



**1 NEWHALL
STREET**
BIRMINGHAM

CREATE A **NEW** VISION

50,000 sq ft of fully refurbished Grade A office space across eight floors with up to 11,957 sq ft available to let in an ideal location in the heart of Birmingham's business district.



NEW LOOK



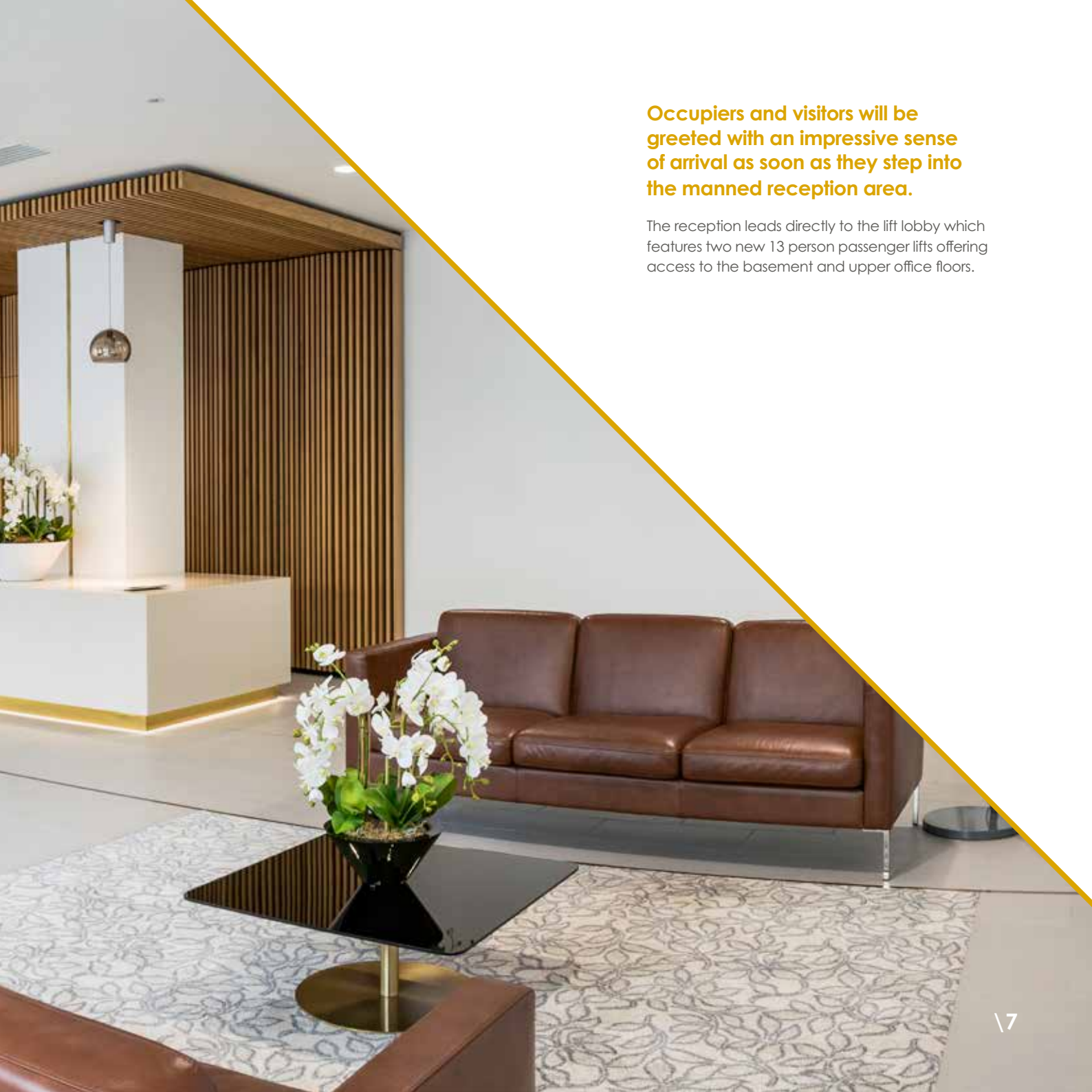
Located at the junction with Colmore Row, 1 Newhall Street benefits from one of the city's most prominent positions, providing Grade A office space to let over contiguous floors.

