

EVOL

UTION

**A
developing
story**

ION

LONGBRIDGE



Contents

Longbridge is one of the largest and most significant regeneration initiatives in the UK, a long-term investment breathing new life into one of Britain's most famous former industrial areas.

Over the past decade, Longbridge has evolved into a thriving and unique work-live-visit place.

THE

PLACE

Explore a unique
environment in a place
shaped by history

A DEVELOPING STORY



Whilst we have come a long way, our future is not set in stone.



The people of Longbridge will weave their story into this evolving suburb of Britain's second city. We have big goals and are working together to achieve them.

In a changing world, our industrial heritage provides a signpost for success – planning for the future, nurturing skills and building in resilience through sustainable growth.

With the regeneration only around halfway complete, there is much to be excited about for the future.

As home to 'The Austin', Longbridge was once Europe's largest car factory and gave birth to visionary automobiles including the Austin Seven and the iconic Mini.



Today, driven by a vibrant and engaged community, we have forged an exciting new identity for Longbridge as a thriving mixed-use hub of workplaces, homes, shops, cafés, event space and parkland, where residents, businesses, students and visitors can live, work, study and play.

And there's more to come.

BUILT ON

COMMUNITY



One of Longbridge's key strengths has always been our local community.

A place
SHAPED
by many



A community marked by an independent energetic spirit and by readiness to act – ambition, originality, boldness, resourcefulness and cleverness in conception or execution.

Our community is working together to make Longbridge into something special. Residents, businesses, workers, students and visitors together are shaping the place now, giving it personality, writing a new chapter in its rich story and determining what kind of place it will become – a vision *for* Longbridge, *by* Longbridge.

Travelling to Longbridge couldn't be easier or more convenient.

The national motorway network is within easy reach, Longbridge railway station sits on the doorstep, numerous bus services link the neighbouring towns and cities, and a riverside cycle path offers a more sedate way to arrive.

TRAIN TIMES

Birmingham New Street	20 mins
London Euston	1 hr 56 mins
Manchester Piccadilly	1 hr 52 mins

Source: Google 2021



Longbridge is also located close to Route 5 of the National Cycle Network, a UK-wide network of clean air pathways that provide sustainable traffic-free connections between cities, towns and the countryside.

VIEW CYCLE ROUTES





A GREENER ENVIRONMENT

Being surrounded by beautiful countryside makes us very aware of our responsibility to look after our environment – both our immediate locale and the planet as a whole.



50+
acres of
green
spaces



Characterful green spaces and pocket parks provide attractive places to dwell, play and explore, while increasing biodiversity and improving air quality. And green corridors give safe connections across Longbridge for our pedestrians and cyclists.

We are also thinking ahead by using alternative biomaterials, avoiding waste creation and making a sustainable, lower carbon life the default for our community.

A BRIGHTER

TOMORROW

...TODAY



For the long-term sustainable future of Longbridge, our development must have a meaningful and positive impact on both our community and our environment.

Our clear, deliverable commitment to a responsible business framework will ensure:

- Biodiverse and sustainable environments are created through soft landscaping
- CO2 emissions are mitigated by the planting of trees
- Diversity and inclusivity, both physical and psychological, is enabled through accessible design
- The health and well-being of both residents and visitors is prioritised via safe public spaces
- Education and future skills are nurtured through links with on-site South City College Birmingham
- Responsible operating practices are maintained through collaboration with stakeholders.



Discover modern living
in a place shaped by
community



A PLACE TO CALL
HOME

From modern family homes to luxury apartments, Longbridge offers the opportunity to live in a superb environment surrounded by greenery and parkland.



Delivering over
2,800
new homes

Longbridge is home to a number of growing neighbourhoods, with homebuyers attracted by its close-knit community, prominent sense of place and excellent location that combines the best of a city address in a semi-rural location surrounded by green spaces and parkland.





Stylish
MODERN
homes



Thanks to our well-designed mix of apartments, townhouses, semi and detached housing, Longbridge is ideally suited for all who enjoy its enviable green spaces.

And with further residential development under way, Longbridge's reputation as a great place to live can only go from strength to strength.



