

THE LIGHTWELL

CENTRAL CITY
LUXURY LIVING

WELCOME TO THE LIGHTWELL

AN EXCLUSIVE COLLECTION OF CITY CENTRE
LUXURY APARTMENTS AND PENTHOUSES.

THE-LIGHTWELL.COM



Recognised as one of the most prestigious business and private addresses in the city, Colmore Business District brims with style and elegance. From picturesque squares to pedestrianised spaces, and leafy avenues lined with cafés and boutiques, the area has a vibrant, cosmopolitan feel.

Standing in a prominent position within the district is The Lightwell, an exceptional collection of penthouses, one and two-bedroom apartments and studios, putting you at the heart of Birmingham's vibrant residential and commercial quarter,

The Lightwell has been designed by architects, Glancy Nicholls, to capture and celebrate the spirit of Colmore Business District. From the commercial ground floor right up to the penthouses, the development exudes luxury, style and sophistication on every level. Surrounding a specially-commissioned central courtyard - or "lightwell" - this focal point captures the light and space of the development, taking city living to new breath taking heights.

The Lightwell stands to become a landmark residential development in Birmingham.

Every aspect of the interior of The Lightwell has been carefully considered to reflect the architects' vision, as well as the residence's prime location. From communal spaces to the private apartments, every detail has been pored over both architecturally and from an interior design perspective, blending old with new to create timeless yet practical spaces that offer the very best in luxury city centre living.

From studios, one and two-bedroom apartments to penthouses - this is city centre living at its most flexible, offering exceptional choice as well as spectacular, far-reaching views. Framed by floor-to-ceiling windows which allow you to take in the full panorama, from your prominent position high above Colmore Business District, you can watch the ever-changing Birmingham skyline, and the countryside beyond.







Birmingham is undergoing an urban renaissance. From beautifully restored Victorian buildings to designer shopping malls and boutique hotels, the city is buzzing with regeneration while embracing its industrial heritage.



BIRMINGHAM - A CITY ALIVE WITH CULTURE AND CREATIVITY

As Britain's second-largest city, Birmingham is evolving at speed and positively buzzing with regeneration, making it one of the UK's best cities for work and play.

If you're looking for retail therapy, you'll find it in abundance. The Mailbox, one of Birmingham's most exclusive shopping venues and home to Harvey Nichols, is a must. As is the Bullring with Selfridges' iconic "bubble-wrapped" façade.

For your culture fix, head to Birmingham's state-of-the-art library - simply incredible, inside and out - or the museum and art gallery which is in the heart of the city. Birmingham's recent

renaissance also includes first-class business and residential developments such as Colmore and Paradise Business Districts and Canal Wharf - all bringing new life and vitality to the historic centre. Plus, getting in and out of the city has never been easier. With the revitalised New Street Station you can get excellent train links to London (and even more shopping in the Grand Central centre) and the new tram line extension makes city living ever more convenient, while the planned HS2 will bring London even closer. All of this is key to Birmingham's masterplan that will see the city transformed by 2031 into an even more enterprising, innovative and green city, alive with culture and life.

Besides regeneration and renewal, Birmingham has a unique industrial heritage that includes the Jewellery Quarter and St Paul's Square. The city

also boasts more canals than Venice. One enviable canal-side location is Brindleyplace, where you're spoilt for choice with an array of restaurants, bars and cafés. If you're into music, Brindleyplace is also conveniently located for Arena Birmingham (formally the NIA) and the International Convention Centre (ICC). Birmingham also offers fantastic day-to-nightlife, which includes a colourful mix of gastronomic restaurants, bistros, secret cocktail bars and craft breweries, as well as the city's very own China Town. And there's more great news for sport fans, as the city is a sporting mecca too, regularly playing host to international cricket and athletics.

Whatever you want from a city, Birmingham has it.



Discover Colmore Business District by day and stroll across open plazas, sip handcrafted espresso in artisan coffee shops, or browse a while in the boutiques; the choice is yours.



COLMORE BUSINESS DISTRICT. WHERE BUSINESS MEETS PLEASURE.

Whether you're here for business or pleasure, or both, Colmore Business District by day isn't just the beating commercial heart of Birmingham and home to successful businesses such as Coutts & Co, Axa and Sage (with transport links to match), it's also the destination for many of the city's top bistros, artisan coffee shops, and boutique shopping.

