

# ENTERPRISE WHARF

Birmingham's first fully SMART-enabled  
building at the gateway to the city

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## EVERYTHING YOU NEED IN THE CITY

Enterprise Wharf is the most exciting new build development in the city. Due to complete early 2023, it raises the bar in every aspect. Smart-enabled, sustainable and set in landscaped canalside, this is a landmark building which will catalyse the redevelopment of the city's Knowledge Quarter and transform the lives of thousands of citizens.

It's the next phase in the transformation of the most exciting city region, bringing world-class, innovative amenity not found anywhere else. Secure onsite parking, local scooter and bicycle hubs, easy access to public transport and a short, pleasant 12 minute walk from the major train stations (including HS2), Enterprise Wharf stretches the city centre eastwards.

See our vision of  
the building

*Click here to  
watch our video*





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YOUR NEW BASE IN  
BIRMINGHAM



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## AN ENVIABLE LOCATION

At the hub of the UK's motorway network, Enterprise Wharf's location is hard to beat.

### Prominent

Directly on the A38 Aston Expressway—a major access route into the city, it's visible to hundreds of thousands of commuters on their way into Birmingham.

### Accessible

A stone's throw from Spaghetti junction on the edge of the city, road links to Enterprise Wharf could not be better. The development offers easy access to the M6, M5, M42, M40 and M69, putting it at the heart of the UK and just 20 minutes from Birmingham airport.

### Convenient

As a part of the Innovation Birmingham campus, Enterprise Wharf benefits from a fully secured underground car park with access control, CCTV and EV charge points.





## WELCOME ONE, WELCOME ALL

Everything about the visitor experience shouts quality.

Our double height reception offers a superior first impression to clients and a warm hello to employees, invoking a feeling of community, hospitality and engagement.

The world class fitout connects the Knowledge Quarter's innovative past with its technological future. The SMART technology connects Enterprise Wharf with the amenity and building management systems across the campus, providing enhanced experiences for employees and visitors.

The hosted reception combines with SMART-connected speed gates and lifts to ensure the most seamless arrival experience possible.

A state of the art Coffee Bar will also provide the perfect refreshments for visitors and teams, offering a variety of healthy lunch options to grab and go.





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## AN OFFICE FOR THE WHOLE TEAM TO ENJOY







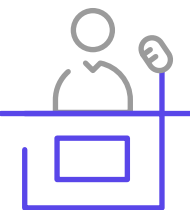
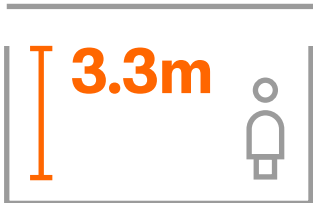




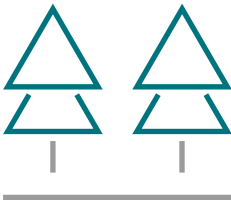

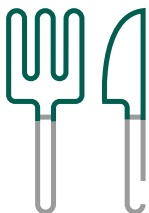
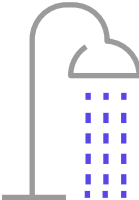
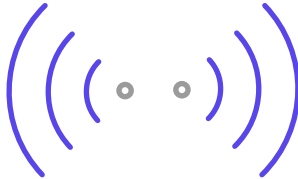


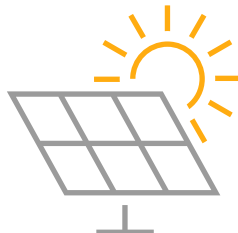
12.5k sq ft floor plates, central, single core and floor to ceiling windows provide flexible space for all modern fitout designs. The SMART Enterprise Wharf and its surrounding amenity provides a flexible, safe and healthy environment; a real sense of personalised, high quality destination. It's a modern workspace for your employees to connect, collaborate and create.

One of the lifts is twin-door, connected directly to a separate goods entrance meaning your fitout (or that of others) won't impact the rest of your business operations.





