 minute walk and connect you to the wider UK.

The extension to the Midland Metro tram line will provide a stop immediately outside 10 Brindleyplace enabling quick and comfortable access to New St & Snow Hill Stations and the wider tram network. With proposed connections to Curzon St Station (Birmingham's HS2 terminus).





By train.

SOLIHULL
8 minutes

BIRMINGHAM AIRPORT
10 minutes

COVENTRY
20 minutes

WORCESTER
45 minutes

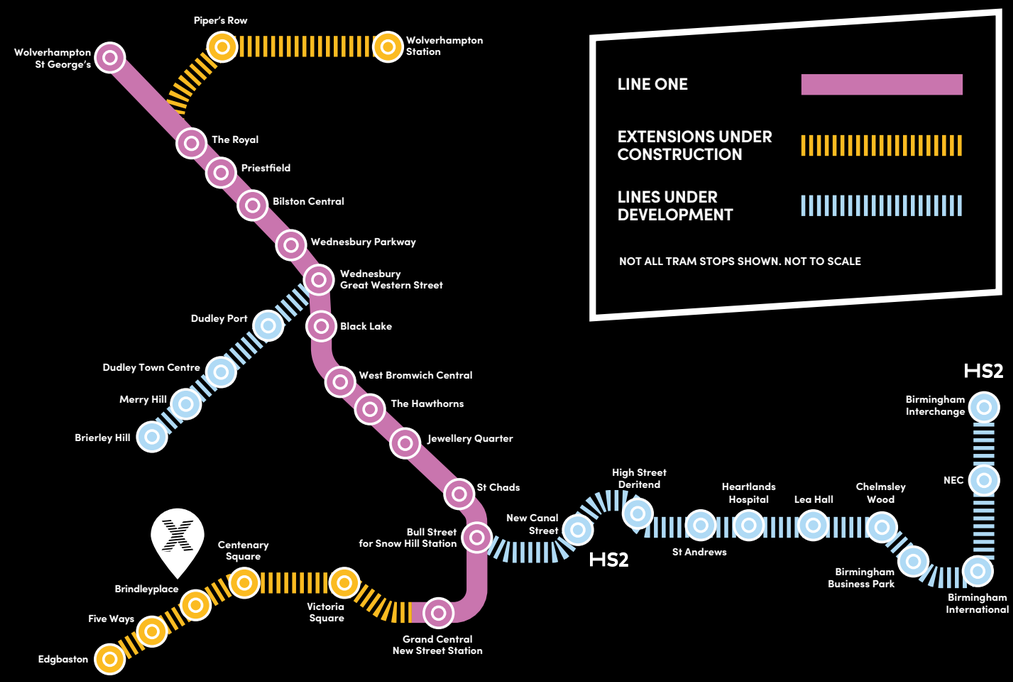
LONDON
1 hour 15 mins

BRISTOL
1 hour 18 mins

MANCHESTER
1 hour 27 mins

CARDIFF
1 hour 50 mins

Midland metro extension.



THE ALCHEMIST

SEA LIFE

PIZZA EXPRESS
Sainsbury's Local

ROUGE
SLUG & LETTUCE

Cielo
ITALIAN

GBK

FLORIST
THE SMOKE HAUS

In the right place.

1. Bank
2. Café Rouge
3. Carluccio's
4. Cielo
5. Coast to Coast
6. Gourmet Burger Kitchen
7. Maribel
8. Piccolino
9. Pizza Express
10. Recess
11. Siamais
12. wagamama
13. Zizzi
14. Bannatyne Health Club
15. Crescent Theatre
16. Ikon Gallery
17. The National SEA LIFE Centre
18. All Bar One
19. Be At One
20. Caffé Nero
21. Costa Coffee
22. Pret A Manger
23. Nuvo
24. Pitcher & Piano
25. Slug & Lettuce
26. Yorks at Ikon
27. Baguette du Monde
28. Boots
29. Ethos
30. Ikon Shop
31. Places Birmingham
32. Sainsbury's Local
33. SPAR
34. SUBWAY
35. The Gentleman Barbers
36. Hilton Garden Inn
37. Novotel

In perfect company.

