



#### 4 ST PHILIP'S





## ADDRESS TO IMPRESS

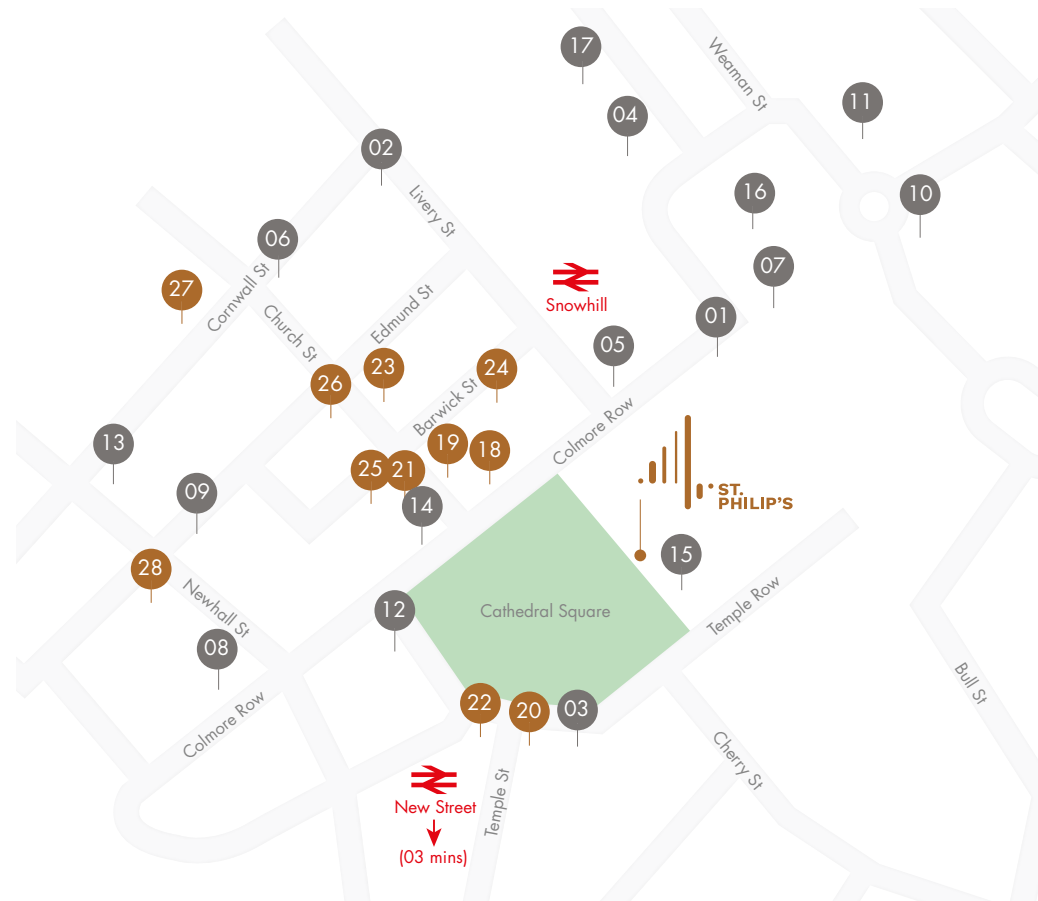
4 St Philip's offers an unrivalled opportunity for your business to make a real positive impact on your people, your customers and your business world. Split across separate floors, 4 St Philip's has gone through a sympathetic yet bold 'back to frame' redevelopment to create outstanding office space.

First impressions last. The entrance fronting St Philip's Square has been comprehensively reconfigured and leads into a dramatic contemporary designed reception and fully refinished communal areas. The building provides up to 24,389 sq ft over ground plus 6 upper floors with typical floorplates of 3,384 – 3,729 sq ft.

It is a bold building and address that is sure to leave a lasting impression.

# OUTSIDE

Sat in a prime location in the heart of the Central Business District, 4 St Philip's overlooks St Philip's Cathedral and benefits from the very best of Birmingham's transformed amenity offer. There is a wealth of new and established restaurants, bars and coffee shops along with a diverse retail environment on the immediate doorstep.



