

10 TEMPLE
STREET
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10 TEMPLE STREET

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10 TEMPLE
STREET
B I R M I N G H A M
FLEXIBLE
CONTEMPORARY
OFFICES IN A
PRIME CITY CENTRE
LOCATION

TAKE A FRESH LOOK

Located at the heart of Birmingham's Business District, 10 Temple Street extends to 35,707 sq ft of prime Grade A office space across 8 floors and is available to let by whole floor, or split floors.

The building has undergone an extensive refurbishment, including new exterior cladding, transformed, modern interiors and shower, changing and cycle facilities promoting sustainable travel.

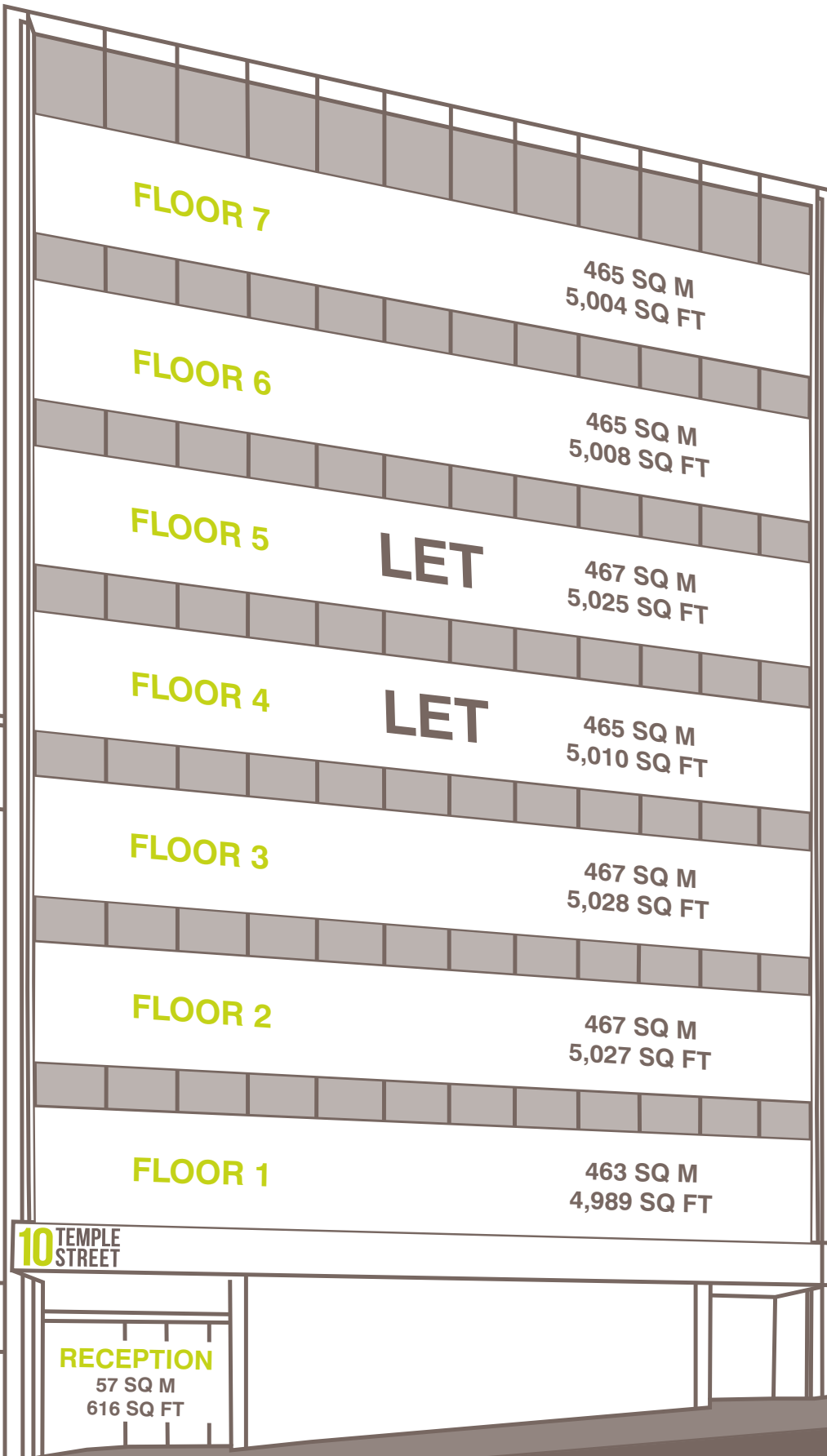
The separate ground floor retail unit is occupied by electronics retailer Maplin.