THE CENTRE OF IT ALL



Our town centre is the beating heart of Longbridge.

Boasting beloved national retailers nestled alongside independent stores, eateries and leisure facilities, and all the amenities a thoroughly modern, forward-thinking urban townscape provides .



M&S

Sainsbury's

COSTA

KFC

PUREGYM

Specsavers

GREGGS

MOUNTAIN WAREHOUSE

SMYTHS

SUBWAY

Holland & Barrett

Barnardo's

Boots

Beefeater
Since 74

EE



We're proud to boast the Midlands' largest Marks & Spencer store, together with a wide range of clothing, utilities and convenience stores – not to mention plenty of places to fill your belly!

So whether you're stocking up on essentials or simply browsing, you'll find exactly what you need in our town centre. We also regularly welcome pop-up retailers to our event space, bringing even more choice to your shopping experience.

Our community is the lifeblood of Longbridge. Our broad calendar of events and experiences brings our neighbourhoods together, strengthening the bonds between people and place.



Whether you're a family, a foodie or a petrolhead, you'll find something to enjoy at Longbridge.

Past events in the town centre have included the Longbridge Food Festival and Longbridge Public Art Project, each of which attracted many thousands of visitors.





Herbert's Yard brings an exciting year-round events and dining venue to Longbridge.



Opening Autumn
2021

Digbeth Dining Club Event @ Longbridge



Inside view of Herbert's Yard

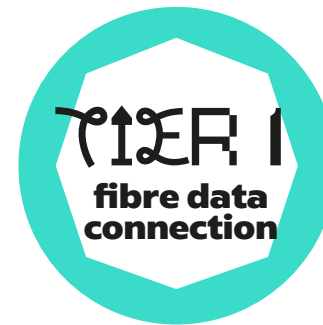
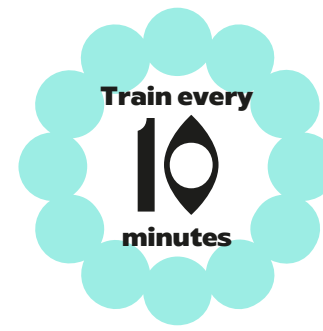
Located in the heart of the town centre, it provides a brand new 200-seat events venue opposite our newly-created green space at Austin Park.

Run by multi award-winning street food pioneers Digbeth Dining Club, Herbert's Yard provides an adaptable, self-sustaining leisure and events space available for hire for a wide range of private and community use.

WORKSPACE

Find the perfect
workspace in a place
shaped by innovation

Longbridge has a number of key attributes that make it ideally suited to modern business.



AN
ENTERTAINING
PLACE



Longbridge Business Park is home to a dynamic and diverse mix of businesses, from technology start-ups to leading independent professional services firms.



As Barnett Waddingham continued to experience strong growth, both across the business and in particular within the Midlands, finding the right location for us to continue our growth was a priority.

3 Devon Way allows us to give our employees a new, flexible working space, coupled with superb facilities and transport links."

Paul Hubbard,
Partner at Barnett Waddingham



Longbridge Business Park offers superb large-scale land and development opportunities across the manufacturing, R&D, healthcare and medical sectors.



Opportunities range from One Park Square's headquarters-style office building, to the flexible workspaces of Two Park Square and the myriad of opportunities offered by West Longbridge's flexible build-to-suit plots with over 32 acres of developable land.

To date, 3,000 jobs have been created at Longbridge, with the scheduled development bringing a further 7,500 jobs.

THE
FUTURE
IN OUR HANDS





At their Longbridge campus, South and City College Birmingham is training the next generation, with up to 15,000 students passing through its doors each year providing a skilled talent pool for Longbridge-based businesses to recruit from.

College students, manufacturers, developers, businesses and investors doing things 'the Longbridge way' – relying on imagination and skills, making change happen and leading the way for others to follow.

UP TO
15,000
STUDENTS



ONE PARK SQUARE

One Park Square offers an unrivalled opportunity for a headquarters-style office with a prominent frontage onto the A38.