Employees and their visitors will benefit from a range of amenities on the doorstep including a Pret A Manger located on the ground floor of the building.



A modern office lobby with a reception desk. The desk is white with a gold trim and has a sign that says "NEWHALL STREET". A receptionist is sitting at the desk. In the background, there is a sign for "NEWHALL STREET" and a list of services. The lobby is bright and has a clean, professional look. A brown leather sofa is visible in the foreground.

STEP INTO A **NEW** ERA

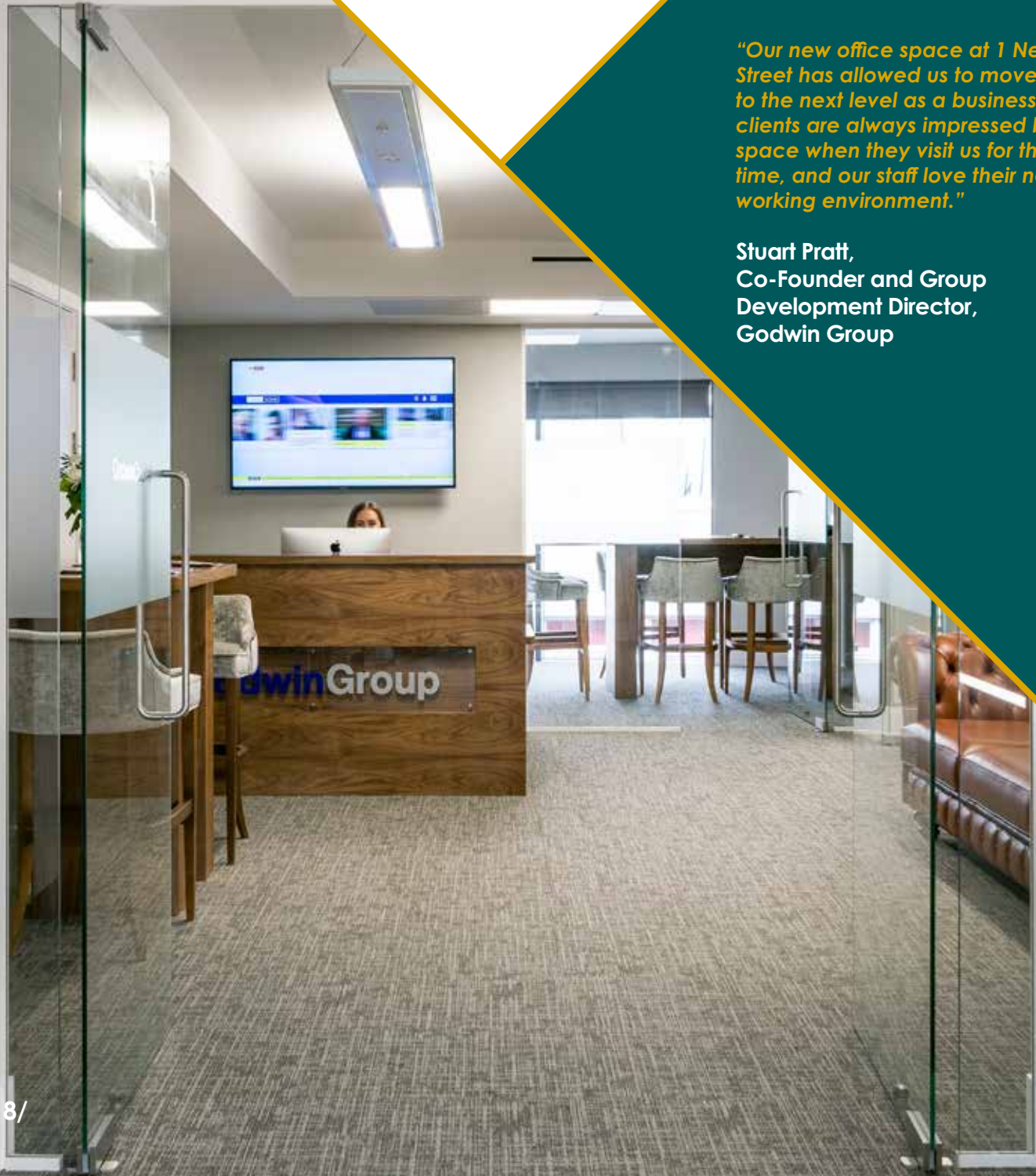


Occupiers and visitors will be greeted with an impressive sense of arrival as soon as they step into the manned reception area.

The reception leads directly to the lift lobby which features two new 13 person passenger lifts offering access to the basement and upper office floors.

"Our new office space at 1 Newhall Street has allowed us to move up to the next level as a business. Our clients are always impressed by the space when they visit us for the first time, and our staff love their new working environment."

**Stuart Pratt,
Co-Founder and Group
Development Director,
Godwin Group**



A NEW SPACE