## SPECIFICATION

 <p>Smart-enabled building</p>	 <p>EPC 'A' Rating</p>	 <p>Campus events space and meeting rooms</p>	 <p>Floor to ceiling windows</p>
 <p>Canalside location</p>	 <p>Secure cycle storage</p>	 <p>Auditorium / event space</p>	 <p>3.3m floor to ceiling height upper floor offices with an exposed pre-cast concrete soffit and services</p>
 <p>Energy efficient lighting</p>	 <p>Roof terrace</p>	 <p>24 hour fob access</p>	 <p>5.5m double height reception area</p>
 <p>External landscaping with outdoor event space</p>	 <p>5G connectivity</p>	 <p>Campus restaurant</p>	 <p>Showers and changing facilities</p>
 <p>Multi-vendor 10GB connections</p>	 <p>Fully secure</p>	 <p>Dedicated fit-out access and lift</p>	 <p>Green energy measures</p>



## THE ONLY BRAND NEW, GRADE-A SMART-ENABLED BUILDING IN BIRMINGHAM, SET IN LANDSCAPED GROUNDS AND REGENERATED CANALSIDE

The space around Enterprise Wharf is designed to promote wellness, with landscaped green spaces and wildflower gardens to promote nature. The landscaping scheme will also deliver external event space for up to 300 people, alongside private pods, bookable for meetings.





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## OUTDOOR SPACE

The space around Enterprise Wharf will be landscaped with trees and wildflowers to provide opportunity for outdoor events, lunches in the sun or moments of wellbeing.

A brand new canalside path offers employees a country-in-the-city feel and opens up the Aston canal junction to employees and visitors. Enterprise Wharf will be fully connected to the Innovation Birmingham campus, Knowledge Quarter and exciting new retail and amenity schemes as the exciting plans for the area take shape.





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## DIGBETH BRANCH CANAL

Part of Birmingham's historic canal network, the Digbeth Branch canal runs from HS2's Curzon Street station through the Knowledge Quarter, directly to Enterprise Wharf, taking pedestrians and cyclists into Birmingham city centre. New landscaping will provide direct access to the canal, affording the development a highly enviable canalside location with pop up canalside dining when the sun shines.





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THE MOST  
EXCITING BUILDING  
IN THE CITY



The quality, sustainability and wellness in Enterprise Wharf starts at its core. The superior design quality is tangible, translating to improved energy efficiency, better air quality, higher safety and security measures and lower operating costs for you.



## A SMARTER SORT OF BUILDING

The word smart is overused but in our case we really mean it. Enterprise Wharf is the city's first truly smart enabled building. It has the infrastructure in place to support any smart features.

### These include:

- Indoor air quality sensors
- Smart cleaning
- Water temperature detection
- Water leak testing
- Footfall monitoring
- Visitor management
- Metering
- Access control
- Thermal camera(s)
- Lift integration
- CCTV

### This means:

- Increased employee productivity
- Improved retention and talent attraction
- Improved employee wellness
- Energy and utility costs reduced
- Help in meeting your ESG targets
- Maintenance cost reduction
- Improved energy efficiency
- Seamless user experiences





## FULLY CONNECTED AND COMPLETELY SECURE

Enterprise Wharf will offer next level connectivity in **the city's only smart-enabled building**:

- 10Gb speeds from day one
- Fully secure connectivity throughout the building, from the terrace to the lobby, auditorium and even outside- in fact anywhere your team might want to work from
- Carrier neutral data systems offer choice and flexibility for your tech needs
- Multiple data connections to optimise your business continuity and productivity
- Outdoor Wi-Fi





## SUSTAINABILITY

In 2018, we became the first property company in the UK to sign up to the UKGBC Net Zero Carbon commitment, pledging to operate at net zero carbon in all areas under our direct control - our common parts, our own offices, and our vehicle fleet - by 2030.

To help us keep this commitment, Enterprise Wharf will be EPC A rated and equivalent to BREEAM excellent.