BUSINESS AT ITS HEART

10 Temple Street offers comprehensively refurbished office space, presenting 21st century Grade A accommodation strategically situated between Birmingham's Colmore Business District, New Street Station and the retail heart of the city.

Freshwater Group has stripped the office back to basics, exposing the structure to provide a modern external façade whilst transforming the internal space to offer a contemporary entrance reception and flexible floor plates.



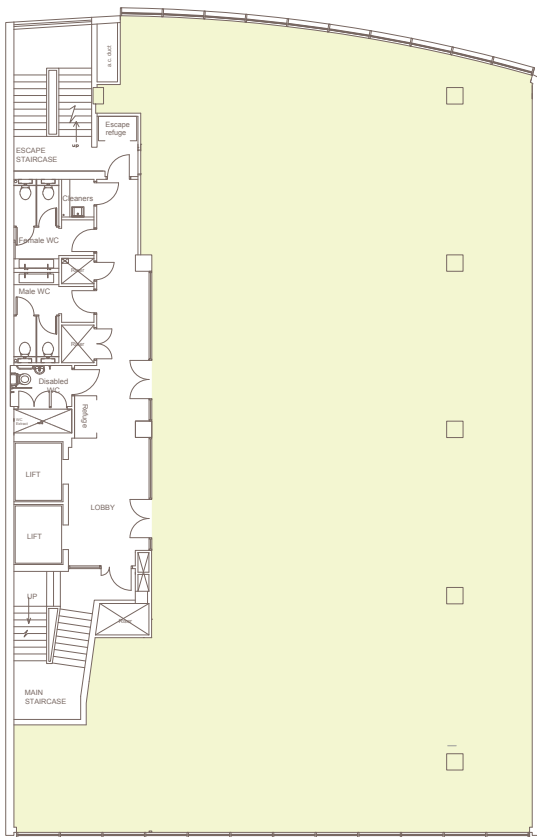


6th Floor



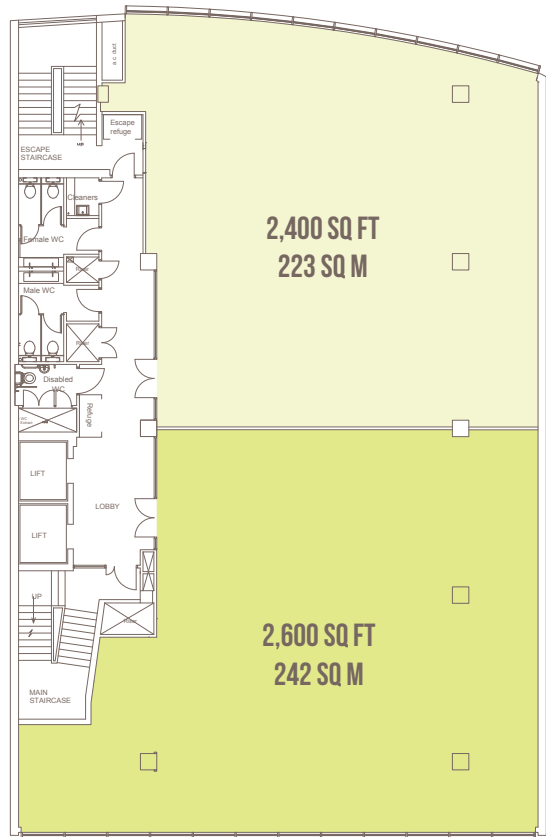
FLOOR PLANS

TYPICAL FLOOR



WHOLE FLOOR

5,008 sq ft | 465 sq m



2,400 SQ FT