The fully refurbished offices have been extended to create floor plates from 6,000 sq ft of contiguous space around the centrally located core on floors 1 to 6, while the uniform open plan layout delivers an occupational ratio of not less than 1:10 sq m.

The floors have the capability of being subdivided to accommodate occupiers from 2,750 sq ft upwards.

Floor boxes and busbars have been installed to meet day one requirements, reducing the fit-out time for new occupiers.


Efficient and fully programmable PIR controlled LED lighting utilises passive movement sensors and daylight dimming to reduce energy bills.

Accessed from both the lift core and the vehicular entrance on Barwick Street, the secure basement facilities provide a 1:2,175 car parking ratio, five motorcycle spaces and storage for 20 bicycles along with lockers, showers, changing and drying facilities.

Brand new mechanical and electrical services have been installed throughout the building.

FLOORS	IPMS 3 (sq m)	IPMS 3 (sq ft)
8	Let to Godwin Developments	
7	Let to Robinson Low Francis	
7	Let to Roythomes Solicitors	
6	Let to Godwin Developments	
6	Let to Pegasus	
5	Let to RPS	
4	596	6,419
3	Let to MAPP	
2	258	2,780
1	Let to Mitchell Adam	
1	255	2,758
TOTAL	1,109	11,957
Leisure	Let to Pret A Manger	