### Technically speaking, this means:

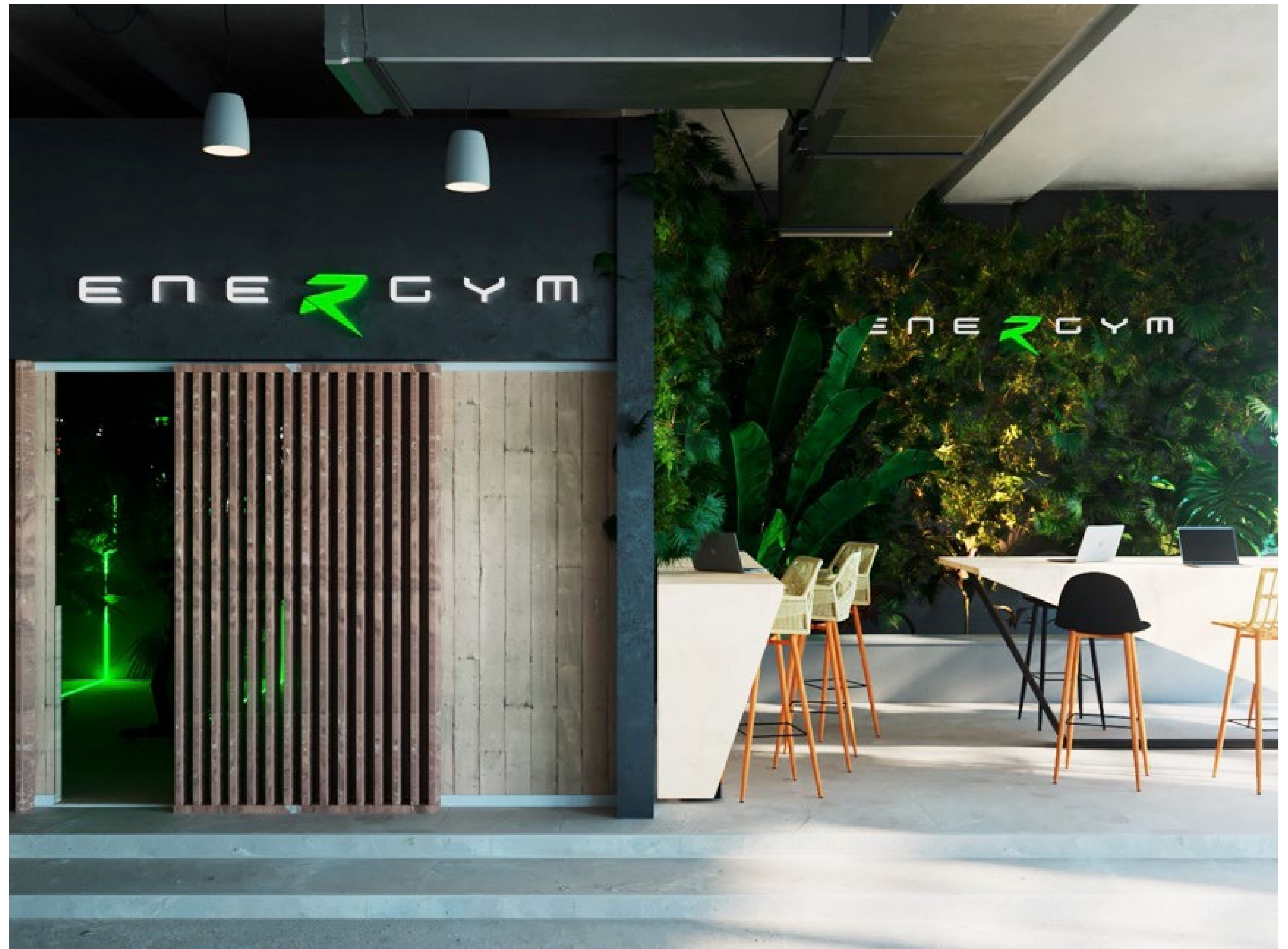
- Over 100m<sup>2</sup> photovoltaics panel installation
- High efficiency LED lighting throughout
- Photoelectric dimming and presence detection lighting control system
- Demand controlled mechanical ventilation via VAV boxes & CO<sub>2</sub> sensors
- Variable volume heating and chilled water pumping systems
- High efficiency EC motor fan coil units
- Electrical power factor correction
- Smart-enabled energy efficiency measures
- 83 new trees planted
- Flood water attenuation tank





## WELLBEING

Enterprise Wharf will be the site of the city's first clean energy gym, offering employees a tech forward way to work out. Think the world's most sustainable spin class and you wouldn't be far wrong. Add to that, landscaped outdoor space, floor to ceiling windows, smart air quality control systems and access to our tailor made wellbeing programme, WHOLESOME, and Enterprise Wharf is truly a place for your team to feel well.