Here you can indulge in high fashion and shop like an A-lister with a trip to a tempting range of luxury and designer stores. If you're a gentleman looking for something more bespoke, CBD's resident, gentleman's tailor, Clements & Church, brings a touch of Saville Row to the district. The historic charm of the Great Western Arcade (GWA), Birmingham's elegant shopping

centre, is a must visit as it houses many independent stores, boutiques and eateries.

If you're lucky enough to work in the district, why not spend your lunch hour sampling some house blends and flavour-filled sandwiches in the independent coffee houses? The Urban Coffee Company and 200 Degrees are firm favourites.

You could top it off with a leisurely stroll around Cathedral Square. If you've got more time on your hands, feast your eyes on some of the finest artwork from around the world at Whitewall Galleries, or be inspired at Birmingham Museum and Art Gallery (BMAG), just a short walk from Colmore Row.

Church Street Square is another green space to enjoy and spend time in, with pedestrian links to the Jewellery Quarter. It's also a great space for small events and has hosted live music performances during the summer as part of the Birmingham International Jazz & Blues Festival.

Food and drink fanatics will love CBD. From the renowned Hotel du Vin bistro, to Gauchó's Argentinian food and wine, to the best dim sum from Chung Ying Central, to Opus Restaurant and a menu that's positively bursting with seasonality and freshness – you're spoilt for choice. The more adventurous foodie would covet Michelin-star cuisine at Purnell's and The Ivy (opening in 2018). There are also regular festivals and Christmas markets too.

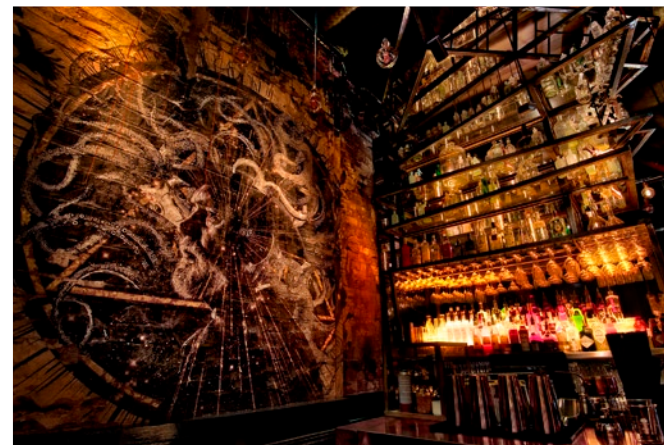
CBD is the very definition of business and pleasure, with everything you could ever want within one of Birmingham's most exclusive quarters.





Discover secret cocktail bars, gastronomic delights and boutique hotels.

As night falls, Colmore Business District lights up.



A CHARACTER AND SETTING THAT CHANGES WITH THE LIGHT.

Visit Colmore Business District by night and you're in for a treat. As one of Birmingham's most exclusive places for after-work drinks, cocktails and dinner, Colmore Business District harbours some of the most well-known bars, restaurants and clubs that Birmingham has to offer.

Designed on a compact grid system, everything you want from a night out is right here within walking distance. This includes one of the city's most well-loved bars, Ginger's, where you can sample some truly inventive cocktails. Exactly the experience you'd expect from local food connoisseur and Michelin star chef, Glynn Purnell, who also runs Purnell's, one of four Michelin-starred restaurants in Birmingham.

