

# 19 CORNWALL

Stand out in Birmingham

[19cornwall.co.uk](http://19cornwall.co.uk)

Available from Q4 2024



We know workspace, the value of thoughtful design and that your brand's home is an extension of its culture, fostering productivity and wellbeing.

19 Cornwall is a unique back to frame redevelopment in the heart of Birmingham's Traditional Core. With an aim to be the exemplar in terms of style, design, technology and sustainability. The project will provide 134,443 sq ft of new Grade A space, with flexible open plan floor plates of c.20,000 sq ft and divisible into a range for sizes from 10,568 sq ft.



Atrium and meeting space, the heart of the building



# Schedule of areas

FLOOR	SQ. M	SQ. FT
<b>Sixth</b>	<b>1,535</b>	<b>16,519</b>
<b>Fifth</b>	<b>1,836</b>	<b>19,757</b>
<b>Fourth</b>	<b>1,955</b>	<b>21,043</b>
<b>Third</b>	<b>2,021</b>	<b>21,744</b>
<b>Second</b>	<b>2,067</b>	<b>22,246</b>
<b>First</b>	<b>1,960</b>	<b>21,130</b>
<b>Ground</b>	<b>1,115</b>	<b>12,004</b>
Unit A	161	1,730
Unit B	407	4,384
Unit C	547	5,890
<b>Total</b>	<b>12,490</b>	<b>134,443</b>
Fifth private terrace	61	657
Communal terrace	113	1211

Property measurements stated are in accordance with International Property Measuring Standards.

Total flexibility to accommodate all of your business aspirations



# Floor Plans

Ground floor ~ 18,106 sq. ft

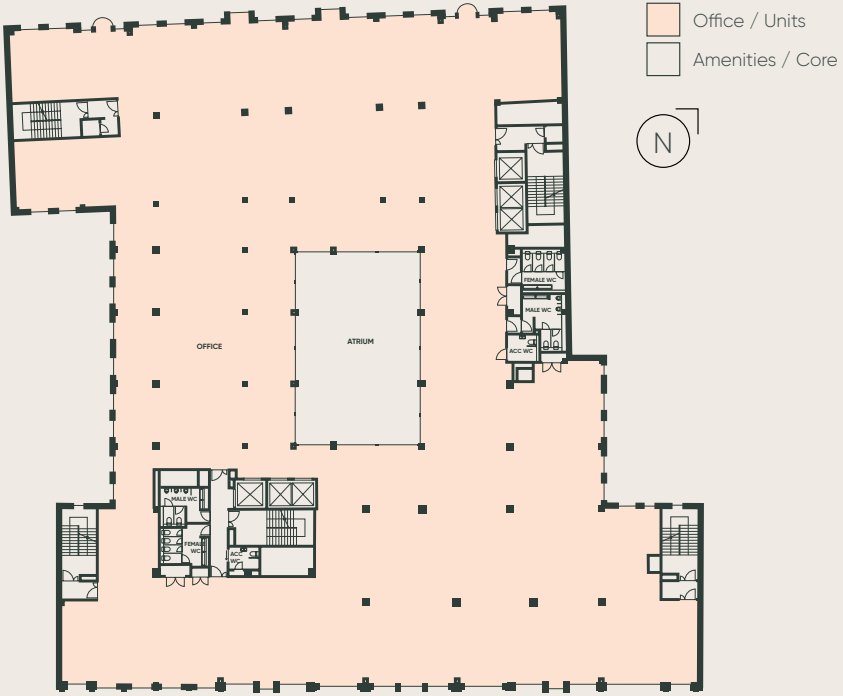
Fifth Floor ~ 19,757 sq. ft



Plans not to scale, for indicative purposes only

# Floor Plans

Typical Upper floor ~ 21,477 sq. ft



Typical Upper floor ~ Floor Split



Indicative areas, based on IPMS

Plans not to scale, for indicative purposes only



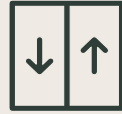


19  
CORNWALL

# Specification



General occupancy: 1 per 8 sq m



6 x10 person passenger lifts



Minimum 3.1m floor-to-soffit height, and average 2.7m+ floor-to-ceiling



Communal roof terrace on 5th floor, with additional private roof terrace for 5th floor tenant



1,725 sq. ft studio space with additional storage



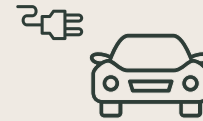
VRF comfort cooling and heating with individual floor digital controls