AN OPPORTUNITY FOR CHANGE

One Park Square offers an unrivalled design and build opportunity for an 100,000 sq ft headquarters-style office with a prominent frontage onto the A38.

The building can provide flexible high quality workspace tailored to precise requirements, and benefits from a close proximity to Longbridge town centre's many amenities. The building will also overlook Austin Park's three-acre parkland.

Consideration would also be given to combining the building with 2 Park Square, or the development of a campus of smaller self-contained buildings from approximately 25,000 sq ft net.

Either configuration would be available on a leasehold or freehold basis.



Image for illustrative purposes only

SPECIFICATION

- Minimum design life – 25 years
- VRF air conditioning system
- Raised access floor (minimum void, 150mm)
- LG7 compliant LED lighting
- Double glazing
- High speed passenger lifts
- Male, female and full access toilets on each floor
- Shower facilities on each floor
- Kitchen(s) and tea point(s) on each floor
- Generous car parking ratio will be provided, partly on plot and partly within the town centre 1,700 space multi-storey car park
- 24 hour security
- High-speed data networks
- Target EPC – 'A'



ACCOMMODATION

The specification shown on this page provides an example of the target fit-out. But as One Park Square is a design and build opportunity, we welcome the chance to work together to create the space that best meets your exacting standards and individual business requirements.

GROUND FLOOR



TYPICAL UPPER FLOOR



TWO PARK SQUARE

48,065 sq ft of new and high quality workspace split across four floors.

A NATURAL HOME FOR

BUSINESS

An ideal space for a modern workforce, Two Park Square is in the heart of the Town Centre in a beautiful parkland setting. It offers 48,065 sq ft of new and high quality office space that is ready to go.



125
car
parking
spaces





The building will benefit from a private rooftop terrace, reception lobby, café, meeting space and changing facilities, and will be available on leasehold or freehold basis.

It can also be adapted to suit bespoke requirements, allowing for maximum flexibility and customisation. This will create a working environment that's truly unique to its occupying business, in a location that's hard to beat.



SMART WORKSPACES OF THE FUTURE

HIGH PERFORMANCE COLLABORATION

Enables and encourages high levels of productivity through collaborative and team working.

ORGANIC FLUID CIRCULATION

Effortless and fluid transitions between zoned work areas.

CULTURAL CENTRE

Creates a hub that reflects and promotes a company's culture and ethos to its employees.

DESTINATION OF LUXURY

Drives the workspace as an attractive destination that employees will want to work from.

SOCIAL & WORK

Bringing people together to socialise within the workplace.

ACADEMY FOR LEARNING

Dedicated spaces for learning, interaction and knowledge sharing.

CHOICE & AUTONOMY

Agile workspaces that can be tailored to suit individual requirements.

TECHNOLOGY WORK & COMFORT

Smart technology enhances staff comfort and productivity.

WELLBEING

Supports the wellness of employees through light, airflow, biophilia and ergonomics.



OCCUPATIONAL DENSITY 1:12

- 50 x Desks
- 3 x Meeting rooms
- 1 x Board room
- 46 x Agile seats
- 8 x Phone booths
- 2 x Zoom rooms



OCCUPATIONAL DENSITY 1:11

102 x Desks

5 x Meeting rooms

1 x Board room

20 x Agile seats



SPECIFICATION

- Minimum EPC Performance Certificate 'B' rating
- Café break out space with back of house facilities
- Shower room and changing facilities with drying room
- 60 x secure double height lockers
- Rooftop terrace
- Floor to ceiling glazed curtain walling with brise soleil
- 125 secure car parking spaces
- 6 x EV charging points
- Secure cycle store with 48 spaces (inc. 20 visitor spaces)
- Ceiling height of 2.9m
- Fully accessible raised flooring
- Male, female and disabled toilets on every floor
- Comprehensive integrated security system complete with CCTV
- High efficiency LED lighting, complete with automatic daylight dimming and presence detection
- Heating and comfort cooling to offices provided by Variable Refrigerant Flow System
- Comprehensive Building Management and Energy Metering System
- 2 x 10 Person Passenger lifts