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THE MOST  
EXCITING DISTRICT  
IN THE CITY



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## B:KQ, THE HEART OF INNOVATION

65 hectares of curated knowledge quarter, bringing 14 institutions, 46,000 students and 170 innovators and investors together under a common steering group to transform Birmingham through innovation.

The B:KQ/Eastside is attracting more investment than any other part of the city. Innovation Birmingham chairs the governing body, steering the members to deliver;

- A common sense of place for the creation of innovation
- Underpinned by joined up (5G) communications and transport infrastructure
- With a coordinated programme of events that is aspirational for schools and communities
- Creating higher value jobs that lift the city region and transform opportunity
- Driving the region's innovation contribution to the levelling up agenda

Innovation Birmingham is the region's leading digital tech campus where businesses thrive. Home to a community of over 170 digital innovators, investors, start-ups and global businesses, it's more just than a place to work. It's a place which fosters knowledge-sharing and the connecting of public and private sector expertise.

Located in the heart of Birmingham's Knowledge Quarter, a vibrant epicentre for technology with a well connected ecosystem of highly skilled digital entrepreneurs, startups and established companies. From automotive technology and digital media to fintech, edtech, and healthtech, the campus is alive with technologists and entrepreneurs, benefiting from the innovation outreach programmes run by Innovation Birmingham.

- Coordinated masterplans
- Shared and coordinated events programmes
- Common, clear wayfinding
- Sustainable transport
- Powerful connectivity
- Activated canalside, food & beverage and public realm
- Inspiring hope, instilling confidence, delivering opportunity





## WORLD CLASS TALENT ON THE DOORSTEP

Our location at the heart of the Knowledge Quarter is a real advantage.

**Aston Business School is less than a 5 minute walk from the doorstep of Enterprise Wharf.** As part of an elite group of global business schools, it holds the gold standard of 'triple-crown' accreditation from AACSB, AMBA and EQUIS. It also appears in the top 100 for Business and Management studies (QS World University rankings 2021).

We maintain excellent relationships with both Aston and Birmingham City Universities, which has served our customers well over the years. Our links to the universities enable us to **facilitate any strategic introductions that your business might need.**

- **12 universities**
- **50 tech-related centres of excellence**
- **70,325 graduates per year**

Further afield, we also work closely with Warwick University and our partners University of Birmingham, opening the doors to a highly skilled talent pool.





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## A PLACE FOR ALL

The Knowledge Quarter will deliver 1.3m sq ft of commercial and innovation space, creating 3525 jobs. Closely located next to a number of key residential developments (including top end apartments), B:KQ will become a natural home for the city's talented university students, graduates and young professionals seeking vibrancy and opportunity from the place they live, play and work.

HS2 will connect the Kings Cross Knowledge Quarter to those in Birmingham and Manchester, linking our campuses to create TS2: A technical and scientific innovation corridor where minds, means and money are linked to amplify innovation, impacting the lives of tens of thousands of citizens.