74 secure cycle spaces with lockers, maintenance station and charging points



Showers: 7 male, 7 female and 1 disabled



150 secure car parking spaces, 24 of which have electrical vehicle charging



New LED lighting and control: presence detection and daylight sensing



Generous double height Entrance



Brand new reception, 5,700 sq. ft and 32 m high which can double as an event space



Lounge and workspaces available on the Ground floor



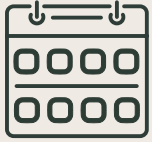
2 Ground Floor units available with their own front door off Cornwall Street



Dedicated Loading Bay

# Current Proposed Smart Technology Specification

## Resource booking



Studio space.  
Intuitive experience on  
app and web

## Passport entry



Enables fast, intuitive and seamless  
experiences throughout the  
building

## Information



Occupancy, air quality and power  
consumption live. Welcome guests,  
list events and activities

## Enhanced concierge



Providing supportive  
services for tenants

## Bookable facilities



Book shared facilities

## Studio space



Select gym session from wall  
mounted panel. Cleaning services  
dispatched on utilisation

## Fault reporting/management



Raise issues in CAFM system/  
directly to operator. Generate alerts  
and notifications for operator  
team members

## 24/7 access



Multifactor authentication requiring  
out of hours visitors to verify  
themselves

## Car park entrance



ANPR Cameras. Traffic light  
indicate it's safe to enter.  
Intercom available

## Controlled parking



Showing messages on  
digital signage.

# Current Proposed Smart Technology Specification

## Meeting invitation



Easy to understand communication to visitors. Smart pass code, host contact details, Wi-Fi Instructions

## Smart pass



Seamless visitor experience. Welcome visitors by name

## Wi-Fi access



A Wi-Fi access code is automatically generated for all guests

## Wayfinding



Help guests orientate within the building. Signpost people towards amenity space and events

## Data analysis



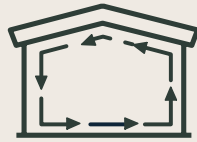
Data analysed as reports. Cloud tools allow comparisons in portfolio

## Capacity Management



Ensure compliance with building and fire regulations. Trigger event based cleaning activities

## Environmental sensing



Understanding of air quality. Alert sent to Operator if falls below KPI. Create reports to demonstrate air quality

## Loading access



Couriers contractor-like access, limited to loading bay area. Notifications of courier deliveries

## Command & Control



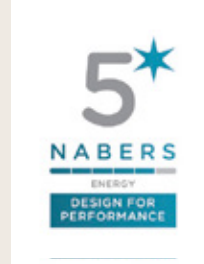
Flexible command and control interface. Remote access to dashboards and control interface

## WiredScore Enabled



WiredScore certification recognizes and promotes best-in-class digitally connected buildings

# Sustainability

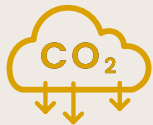


With sustainability at its core, 19 Cornwall is officially registered to achieve a NABERS Target Rating of 5 stars.

With the highest standards of environmental design which strongly focuses on reducing energy consumption. The building will be net zero carbon in operation aligned with a 'Paris-proof' science-based trajectory to limit temperature increases to 1.5 degree by 2050. Predicted energy use is 65% lower than a typical building regulations complaint office building.

The embodied carbon impact of the design has been carefully considered. A responsible approach has been taken to the building specification, reducing the quantities of materials and finishes used, using low carbon materials where possible and using recycled materials or materials with high recycled content.

This results in the embodied carbon impact of the building being around 75% lower than a typical new build office.



Net Zero Carbon  
in operation



Base Building Energy will achieve  
the UKGBC Energy Performance  
2025-2030 Interim Target



Delivering excellent



Achieving 'A' rating



4000 sq ft of PV panels



Targeting WELL Gold

A woman with long dark hair, wearing a bright yellow double-breasted suit and a brown handbag, stands on a concrete canal bank. To her left is a dark boat with several potted plants on its deck. To her right is a blue boat. The background features a large brick wall and lush greenery. The scene is brightly lit, with a soft lens flare effect in the foreground.