## KEY OCCUPIERS

- 01. Aon
- 02. Arcadis
- 03. AXA / RSM
- 04. Barclays / KPMG / DWF
- 05. Clarke Willmott
- 06. Hymans Robertson / Lockton
- 07. EY / Shakespeare Martineau
- 08. Eversheds Sutherland
- 09. Gateley Plc
- 10. Handelsbanken / Jacobs
- 11. Irwin Mitchell
- 12. Mills & Reeve
- 13. Mott MacDonald
- 14. Pinsent Masons / Savills / RICS
- 15. NatWest / Coutts
- 16. Wesleyan
- 17. Gowling WLG / BDO

## RESTAURANTS & BARS

- 18. Gusto 02 min walk
- 19. The Grand Hotel 02 min walk
- 20. The Ivy 02 min walk
- 21. Gaucho 02 min walk
- 22. Fumo 03 min walk
- 23. Hotel du Vin 03 min walk
- 24. Tattu 03 min walk
- 25. Fazenda 03 min walk
- 26. Urban Cafe 04 min walk
- 27. Purnell's 05 min walk
- 28. Asha's 05 min walk

## NEARBY HOTELS

- The Grand Hotel 02 min walk
- Hotel Du Vin & Bistro 03 min walk
- Premier Inn 03 min walk
- Burlington Hotel 05 min walk
- Hotel Ibis 11 min walk
- Radisson Blu 12 min walk
- Malmaison 13 min walk
- Crowne Plaza 13 min walk

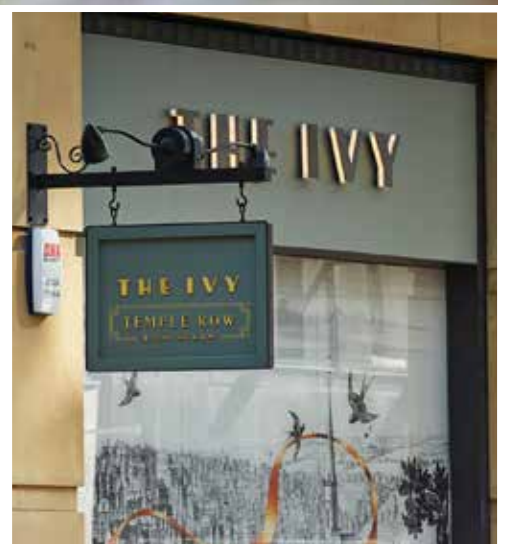
## SHOPPING AND LEISURE

- Grand Central 05 min walk
- Bullring 07 min walk
- Selfridges 07 min walk
- The Mailbox 10 min walk



## CONNECTED

The building is perfectly positioned just two minutes walk from Snowhill Rail and Metro Station and only 5 minutes walk from Birmingham New Street Station. Road access is from Colmore Row and links taxi, private car and commuter bus services, with numerous secure car parking facilities located within a few minutes walk.





## SUSTAINABILITY

Sustainability is in our DNA

4 St Philip's utilises the latest renewable energy saving and harvesting technologies to provide a class leading sustainable environment.

- Currently one of the most energy efficient heating/cooling systems available.
- Thermal modelling.
- LED lighting is incorporated throughout.
- A 10kWp Photovoltaic solar panel system is installed on the roof.
- Government paid annual subsidy reducing the running costs of the building.

By utilising these technologies it is anticipated that this will lead to savings of 94 tonnes of CO<sub>2</sub> per annum.