**1.3 M SQ FT**

commercial and innovation  
space created

**3525**

jobs on-site



**Glasswater Locks**

13 acre mixed use development



**One Eastside**

660 apartments



**Aston University**

Masterplan 1<sup>st</sup> Phase



**Curzon Wharf**

Net zero carbon mixed use development



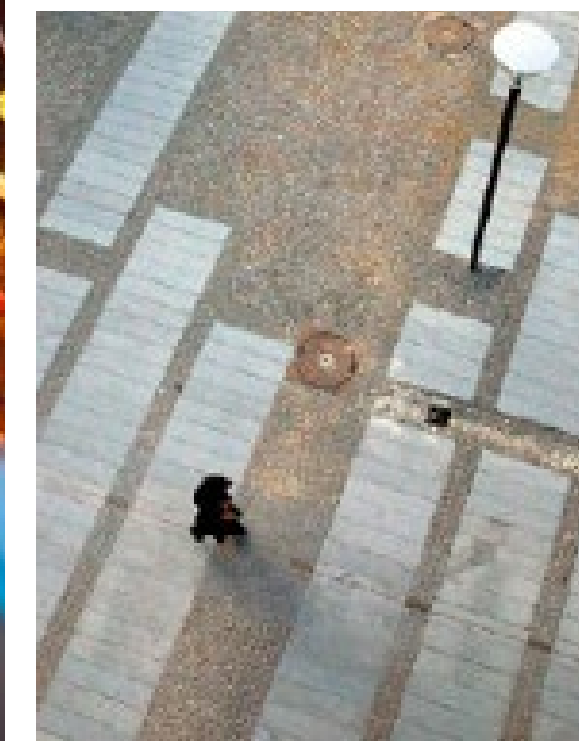
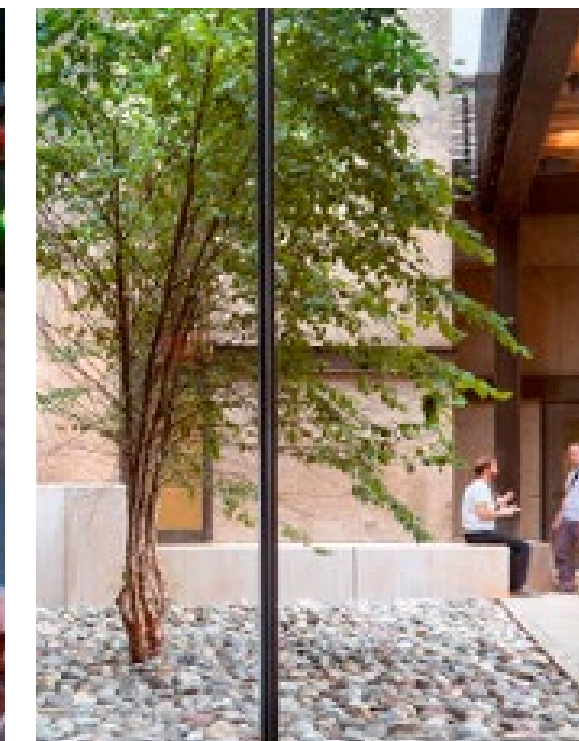
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## A VIBRANT NEW CITY NEIGHBOURHOOD

The future of the Knowledge Quarter is visionary, bold, exciting.

Inspired by the world's leading innovation districts, B:KQ will be a distinctive place unlike anywhere else in the city. Largely pedestrianised, within close proximity to the city centre and seamlessly connected, it will be a magnet for national and international business and deliver wider transformational benefits to surrounding communities.