# Location

# Journey times



## Platform to Platform

Train Times  
from Birmingham New Street



## Metro line

Metro Times  
from St. Chad's

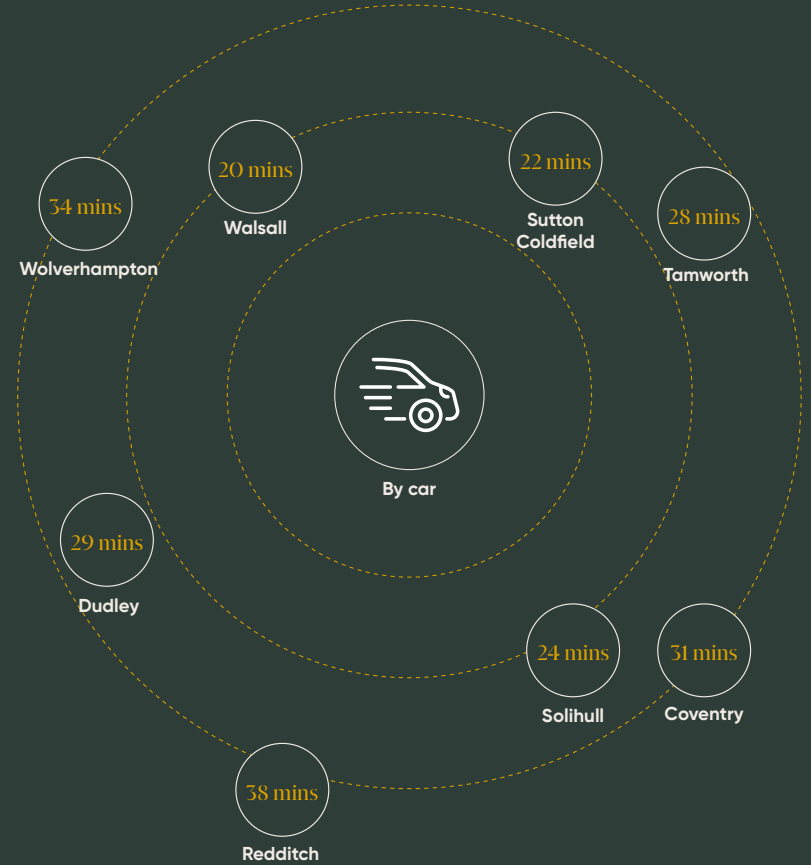


## HS2

HS2 line  
HS2  
from Grand Central



Expected between 2029 and 2033