ACCOMMODATION

COMMUNAL ROOF TERRACE

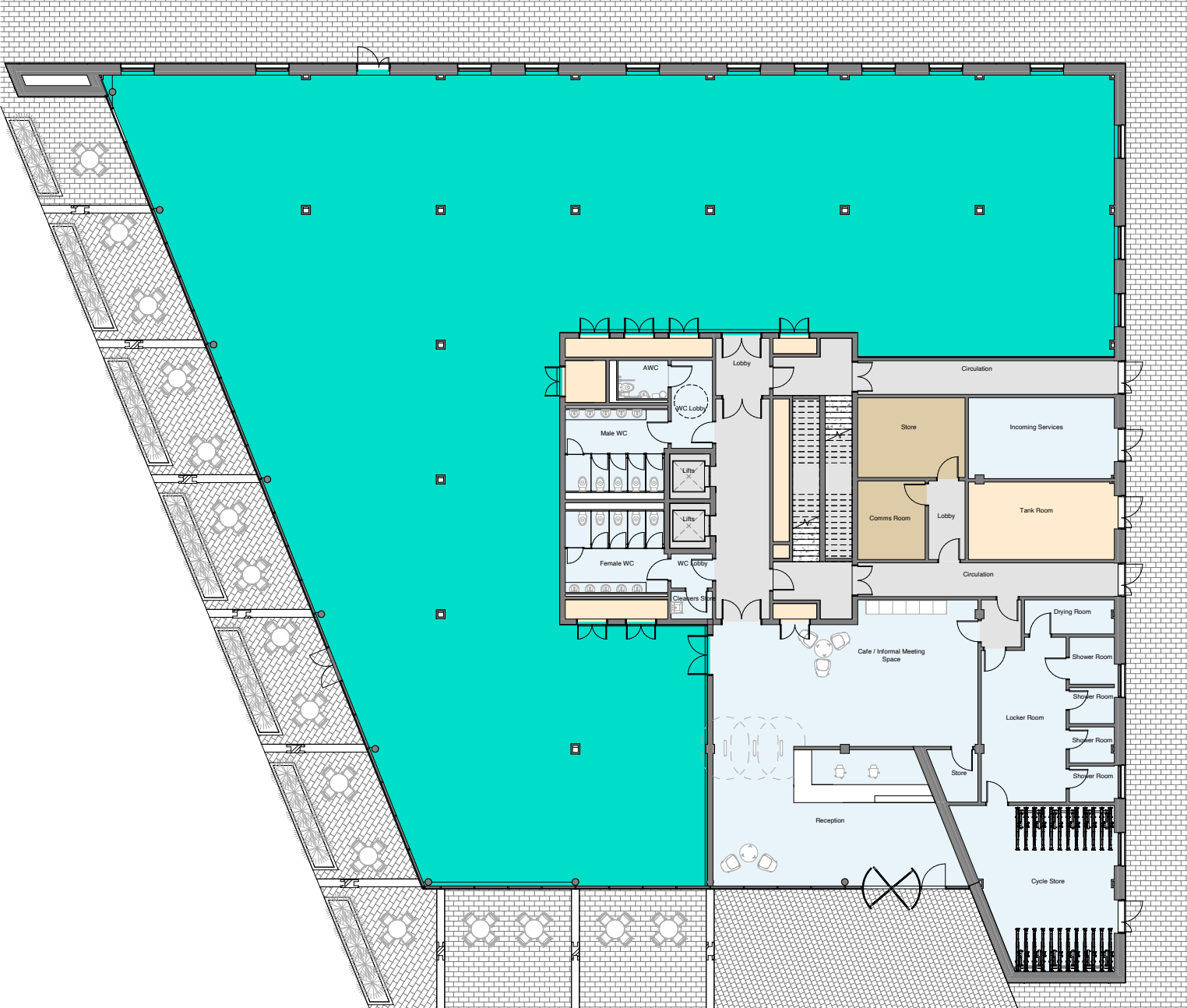
THIRD FLOOR	1,219 sq m (13,124 sq ft)
SECOND FLOOR	1,219 sq m (13,124 sq ft)
FIRST FLOOR	1,174 sq m (12,637 sq ft)
GROUND FLOOR	853 sq m (9,180 sq ft)