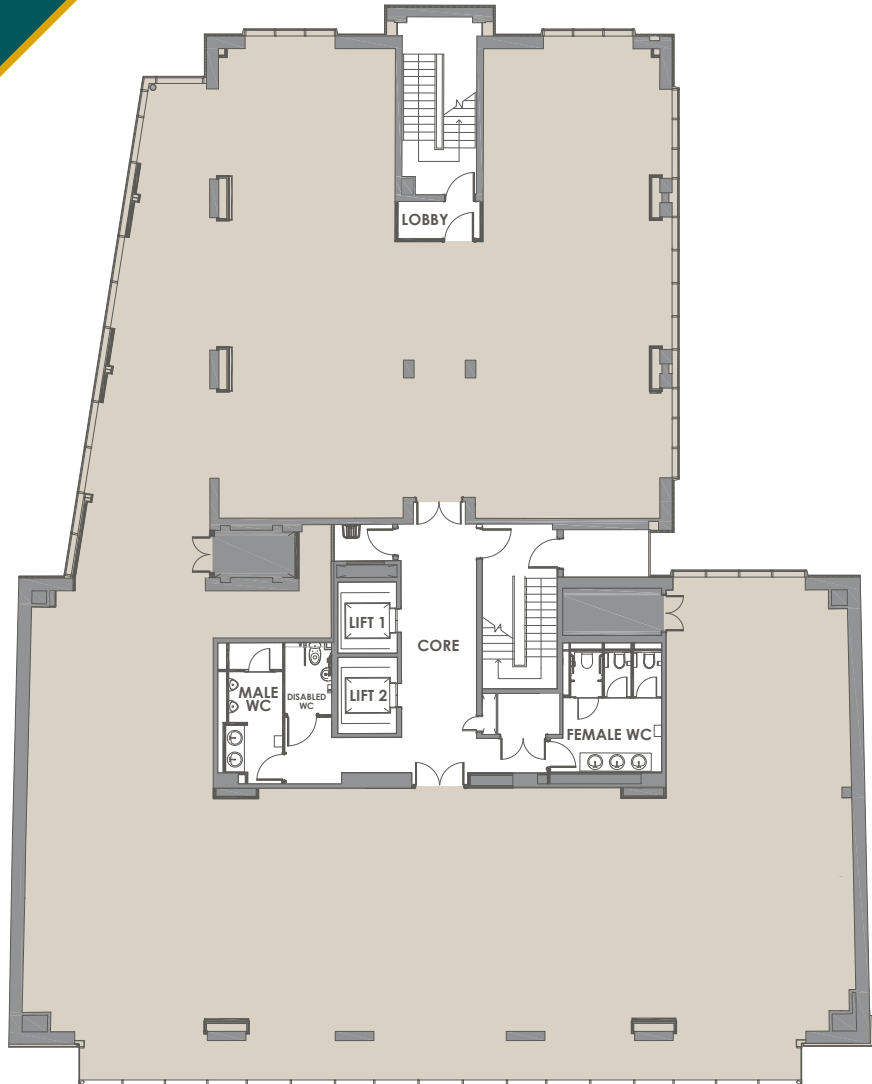


“1 Newhall Street couldn’t be better placed for businesses looking to make a mark in Birmingham. Its location in the heart of the city’s business district and its proximity to retail and leisure amenities and fantastic travel connections make it an ideal place to work and enjoy everything Birmingham has to offer.”