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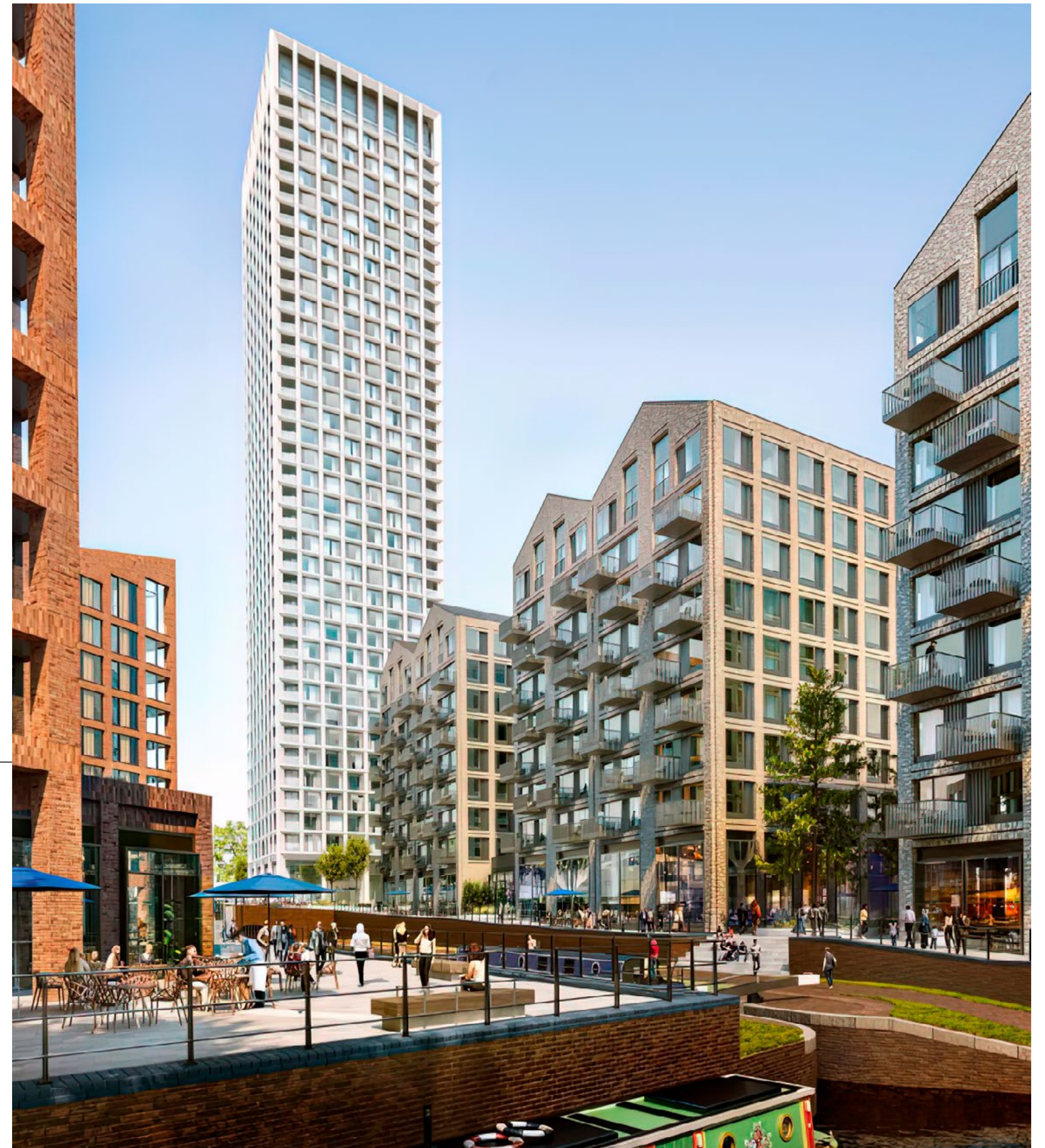
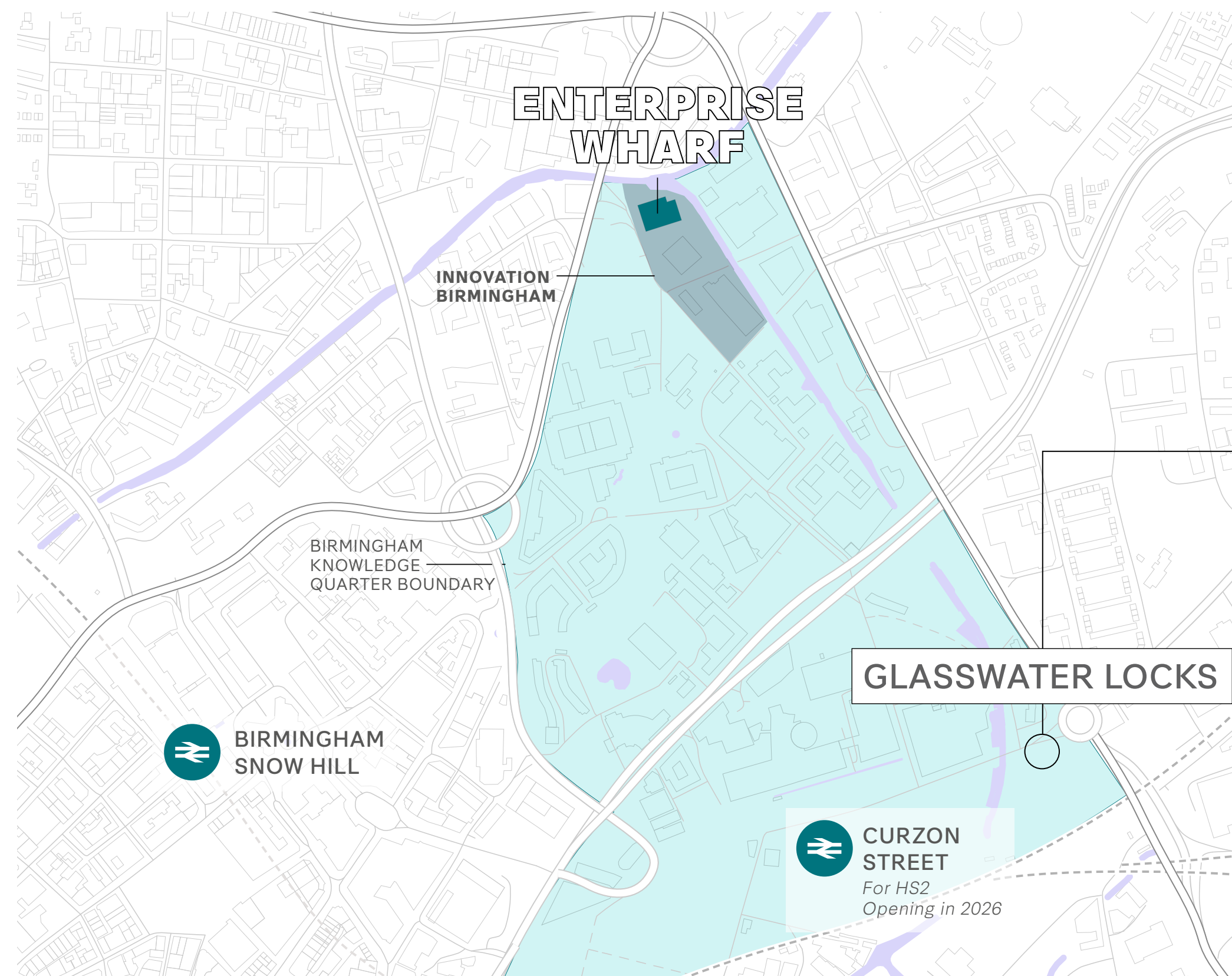
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## A PLACE TO LIVE. A PLACE TO WORK. A PLACE TO PLAY.