# Local Amenities

## Bars & Restaurants

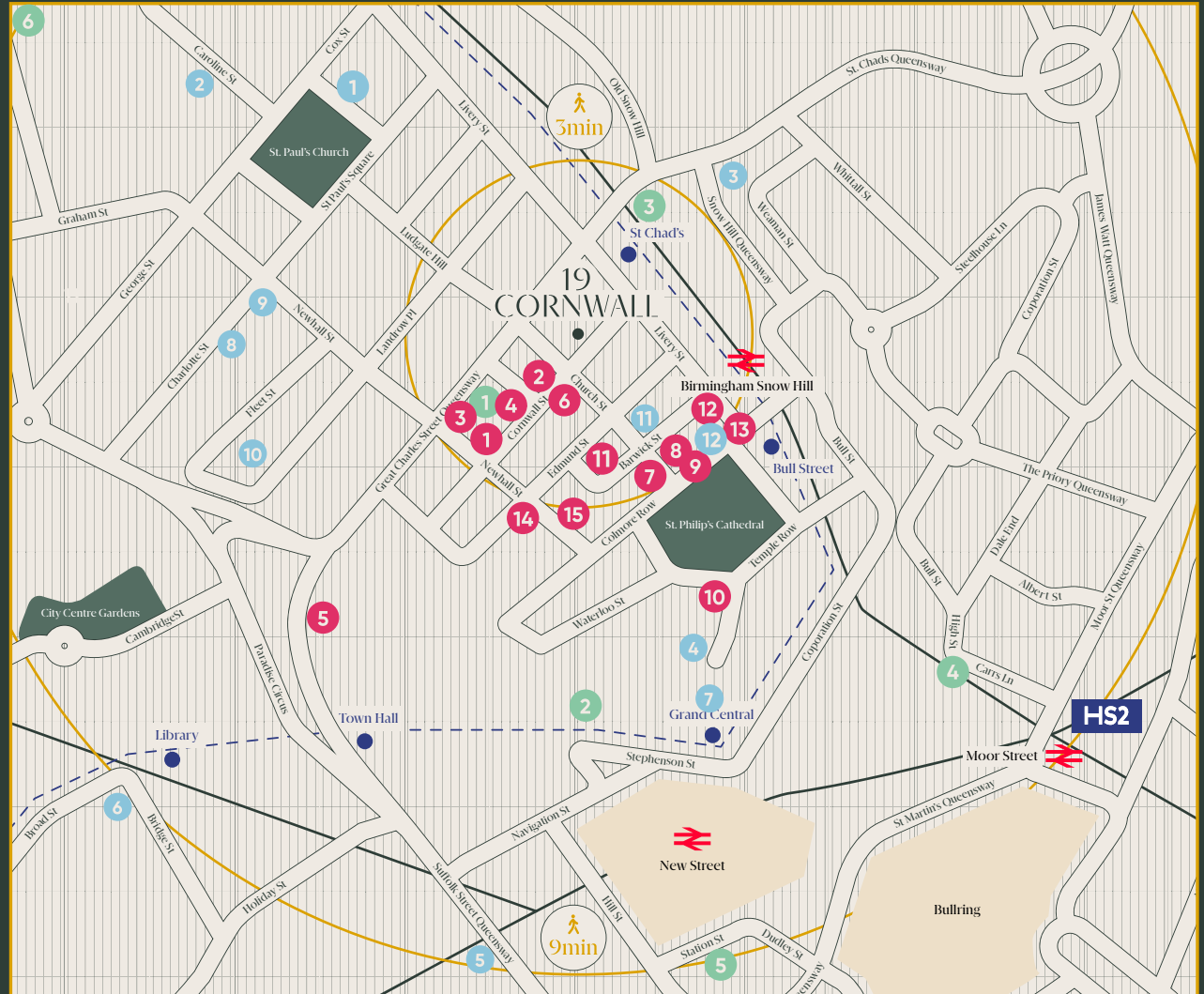
- 1 All Bar One
- 2 Purnells
- 3 Jojolounge
- 4 Zen Metro
- 5 Dishoom
- 6 Urban Cafe
- 7 Gaucho
- 8 Tattu
- 9 Gusto
- 10 The Ivy
- 11 The Roebuck
- 12 Primitivo
- 13 The Alchemist
- 14 Asha's
- 15 Pret A Manager