ONE
Commonwealth Games

TWO
Lloyds Banking Group

THREE
Avison Young
Landmark

FOUR
Deloitte
Mercer
Pagegroup
Unity Trust Bank

FIVE
Deutsche Bank
Places Birmingham

SEVEN
The Royal Bank of Scotland

OOZELLS BUILDING
Free Radio
Odgers Berndtson/Berwick Partners

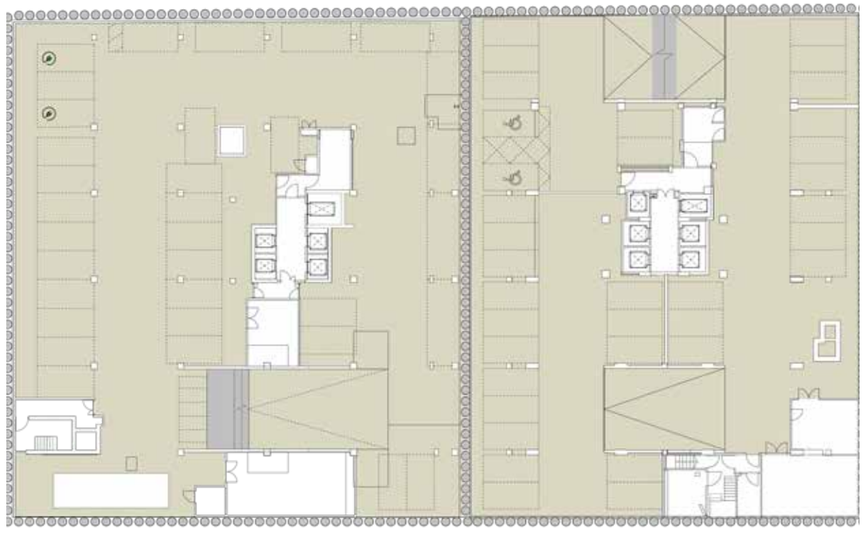
ELEVEN
Aston Carter
Capita
Colliers International
Friend LLP
Global Radio
Hettle Andrews & Associates Ltd
Robert Walters

CAR PARK
Brindleyplace Management Office
Capital Autowash
Q-Park

Availability.

FLOOR	OFFICE NIA (SQ FT)
12th Floor	4,241
11th Floor	8,353
10th Floor	8,353
9th Floor	8,353
8th Floor	8,859
7th Floor	11,464
6th Floor	25,285
5th Floor	27,050
4th Floor	27,050
3rd Floor	27,050
2nd Floor	27,050
1st Floor	20,731
Ground Floor (includes cafe, business lounge & restaurant)	9,225
Basement (includes 91 car parking spaces)	
Total	213,064

Lower Ground Floor (B2)



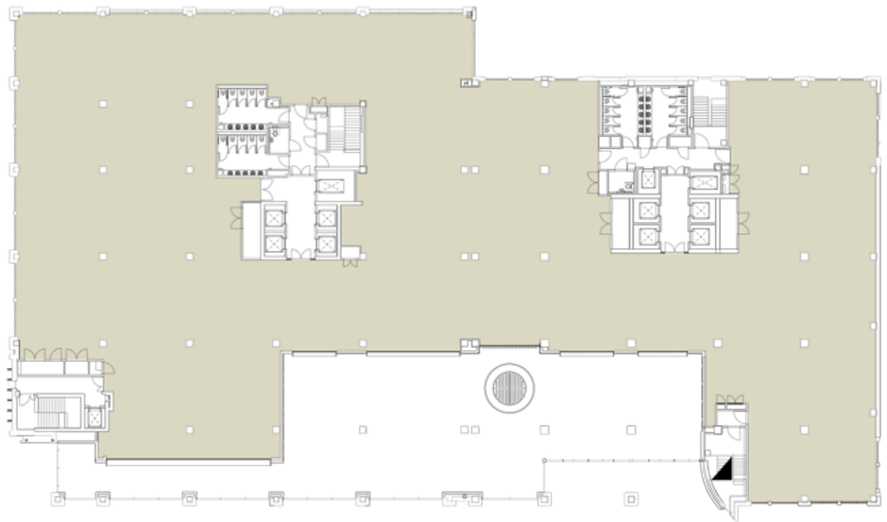
Ground Floor

9,225
Total sq ft

Lower Ground Floor (B1)