It's an exciting time for the Knowledge Quarter.

Alongside the progressive development of commercial space, ambitious projects are underway to create almost 3500 luxury apartments in the district, offering perfect accommodation for your whole team.

One such scheme, Glasswater Locks is currently underway. A 10 minute walk from Enterprise Wharf, it will offer retail and leisure amenity as well as residential dwellings.





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EMBEDDED IN  
THE CITY



## NURTURING THE NEXT GENERATION

An important part of our ethos is the role we play in creating thriving cities. We work closely with local schools, colleges and growth programmes to promote the skills agenda on a day to day basis, and have developed a number of specific programmes that really speak to the issue.

### Serendip Ideator

The Serendip Ideator takes market-led challenges from industry and asks young, local people to solve them. The programme is aimed primarily at NEETs and will support 300 individuals in its next phase.

### Innovation Engine - Creative Industries and Green Recovery

Innovation Engine brings together creatives and technologists to solve low carbon challenges for a greener recovery. We have engaged 40 businesses and awarded £100k investment to local SMEs.

### The Bruntwood Prize

The biggest playwriting prize in Europe offers the opportunity to writers of any background and experience to enter unperformed plays. Since its inception in 2005 over 15,000 scripts have been entered, £304,000 has been awarded to 34 prize winning writers and 24 winning productions have been staged in 38 UK wide venues, including the Birmingham REP.

### Artists in Residence

In partnership with Grand Union, this programme offers the opportunity for artists to work at a specially designed coworking space in Birmingham. Artists also benefit from mentoring from Grand Union's Curatorial team. We are also engaging artists in an ambitious project to celebrate the innovation and entrepreneurship from across the Commonwealth through a mixed media physical/digital series of art installations across the Innovation Birmingham Campus.



Learn more about our  
Innovation Services.

*Click here to  
watch our video*





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## CONTACT US

### Cliff Dennett

Head of Commercial  
Bruntwood SciTech - Birmingham

[cliff.dennett@bruntwood.co.uk](mailto:cliff.dennett@bruntwood.co.uk)

07968 538989



[grow.brunwood.co.uk/enterprisewharf](https://grow.brunwood.co.uk/enterprisewharf)

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