223 SQ M

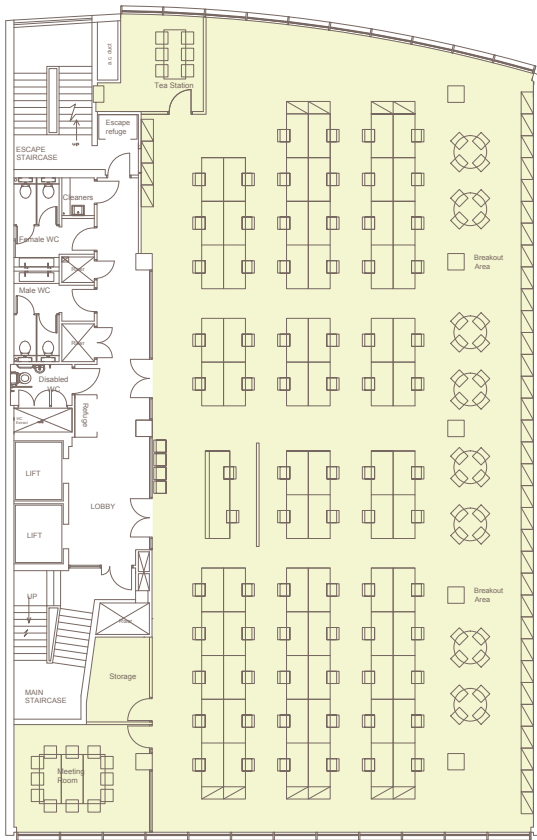
2,600 SQ FT
242 SQ M

SPLIT LAYOUT OPTION

Floors | 4 - 7

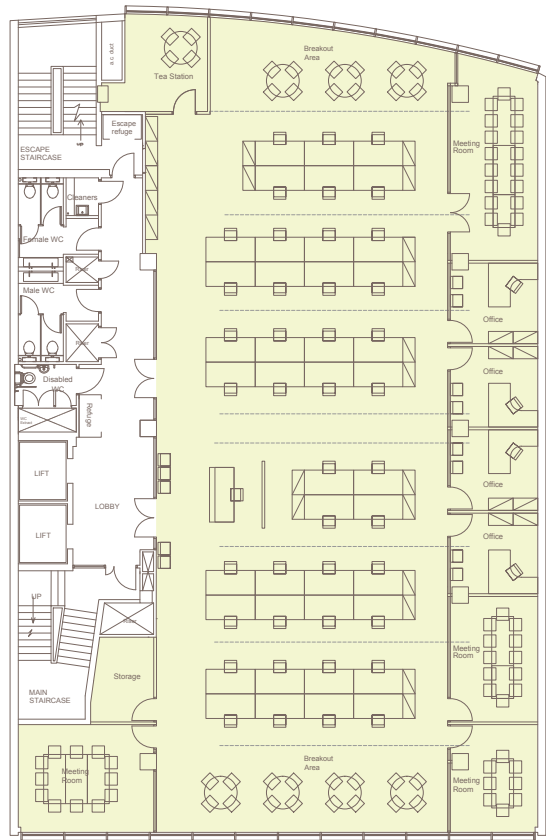
SPACE PLANS

TYPICAL FLOOR



HIGH DENSITY

72 Desks | 1 Meeting Room



LOW DENSITY

46 Desks | 4 Meeting Rooms

SUPERIOR SPECIFICATION

Offering Grade A specification, the main entrance to the building is directly accessed from Temple Street, whilst a separate rear entrance has been conveniently provided for cyclists.

Benefits include secure bicycle parking spaces, showers, lockers and changing facilities promoting sustainable travel, whilst public car parking facilities are located within a 5 minute walk.