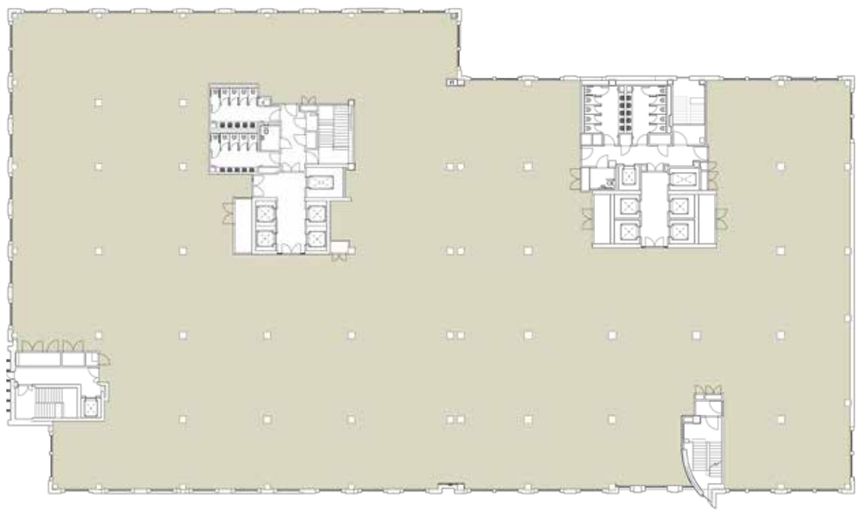
First Floor

20,731
Total sq ft



Second to Fifth Floor

27,050
Total sq ft

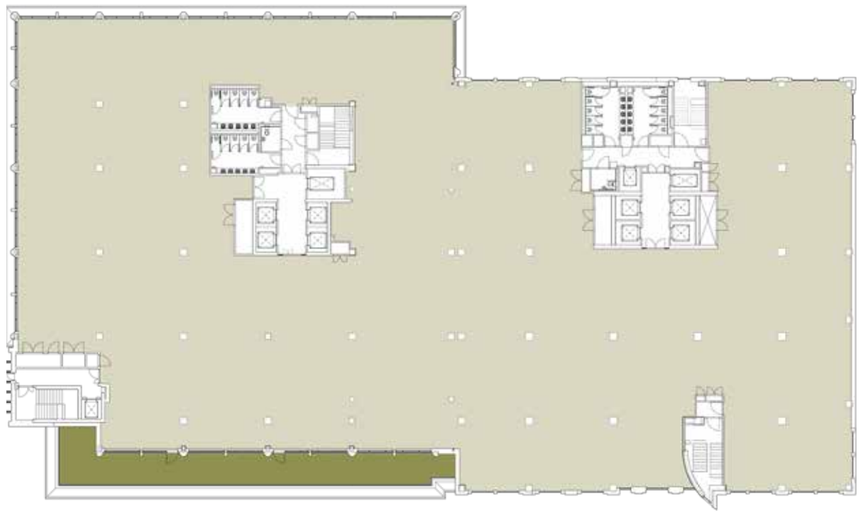


Seventh Floor

11,464
Total sq ft

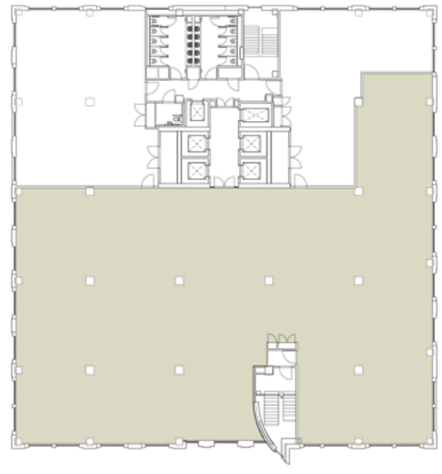
Sixth Floor

25,285
Total sq ft



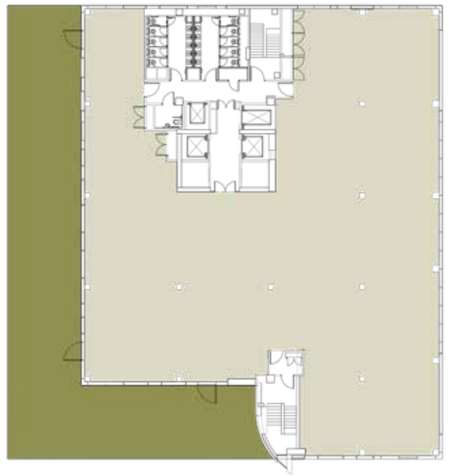