**David Harris,
Robinson Low Francis**

TYPICAL FLOOR

c. 6,400 sq ft

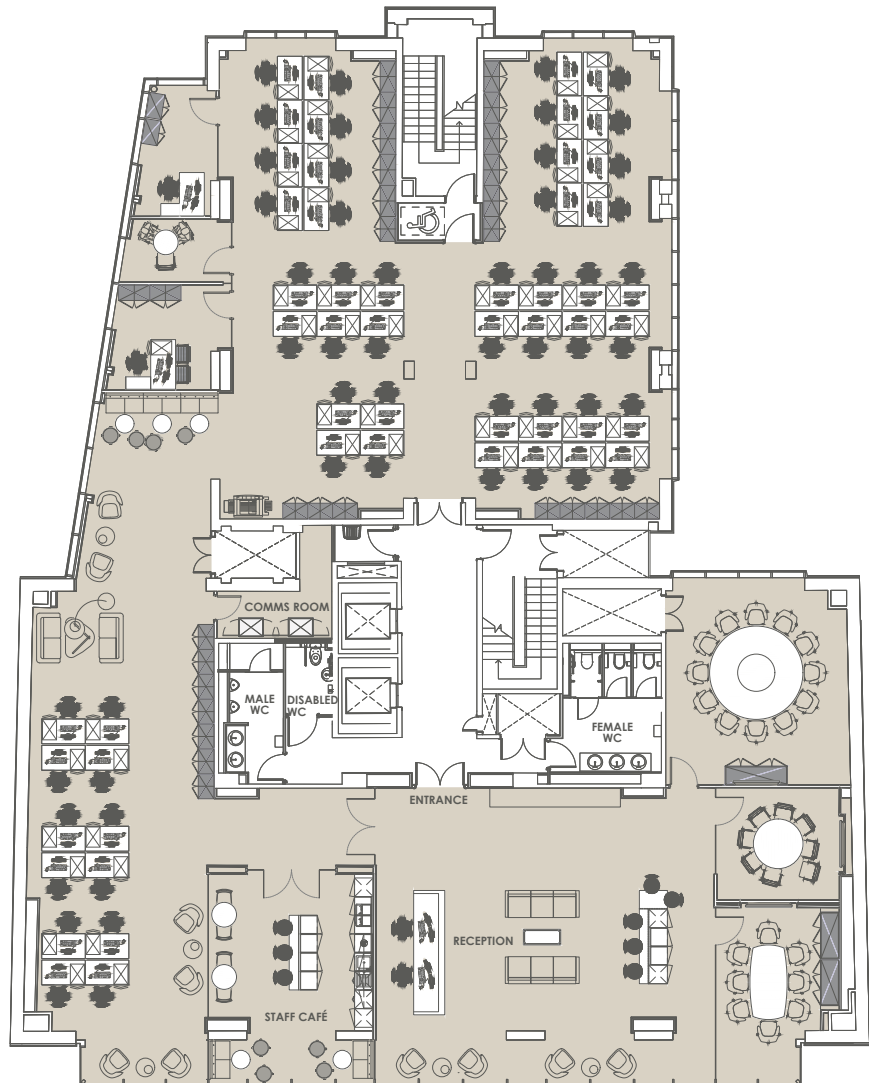


NEWHALL STREET

SPACE PLAN

Whole floor low density
Occupancy ratio 1:10 sq m

- 54 x open plan workstation spaces
- 1 x breakout area
- 1 x 3 person meeting room
- 2 x 8 person meeting rooms
- 1 x 12 person meeting room
- 2 x private offices
- 2 x print/copy areas
- 1 x reception area
- 1 x comms room
- 1 x work lounge
- 1 x coffee station
- 1 x tea point
- 3 x stores



NEWHALL STREET

A **NEW** SPECIFICATION

External summary

- ◆ New elevations
- ◆ Remodelled entrance and reception
- ◆ New projecting Curtain Wall Bay to Newhall Street Elevation with feature encapsulated gold mesh panel

Internal summary

- ◆ High specification refurbishment of office floor plates
- ◆ Secure cycle storage, full size lockers and showers on basement level
- ◆ Works in accordance with guidelines of the British Council for Offices Fit Out 2011 and CIBSE
- ◆ Fully addressable fire alarm system
- ◆ New domestic water services installation with localised energy efficient hot water generation
- ◆ New mechanical and electrical installation throughout the building

Entrance & reception

- ◆ Reconfigured with disabled access, manned reception desk and waiting area with inset rug and complete new building signage
- ◆ New contemporary Corian desk with furniture
- ◆ New interior LED lighting with suspended feature pendant downlighters
- ◆ Ceramic tiled floor with inset feature gold floor strip, feature panelled side walls and feature timber slatted wall behind reception

Office floors

- ◆ Base design of 1 person per 10 sq m with ability to split floors
- ◆ Thorn Jupiter LED suspended linear lighting with efficient PIR lighting controls utilising passive movement sensors and daylight dimming to reduce energy bills
- ◆ Raised access floor, with hardwired floor boxes, designed to enable floor boxes to be moved
- ◆ Max floor to ceiling heights c.2.65 m to the main ceiling and 2.38 m to the underside of bulkheads
- ◆ Comfort cooling and heating via encased VRF units with linear bar diffusers

Common areas

- ◆ Two new 13 person lifts (1,000 kg) serving basement to floor seven
- ◆ New floor coverings
- ◆ New LED lighting and provision of new heating services
- ◆ New WCs and fully compliant disabled facilities on every floor with full height doors and sunken basins within re-constituted stone worktops with mirror over
- ◆ New feature slatted tiled wall to WCs
- ◆ Cleaner's cupboard on every level
- ◆ Basement with accessible showers, lockers, changing and drying facilities
- ◆ Secure cycle storage rack



5 
SPACES


1:2,175 SQ FT
PARKING RATIO

EPC A

20 
SPACES



A NEW WORK LIFE BALANCE

Make the most of your new location in the heart of the Colmore Business District and indulge in everything the city has to offer.