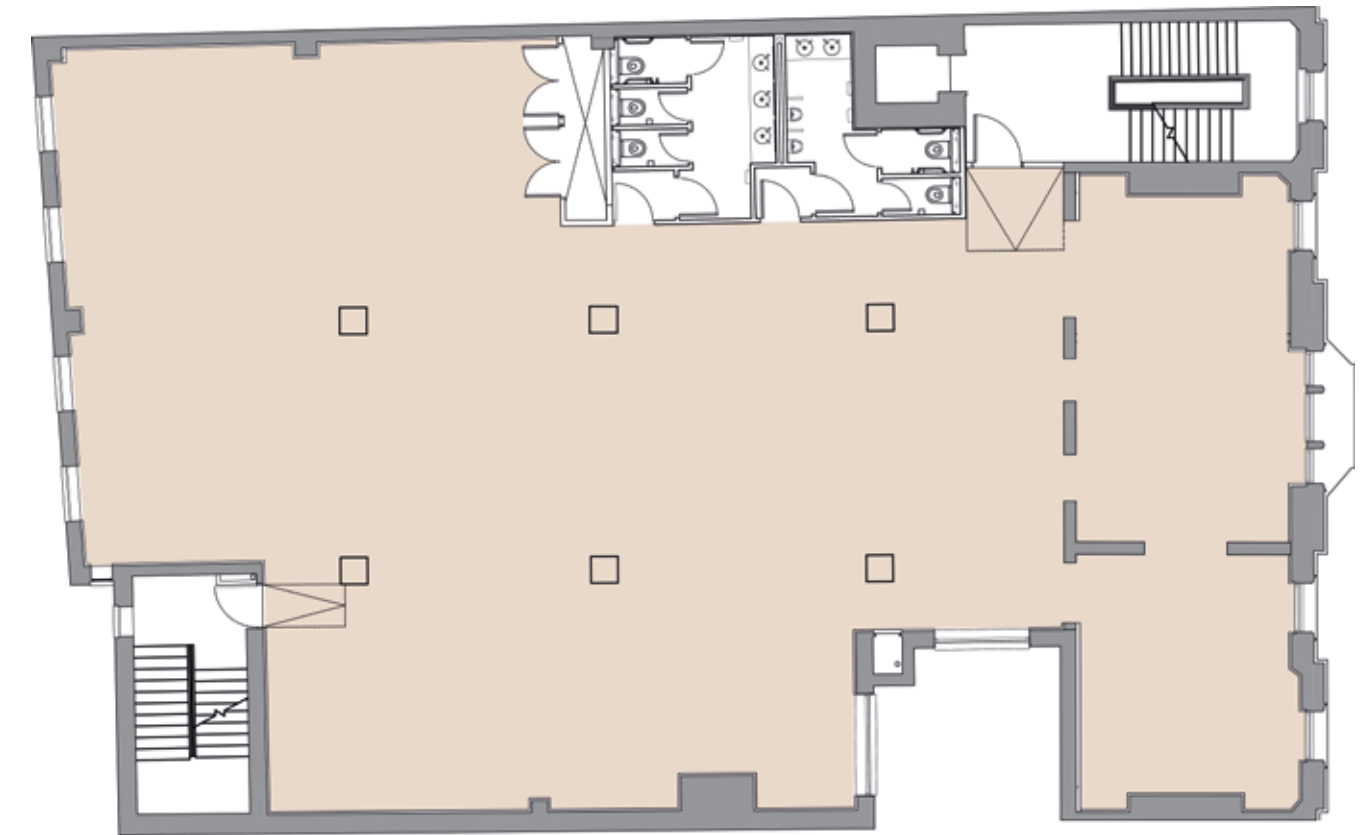
Energy Performance. Estimated EPC B.