Eighth Floor

8,859
Total sq ft



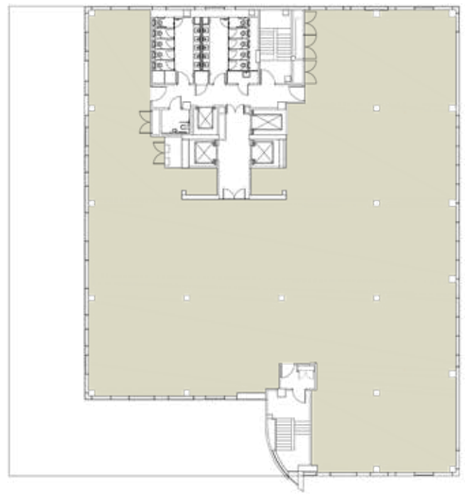
Ninth Floor

8,353
Total sq ft



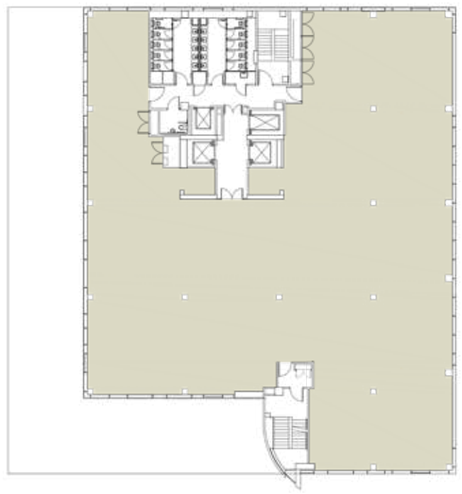
Eleventh Floor

8,353
Total sq ft



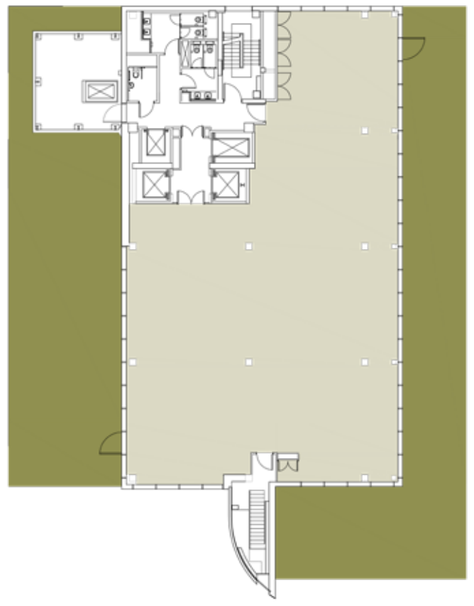
Tenth Floor

8,353
Total sq ft



Twelfth Floor

4,241
Total sq ft



Key Design Parameters.