1 Newhall Street is located just a short distance from two of Birmingham's retail landmarks, Grand Central and the Bullring and positioned halfway between Paradise and Snowhill Station.

A part of the Colmore Business District, 1 Newhall Street is located in the beating heart of Birmingham's office core, and surrounded by a wide selection of the city's best bars, restaurants and coffee shops, including Pret A Manger, The Ivy, Hotel du Vin, Riva Blu, Madeleine Bar and Tattu.

The building also benefits from its proximity to Birmingham's finest cultural attractions, including theatres, Birmingham Museum and Art Gallery, Town Hall, Symphony Hall, The Library of Birmingham and Utilita Arena Birmingham, giving staff the chance to experience the perfect work life balance.

While 1 Newhall Street is easily accessible by car, with the nearby A38M offering direct access to the national motorway network, it is also exceptionally well connected to Birmingham's public transport offering.

New Street Station - the busiest train station in the UK outside of London - is a five minute walk away, while the nearby Metro Link offers connections to Snow Hill Station, the International Convention Centre and beyond.

★ PRET A MANGER ★



**THE HIGHEST
CONCENTRATION**
OF BUSINESSES OUTSIDE
OF LONDON



150

DIRECT FLIGHTS
FROM BIRMINGHAM
AIRPORT EVERYDAY



40%

OF POPULATION
UNDER 25



50,000

PROFESSIONAL AND
FINANCIAL SERVICES BUSINESSES,
SECOND ONLY TO LONDON



NO.1 REGIONAL CITY
FOR QUALITY
OF LIFE

5G  THE UK'S
FIRST
5G TESTING HUB

Source: WMGC 2019

Amenities

- | | | |
|-------------------|-------------------|-----------------|
| 1 Adam's | 11 Hotel du Vin | 21 Urban Coffee |
| 2 Asha's | 12 Lost and Found | 22 Utopia |
| 3 Coffee #1 | 13 Philpotts | 23 Primitivo |
| 4 Cosy Club | 14 Pinchos | |
| 5 Fumo | 15 Pret A Manger | |
| 6 Gaucho | 16 Purnell's | |
| 7 Riva Blu | 17 San Carlo | |
| 8 Grand Hotel | 18 The Alchemist | |
| 9 Gusto | 19 The Botanist | |
| 10 Home Cafe Deli | 20 The Ivy | |

Key occupiers

- | | |
|---|--|
| 1 Aon | 12 Handelsbanken / Shoosmiths / Jacobs |
| 2 Arcadis | 13 HSBC HQ |
| 3 AXA / Baker Tilly | 14 Irwin Mitchell |
| 4 Barclays / KPMG | 15 Mills & Reeve |
| 5 Clarke Willmott | 16 Mott Macdonald |
| 6 Coutts & Co / Mazars / Hymans Robertson and JLL | 17 Pinsent Masons |
| 7 Direct Line | 18 PwC |
| 8 EY / Shakespeare Martineau | 19 RBS |
| 9 Eversheds Sutherland | 20 Santander |
| 10 Gateley Plc | 21 Wesleyan |
| 11 Gowling WLG / HS2 | |





Church Street

Great Charles Street Queensway

SNOWHILL

 **BIRMINGHAM SNOW HILL STATION**

Livery Street

ST PHILIP'S CATHEDRAL

Temple Row

 **BIRMINGHAM MOOR STREET STATION**

GRAND CENTRAL

 **BIRMINGHAM NEW STREET STATION**

BULLRING

POSTCODE: B3 3NH

A NEW ENQUIRY

For all lettings enquiries, please contact:



Ben Thacker

ben.thacker@savills.com

+44(0) 121 200 4561

**Lambert
Smith
Hampton**

Richard Williams

rjwilliams@lsh.co.uk

+44(0) 121 236 2066

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