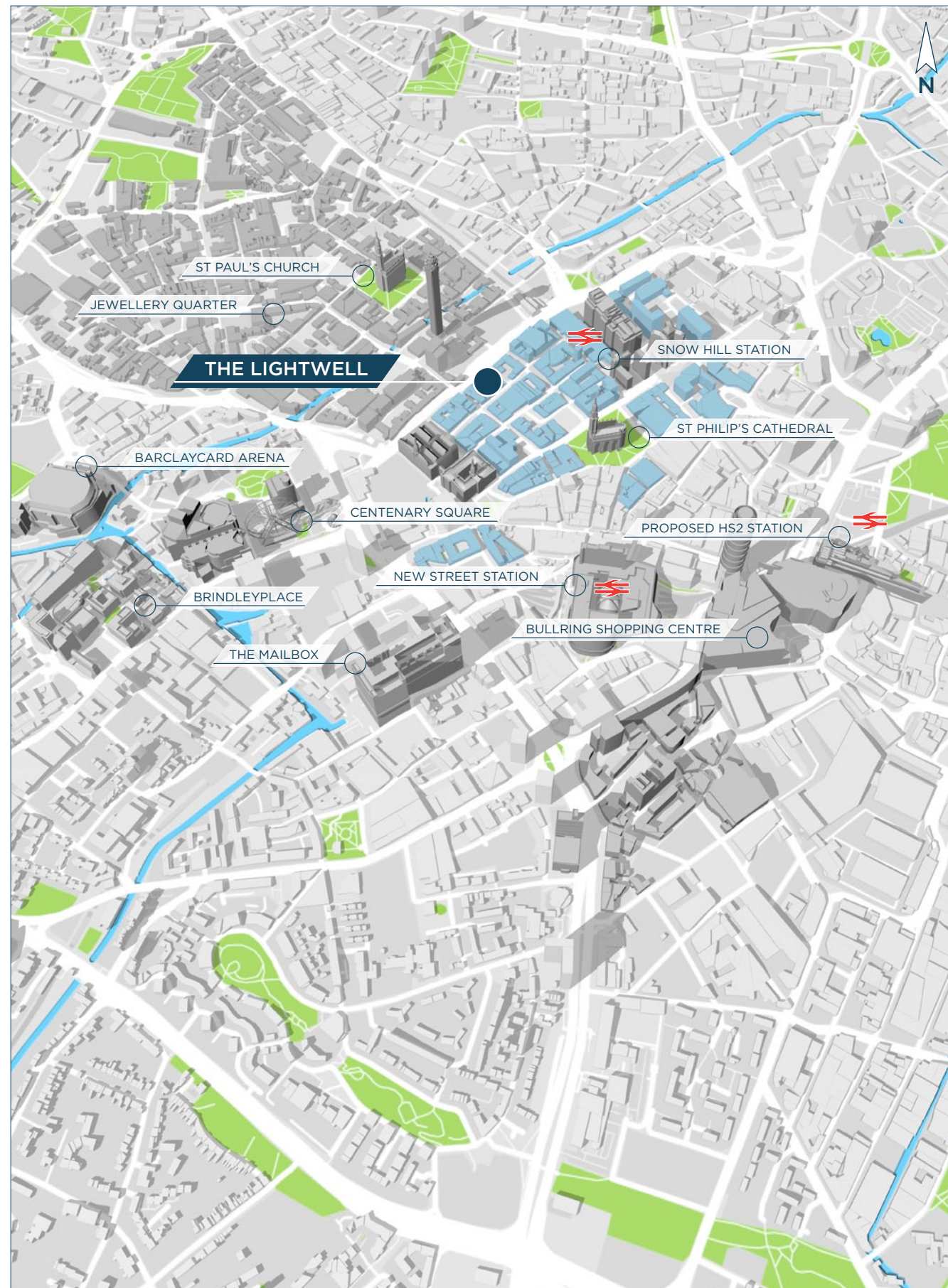
There's a sophisticated mix of other bars and restaurants too. Gaucho, with its designer furnishings and cowhide fabrics, dishes up a tantalising menu of Argentine food and wine in sophisticated surroundings. Bar Opus offers a different scene, with décor and an ambience that echoes the cosmopolitan cool of Copenhagen, complete with open kitchen, draught beer and cocktails – including a cocktail making masterclass if you're feeling ambitious.

The Bureau is another must-visit bar, right at the heart of Colmore Business District. The Alchemist, one of the most stylish bars on Colmore Row, combines luxury interiors and fine cocktails to create a unique experience.

Besides sophistication, CBD does quirky too. Enter The Jekyll and Hyde cocktail bar and you'll find – as its name suggests – a split between the whimsical traditional pub downstairs and a Victorian-styled gin parlour upstairs. It's in a class of its own.

If you're looking to end your night on a high and appreciate the finer things in life, look no further than The Colmore Club, Birmingham's exclusive private member's club for professional men and women. If you're lucky enough to be invited to join, it's the perfect venue to socialise, network or just unwind – or, to borrow The Colmore Club motto, enjoy "privacy without pretentiousness."

There is so much to do in Colmore Business District; from dusk till dawn, no two nights need ever be the same.



THE LIGHTWELL - LOCATION AND DIRECTIONS

Because of The Lightwell's superb location you'll find that everything you need is within easy reach, on foot or just a short drive.

ADDRESS

The Lightwell, 61-71 Cornwall Street, Birmingham.