Building summary

- 210,000 sq ft NIA over 12 floors
- Large floor plates over 27,000 sq ft
- New efficient façades
- Double height reception
- Dual entrances
- 91 secure car parking spaces
- New M&E systems and lifts throughout

Environmental

- BREEAM Excellent
- Achieves carbon net zero in use post refurbishment
- Gas free building
- Internal and external soft landscaping

Health and wellbeing

- 100 secure cycle spaces
- Dedicated entrance for cyclists
- 100 lockers
- 10 showers
- Drying room
- Gym/Fitness studio
- Bouldering wall
- 6 roof terraces
- Fitwel accreditation

Technology

- Smart spaces enabled building
- WiredScore certification

10 BRINDLEYPLACE will achieve a minimum

BREEAM

rating of

EXCELLENT

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM
EXCELLENT
BRE GLOBAL

EPC B in line with government requirement by

2030

100%

Construction waste <u>diverted</u> from landfill.

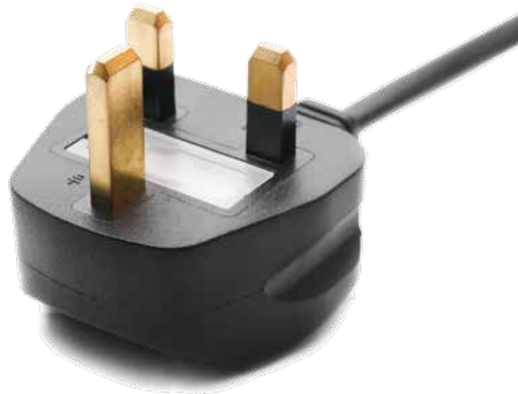
<u>Re-purposed Accommodation.</u>

The existing building foundation, basement and structural frame have been retained which has a significant saving on embodied carbon compared to a new development.

The Perfect Destination

With it's landscaped open spaces, ever changing events calendar and fantastic connections to central Birmingham with a new tram line, Brindleyplace is the perfect place to eat, meet and entertain.

No gas with an ALL ELECTRIC system powered by green energy.



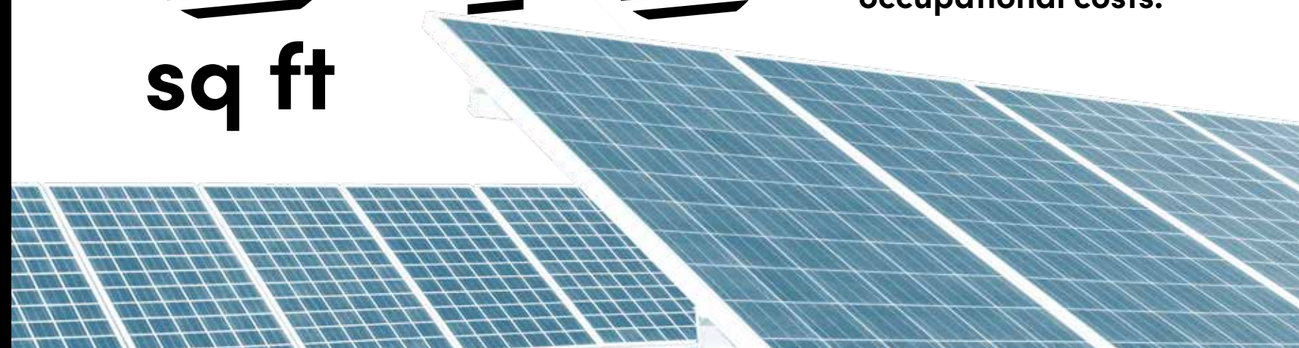
Wiredscore certification supporting data connectivity and off site server options reducing on site power demand.

WiredScore PLATINUM

---

840 sq ft

of on-site solar PV generating renewable energy, and helping to reduce occupational costs.