## INSIDE

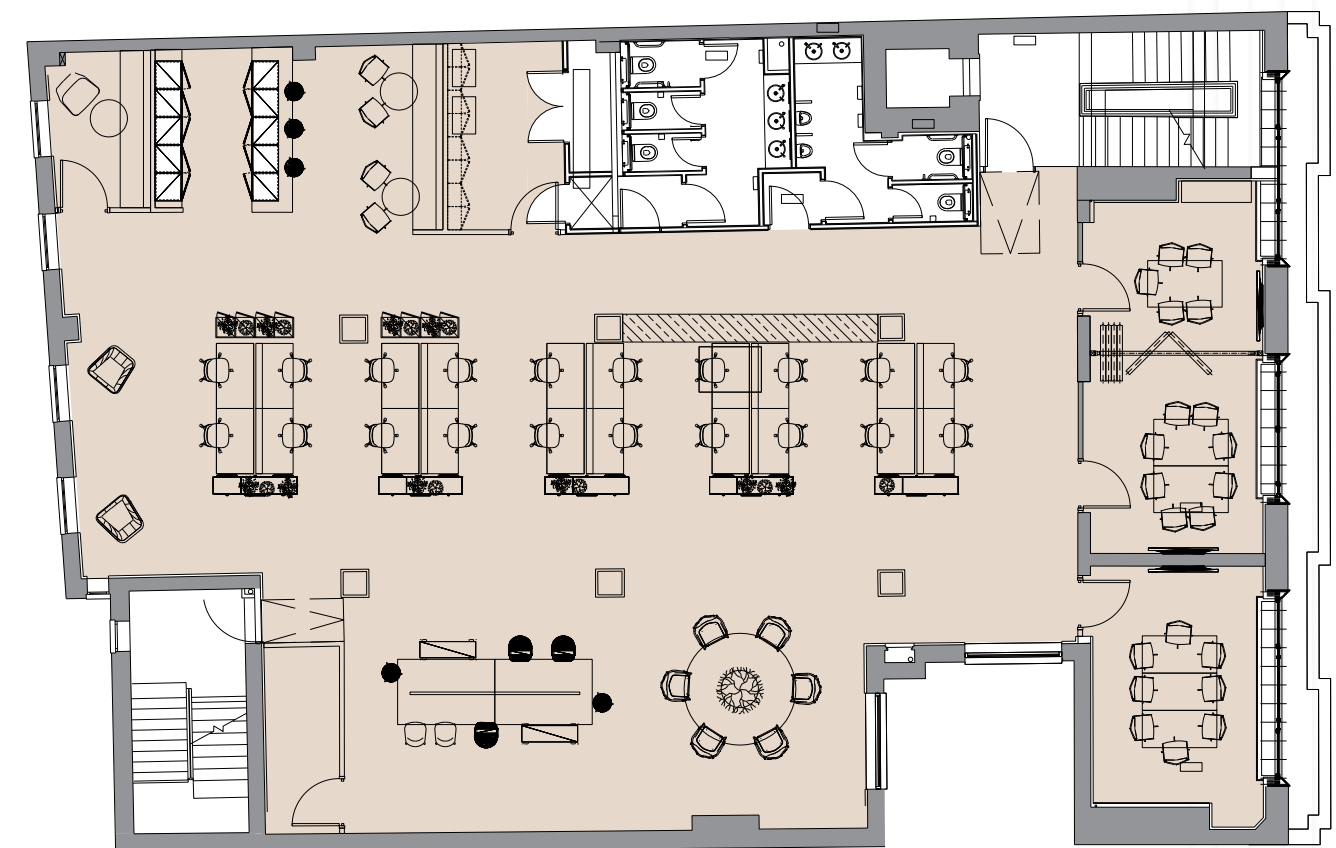
### OFFICE PERFORMANCE SPECIFICATION

- Grade A Specification
- New VRF air-conditioning throughout independently controllable floor by floor
- Designed to accommodate up to 1 person per 8 sq m design density
- Raised access floors throughout
- Secure basement cycle, changing and shower facilities
- PV roof panels providing electricity to run the common services of the building
- New 10 person passenger lift serving all floors

FLOOR	SQ. FT	AVAILABILITY
Sixth	3,384	LET TO SIDE TRADE
Fifth	3,508	Available
Fourth	3,710	Available
Third	3,729	Available
Second	3,699	Available
First	3,709	LET TO GENSLER
Ground	2,650	Available
<b>TOTAL</b>	<b>24,389</b>	