SATNAV POSTCODE

B3 2EE

CORNWALL STREET DIRECTIONS FROM:

M5 J8

24 mins / 14 miles.

Take Exit 8 and join the M6 to Aston Express Way/A38. Exit at Junction 6 continue on A38. Follow the A38 to Queensway/A4400, then onto New Market St. Cornwall St is on your right.

M42 J6

30 mins / 15 miles.

Take M42, M6 and A38(M) to Aston Express Way/A38 into Birmingham. Follow the A38 to Queensway/A4400, then onto New Market St. Cornwall St is on your right.

COLMORE ROW 3 min walk / 0.2 mile / 1 min drive

ST PHILIP'S CATHEDRAL 4 min walk / 0.2 mile / 2 min drive

SNOW HILL STATION 4 min walk / 0.2 miles / 3 min drive

GRAND CENTRAL 7 min walk / 0.3 mile / 4 min drive

TOWN HALL 7 min walk / 0.3 mile / 6 min drive

PARADISE BIRMINGHAM 7 min walk / 0.4 mile / 5 min drive

ST PAUL'S SQUARE 9 min walk / 0.4 mile / 4 min drive

JEWELLERY QUARTER 11 min walk / 0.5 mile / 3 min drive

ARENA CENTRAL 12 min walk / 0.5 mile / 5 min drive

NEW STREET STATION 12 min walk / 0.6 mile / 11 min drive

MOOR STREET STATION 12 min walk / 0.6 mile / 11 min drive

SELFRIDGES 13 min walk / 0.6 mile / 6 min drive

BULLRING 13 min walk / 0.6 mile / 6 min drive

LIBRARY OF BIRMINGHAM 14 min walk / 0.6 mile / 7 min drive

THE CUBE 15 min walk / 0.7 mile / 6 min drive

THE MAILBOX 15 min walk / 0.7 mile / 6 min drive

ARENA BIRMINGHAM 15 min walk / 0.7 mile / 6 min drive

HS2 CURZON STREET STATION 16 min walk / 0.8 mile / 10 min drive

SYMPHONY HALL 16 min walk / 0.8 mile / 7 min drive

BRINDLEYPLACE 17 min walk / 0.9 mile / 8 min drive



THE INTERIOR DESIGNER

David Hutton creates interiors that combine opulent textures with clean lines for a timeless feel. For The Lightwell, David has created a colour palette and design look and feel that complements the architects' vision, blending old and new to deliver an interior that is rich in tone while maximising use of light.



David's passion for interiors is infectious and his eye for detail is evident in the results. His award-winning portfolio embodies his simple yet practical approach to every facet of interior design, and he stands by his motto that design should be simple but never ordinary.

The Lightwell is anything but ordinary.

Designed with clean, minimal lines and subtle tones, every apartment makes a statement of understated elegance. Styled for a contemporary lifestyle, the apartments boast eye-catching features and are finished to a high specification, from the sleek kitchen - complete with island - to the opulent bedrooms and modern, porcelain-tiled bathroom. Your apartment can seamlessly switch between a soothing escape and a hub of social activity.

Interiors have also been designed to maximise the feeling of space and natural daylight which floods in from the city and sky outside, or from the expansive, central "lightwell" courtyard.

Bringing the outside into the heart of this exclusive residence gives you the best of both worlds, as well as a canvas for you to express your personal taste.







QUALITY AND DETAIL TAKEN TO A NEW LEVEL

The interior of every space of The Lightwell boasts unique features, carefully selected by our team of designers.

KITCHENS

- Luxury Symphony fully fitted modern kitchen (colour choice available subject to timing)
- Franke 'fragranite' sink and professional style chrome mixer tap
- Siemens integrated electric oven, touch control hob and microwave.
- Zanussi integrated combined fridge freezer
- Zanussi integrated dishwasher
- Zanussi washer/dryer
- Soft closing handleless doors and drawers
- Flat matt finish to kitchen doors

BATHROOMS AND EN SUITES

- Roca high quality sanitaryware
- Roca wall hung soft close WC and pushplate flush
- Vado chrome thermostatic bath/shower mixers and chrome bath 'waterfall' filler
- Rainfall overhead shower with

separate hand held shower

- Chrome heated towel rails
- Glass shower screens to baths and showers
- LED downlights to ceilings
- Large format contemporary floor and wall tiles and tiled bath panel