Energy performance we are a net

ZERO

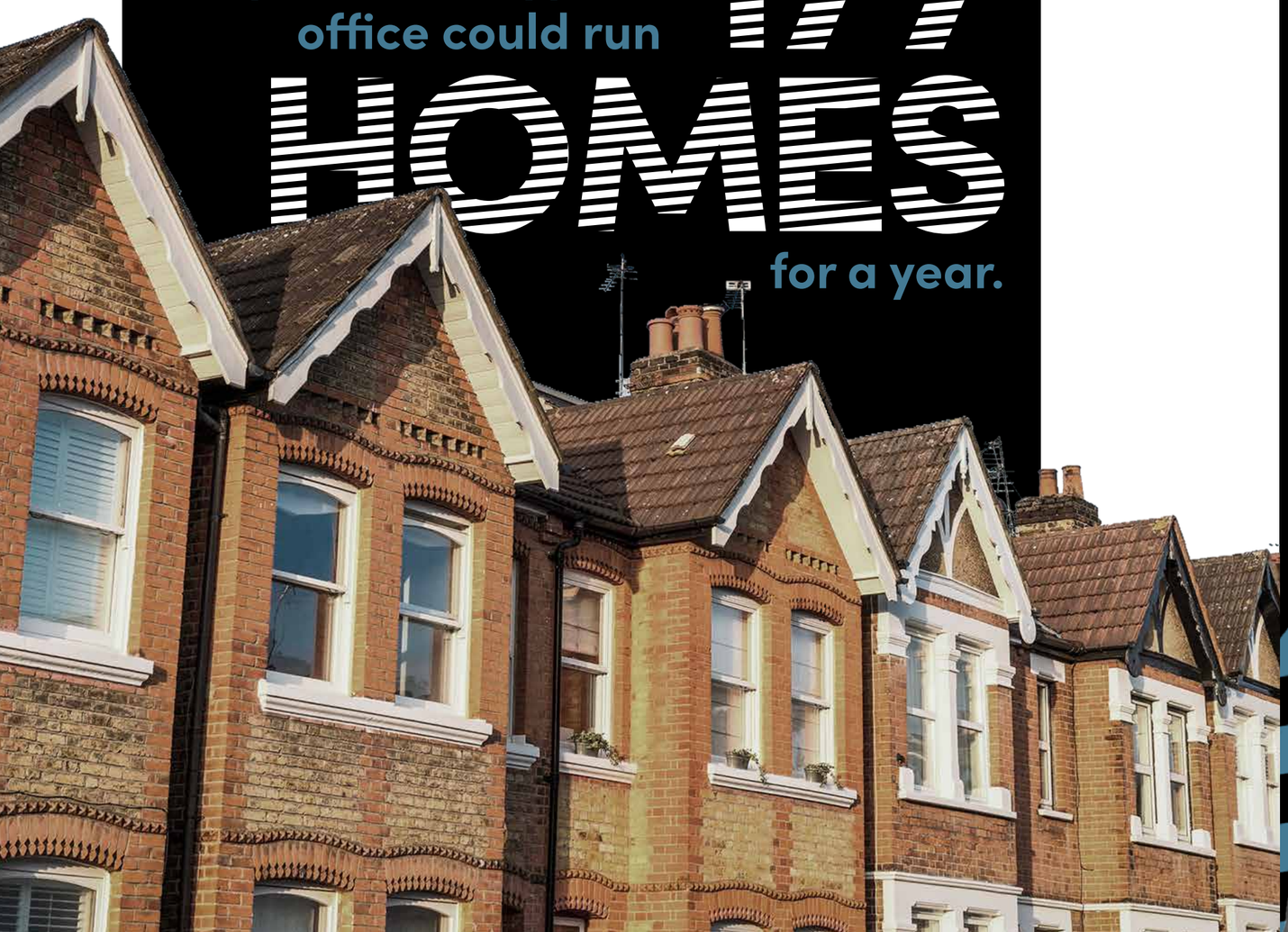
building

The saving in energy compared to a typical office could run

177

HOMES

for a year.



65%

annual energy saving compared to a typical office, equating to 658 tonnes of CO2 each year, the same as **100** Bullring Bulls!

100 Cycle Spaces.

Dedicated cycle entrance, 100 cycle spaces, showers, lockers and drying rooms.
All supporting the switch to more sustainable forms of transport, aided by the building location and connectivity to public transport and walking options.

Replacing car journey commuters with 100 cycle commuters reduces car miles equivalent to 3 laps around the world each year.

24 electric vehicle charging bays.

Replacing diesel/petrol car commuters with 24 EVC vehicles saves the equivalent CO_2 of 74 double decker buses each year.

A focus on passive design.

Thermal insulation, glazing ratios and glass specifications, air tightness to reduce the heating and cooling demands, saving energy, operational costs and carbon.