## Hotels

- 1 Saint Pauls House
- 2 Bloc Hotel Birmingham
- 3 Hampton by Hilton
- 4 Macdonald Burlington
- 5 Malmaison
- 6 Hyatt Regency
- 7 Staying Cool
- 8 Staycity Aparthotels
- 9 Travelodge
- 10 Ibis Birmingham
- 11 Hotel du Vin
- 12 The Grand Hotel

## Fitness

- 1 David Lloyd Blaze
- 2 F45
- 3 Pure GYM
- 4 The GYM group
- 5 Mosi
- 6 SMR Fitness

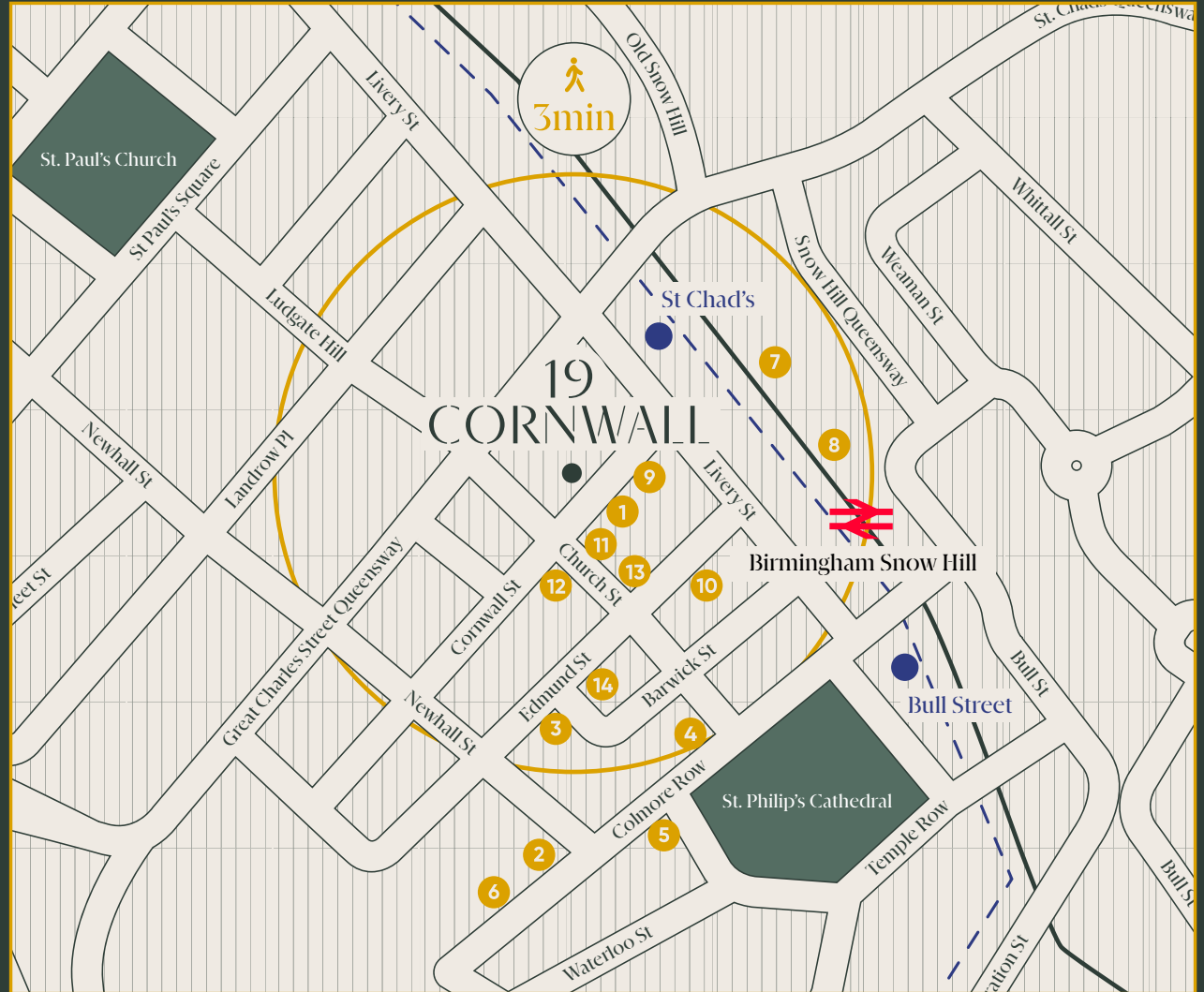




# Local Occupiers

## Key Occupiers ●

- |                        |                        |
|------------------------|------------------------|
| 1 Munich RE            | 10 RSA                 |
| Interpath              | Wates                  |
| Lockton                | Gleeds                 |
| 2 Arcadis              | Randstad               |
| Grant Thornton         | 11 Wilkes Partnership  |
| Shoosmiths             | 12 Squire Patton Boggs |
| RSM                    | Forresters             |
| 3 Gateley Plc          | 13 Smith Cooper        |
| 4 Pinsent Masons       | MRI International      |
| 5 Mills & Reeve        | 14 Oxygen Finance      |
| 6 Eversheds Sutherland | Mace                   |
| 7 Gowling WLG          | Claritas               |
| HS2                    | QBE                    |
| 8 KPMG                 | Alvarez                |
| 9 Sedgwick             |                        |
| Kroll                  |                        |
| Kainos                 |                        |
| Beazley Insurance      |                        |





Centenary Square



Brindleyplace



Temple Row



Utilita Arena



New Street Station



The Rep



New Street Station



Library of Birmingham



Cornwall Street



St. Philip's Cathedral



Colmore Row



Birmingham/Worcester Canal

# Investment Key facts



The UK's first 5G test bed



8 universities and world-class research institutions produce 55,000 graduates yearly



Rolling out 100% superfast broadband coverage



Birmingham has more start-ups than any other city outside London\*



Over 1.3M of the West Midlands population is under the age of 25. The region's talent is backed by a UK government deal to further digital and technical skills



HS2 will bring the city of London within 38 minutes of the region



With a GVA growth rate of 22.4% over the last 5 years the West Midlands has one of the fastest growing economies of any combined authority in the country



Regional economy is one of the highest in the UK



The West Midlands combined authority area has the largest economy of any combined authority area in the country with a GVA of £92 billion



Birmingham airport currently serves 150 direct global destinations plus a further 50 airlines



Manufacturers including Jaguar Land Rover, Mondelez, and Changan have R&D centres in the West Midlands



The region is at the heart of the UK with 90% of the UK's market in reach within four hours drive time

\*18,590 set up in 2018, according to the Centre for Entrepreneurs.

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