The newly refurbished 10 Temple Street offers a host of contemporary touches including semi-exposed ceilings and large powder-coated, double glazed windows to let natural light permeate the floor plates, and will appeal to a range of occupiers.





SUMMARY SPECIFICATION

- Remodelled main entrance and reception area
- High specification refurbished office floor plates and communal areas
- Male, female and disabled WCs on all floors
- Excellent secure cycle facilities including storage, lockers, separate male and female changing and shower facilities
- Fully addressable fire alarm system to British Standard requirements
- New mechanical and electrical installation throughout
- Energy Performance Certificate rating 'B' (44)

ENTRANCE & COMMON AREAS

- New Schüco aluminium full height double glazed curtain walling
- Main building entrance and reception with sesame lift, disabled access, manned reception desk and waiting area
- LED lighting with suspended feature downlighters and spotlights to stair cores/lobbies
- Male, female and fully disabled compliant WCs on each floor
- Two 12 person (900kg capacity) passenger lifts serving reception and all upper floors
- One cycle lift serving rear ground floor and basement
- Basement with access from rear and reception offering separate male and female shower and changing facilities, secure cycle storage racks and lockers

OFFICE FLOORS

- Open-plan layout offering a general occupancy of 1 person per 10 sq m. The heating/cooling has a design occupancy of 1 person per 8 sq m
- Ability to split floors 4 to 7
- Suspended and recessed Thorlux Light Line LED lighting with PIR lighting controls
- LG Electronics VRF comfort cooling and heating with individual floor digital controls
- Kingspan micro raised access floor, with busbars allowing data/small power distribution
- Additional roof lights to 7th floor
- Variable floor to ceiling heights, generally c.3.20m to the main ceiling and c.2.60m to the underside of the lower ceiling coffers



HEART OF THE ACTION

Located on Temple Street midway between the city's Business District and New Street Station, the immediate area is already home to an eclectic mix of independent café-bars, retailers and offices and is undergoing a rapid transformation of its own, triggered by considerable private investment.

Offering an unrivalled opportunity for retail therapy, the Bullring, Grand Central shopping centre (home to the largest John Lewis outside London) and the recently refurbished Mailbox are all easily accessible.

Cultural, leisure and sporting attractions also abound in the city – the Barclaycard Arena, Town Hall & Symphony Hall and the Hippodrome Theatre all host a wide variety of traditional and contemporary concerts and major sporting events, keeping you entertained all year round.





POPULATION
 EXPECTED TO REACH
1.17 MILLION
 BY 2018 (ONS)



CATCHMENT AREA OF

4.3 MILLION

PEOPLE OF WORKING AGE

**BEST
 BUSINESS
 LOCATION**

IN THE UK OUTSIDE LONDON



**SECURE
 BICYCLE**
 PARKING SPACES



SHOWERS
 LOCKERS AND
CHANGING
 FACILITIES

GRADE A
 SPECIFICATION



OVER
100,000
GRADUATES

WITHIN AN HOUR'S DRIVE



SAT NAV: B2 5BP

--- Midland Metro

--- Proposed Midland Metro Extension

||||| Railway Line



Metro Stops



Railway Stations

NATIONAL RAIL TIMES FROM BIRMINGHAM



Birmingham Airport	15 mins
Bristol	1 hr 27 mins
Liverpool	1 hr 29 mins
London	1 hr 23 mins
Manchester	1 hr 27 mins

FLIGHT TIMES FROM BIRMINGHAM



Edinburgh	1 hr 10 mins
Paris	1 hr 15 mins
Barcelona	1 hr 40 mins
Dubai	6 hrs 55 mins
New York	7 hrs 45 mins

DRIVING TIMES FROM BIRMINGHAM



Birmingham Airport	20 mins
Bristol	1 hr 31 mins
Liverpool	1 hr 47 mins
London	2 hr 12 mins
Manchester	1 hr 30 mins

Temple Street benefits from excellent public transport links, with local bus services, the Midland Metro and rail links from Birmingham New Street, Moor Street and Snow Hill railway stations all situated close by.

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