Skyhigh Benefits.

Introduction of green roofs and landscaped terraces supporting biodiversity and wellbeing.

Smart metering technology.

allowing ongoing performance management helping to reduce waste and operational costs.

First Fitwel accredited office in Birmingham!

Certification that supports health and wellbeing.

fitwel

A Building Connected.

smartspaces

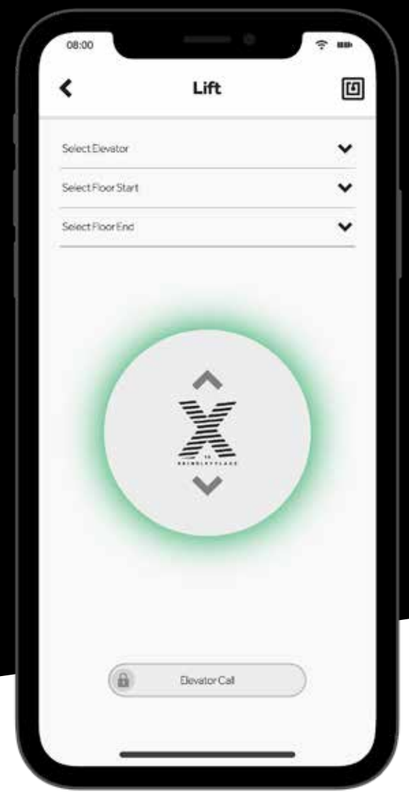
Contactless Smart Building Functionality.

- **Bluetooth Access & NFC Building**
- **Visitor Management with QR code invite**
- **Contactless Lighting Control**
- **Contactless Climate Control**
- **Energy Monitoring**

Web Portal / Digital Twin functionality.

- **Actions on the digital twin (i.e. changing temperatures) replicated in real-time**
- **IoT platform for sensor platform: Indoor Air Quality & Occupancy sensors linked to plant**
- **Customised dashboard i.e. Covid-19 Response, Workplace Productivity Analysis, ESG supporting metrics**
- **Machine learning automation for optimised energy use**

- Interactive BIM/3D Model for all floors
- Real time energy per device
- Live interfacing between digital twin and physical building
- Post room Management
- Optimisation management and operational efficiency
- Fault reporting and predictive maintenance



Workplace Membership App.

- **Social wall**
- **Building Amenities & Booking i.e. Gym Class**
- **Live Transport**
  Tube Status, Quiet times to travel, Train Times, Airline Departures & Arrivals, Traffic & shuttle bus tracking (for campuses)
- **Chat / Direct Message**
  Satisfaction surveys

- Covid Safe guidance
- Push notifications
- Local Amenities & information
- Events with registration
- Loyalty & Offers
- Air quality control
- Live Weather
- Directory
- Support Helpdesk
- Documents i.e. Handbook, Health & Safety, O&M, Floor Plans

Specialist Occupier Integrations.

- **Smart Meeting Room Booking**
  Meetings booked in client Calendar generate a visitor invite with access through main speed lanes/lifts
- **Smart Desk Booking**
- **Food Pre-Ordering and Pre-Pay**
- **Integrated locker booking and printing**

CLIMBING WALL AND WELLNESS STUDIO

The very first workspace in Birmingham to house a uniquely designed bouldering experience in the basement.

BUILDING LIVES ACADEMY

Our Academy is for 15 long term unemployed candidates who are aged 29+ with a site visit included as well as sessions around who we are, more information about our sector, some trade based workshops as the group are mostly trade based. They will also get their CSCS cards and Level 1 Health and Safety.

Discover your perfect 10.

CBRE

savills

WILLIAM VENTHAM
william.ventham@cbre.com
0121 616 5509

JONATHAN OTTEWELL
JOttewell@savills.com
0121 634 8419

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

NICK WILLIAMS
NWilliams@savills.com
0121 634 8401

10

BRINDLEYPLACE

10BRINDLEYPLACE.CO.UK

CBRE and Savills 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 CBRE and Savills has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. July 2022. Designed by cabproperty.co.uk