EXAMPLE FLOOR PLATE



INDICATIVE LAYOUT



IMAGE OF GENSLER FIT-OUT ON FIRST FLOOR

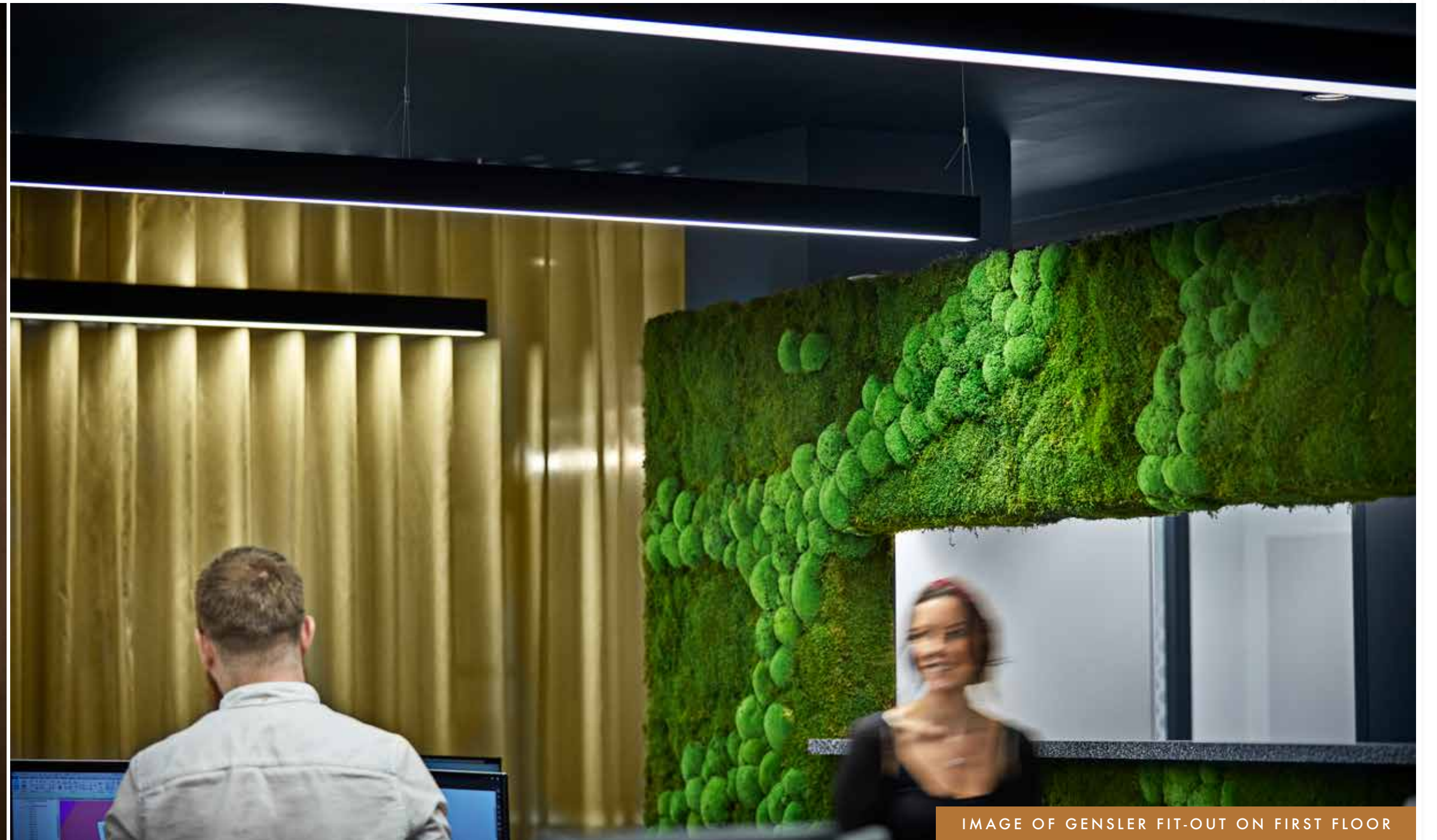
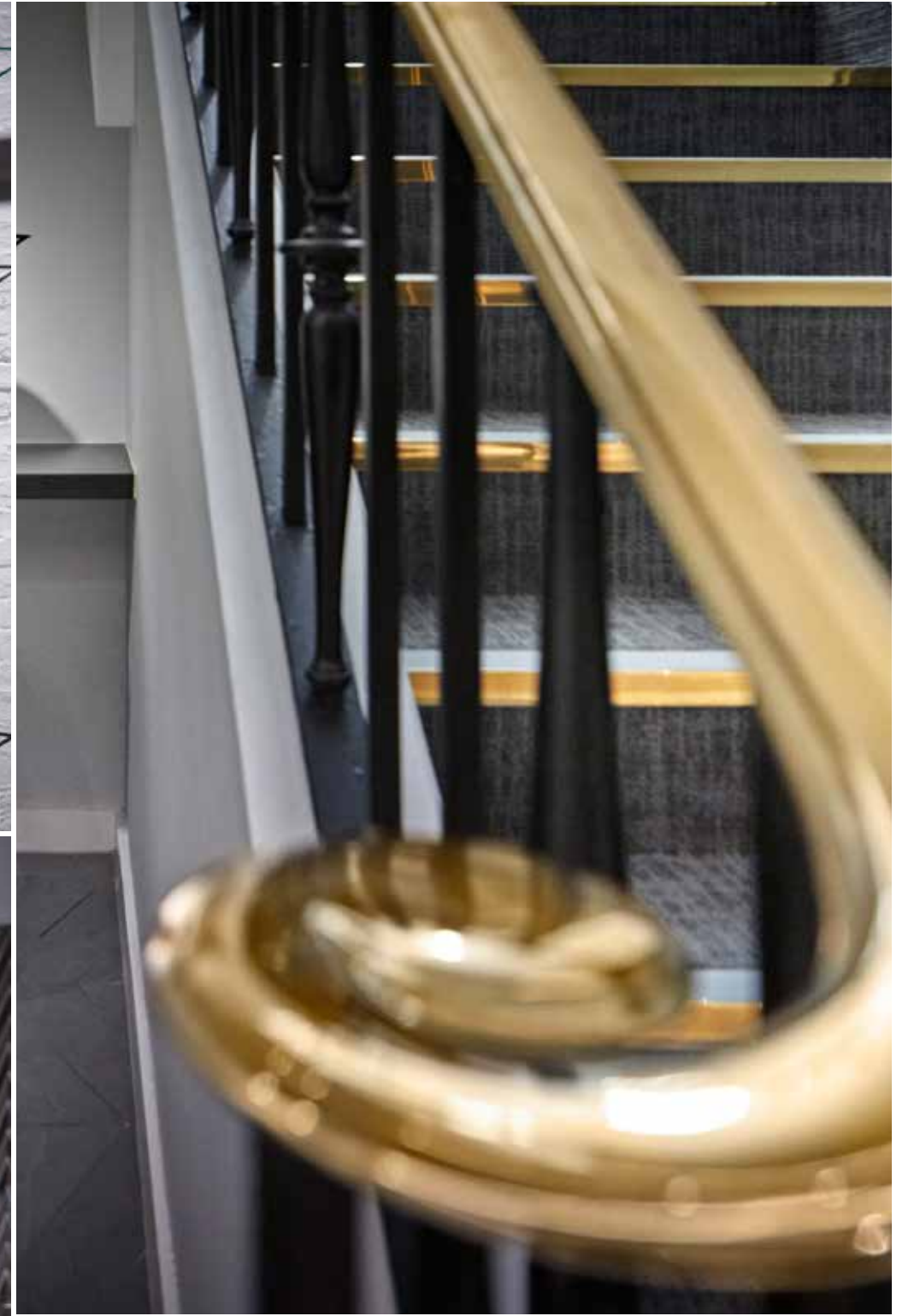


IMAGE OF GENSLER FIT-OUT ON FIRST FLOOR







# MAKE AN IMPRESSION

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Crafted by cab Property.