ENTRANCE

- Bespoke designed entrance lobbies with textured wallpaper and tiled porcelain floor
- Individual bespoke finish apartment mailboxes
- Wood panelling detail
- Feature wall lights
- Glass tube feature chandelier
- Original art
- Leather effect wallpaper around lift area
- Video entrance system with mobile phone call technology for each apartment

COMMON AREAS

- Carpet to stairs and landings
- Combined communal and emergency lighting
- High quality fire doors throughout
- Centrally controlled fire alarm system

INTERIOR FINISHES

- High quality painted doors
- Chrome and brushed stainless

steel ironmongery

- Moduleo luxury wood effect flooring to living / hall areas and kitchen areas (parquet or plank finish)
- Piled carpet to bedroom areas

HEATING

- Individual high efficiency micro boilers for all apartments
- Electric panel heating system for all apartments
- Underfloor heating in bathrooms and en suites

ELECTRICAL

- Pre wiring for digital TV and Sky+ to each apartment
- BT telephone and fibre optic Cat 6 data cabling to lounge and bedrooms
- Integrated USB charger/power sockets in bedrooms and kitchen
- Recessed LED downlights throughout with mood lighting in lounge.

WARRANTY

- All apartments will benefit from a 10 year Protek Warranty





STUDIO APARTMENT STYLE

Maximising light, space and versatility, choose a studio at The Lightwell and enjoy an enviable specification as well as everything Colmore Business District has to offer.



ONE BEDROOM APARTMENT STYLE

The Lightwell one-bedroom apartments are designed to maximise light and space and offer stylish, adaptable living that suits a modern lifestyle, with the specification to match.



TWO BEDROOM APARTMENT STYLE

A two-bedroom penthouse brings you luxury living high above the streets below. With spacious rooms throughout and floor-to-ceiling windows that open out to panoramic views across Colmore Business District and the Birmingham skyline, you can see the city from a whole new perspective.



TWO BEDROOM APARTMENT STYLE

Whether you choose a two-bedroom apartment within the existing building, complete with original features, or in the contemporary, two-storey addition above, The Lightwell offers city living to suit all tastes, with attention to detail that ensures the highest specification throughout.



DUPLEX LOWER FLOOR STYLE

Choose the three-bedroom, duplex penthouse apartment and enjoy luxury living at height, with spectacular views across Colmore Business District and beyond.



DUPLEX UPPER FLOOR STYLE

Split across two floors, this is city living that is both contemporary and convenient, with space to entertain or simply sit back and relax.



THE PROFESSIONAL TEAM

P I M L I C O C A P I T A L

Pimlico Capital is a Hong Kong real estate investment firm, providing investment management and advisory services to Asian based private clients and family offices, seeking global opportunities, with a focus on UK and US markets.

Our investment philosophy is to research and identify strategies with favourable market fundamentals, and source opportunities where we can add value to real estate.

To align interests we co-invest alongside our clients, working with experienced local partners to source and execute our investment strategies. We have a proven track record in executing development and repositioning deals in the residential and mixed-use sectors.

ADAPT REAL ESTATE

ADAPT is an owner-managed business specialising in the asset and development management of multi-sector real estate.

With extensive technical skills and practical experience we work alongside lenders, investors and developers to devise and deliver bespoke real estate solutions.

ADAPT Real Estate is a RICS Regulated Firm.

Consulting

5 Consulting Limited deliver Project and Cost Management from feasibility to completion, in Traditional and Design and Build situations.

With a commercial and technical outlook, Procurement, Appointments and Project Strategy are managed to deliver value and quality in a safe manner. Their reputation is all from repeat business and client referrals. They aim to provide an unrivalled personal service within the bespoke Project Management sector. 5 Consulting's internal procedures are ISO9001 Quality Assurance and ISO14001 Environmental Management accredited.

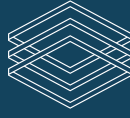


Torsion Group is a privately owned independent development and construction company, offering a solutions-focused approach to delivering large accommodation-based schemes covering Student Accommodation, Care to Residential and Housing Sectors.

Established in March 2015, we have expanded across other regions and now have offices in the Yorkshire, Midlands and the North West and employ a 70+ experienced and empowered team. Torsion has successfully delivered all of its schemes on time, to budget with 0% AFR- and continue to double in turnover and profit every year since conception.



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FOR ALL ENQUIRIES

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