GROUND FLOOR

853 sq m (9,180 sq ft)

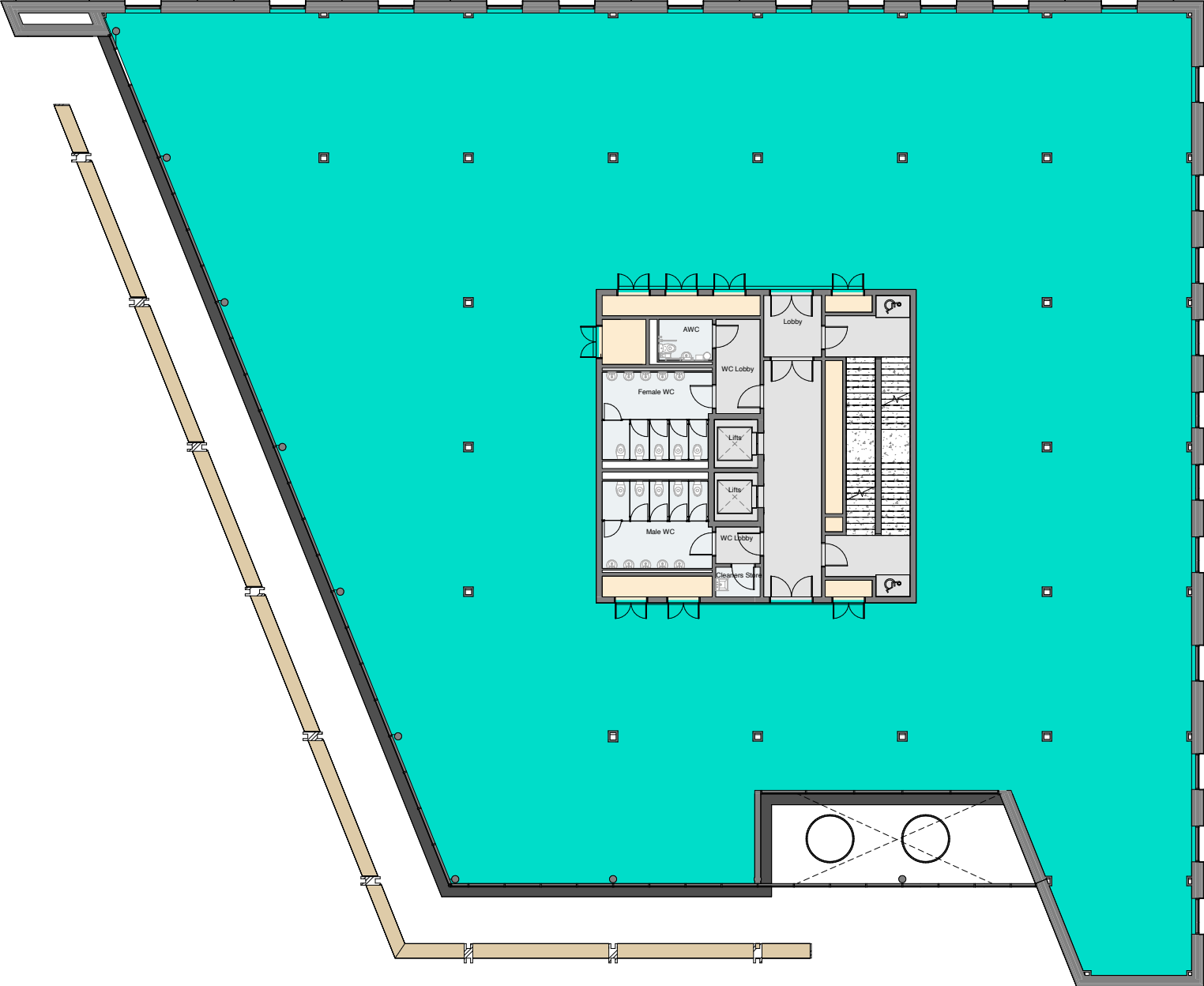
Net lettable space



FIRST FLOOR

1,174 sq m (12,637 sq ft)

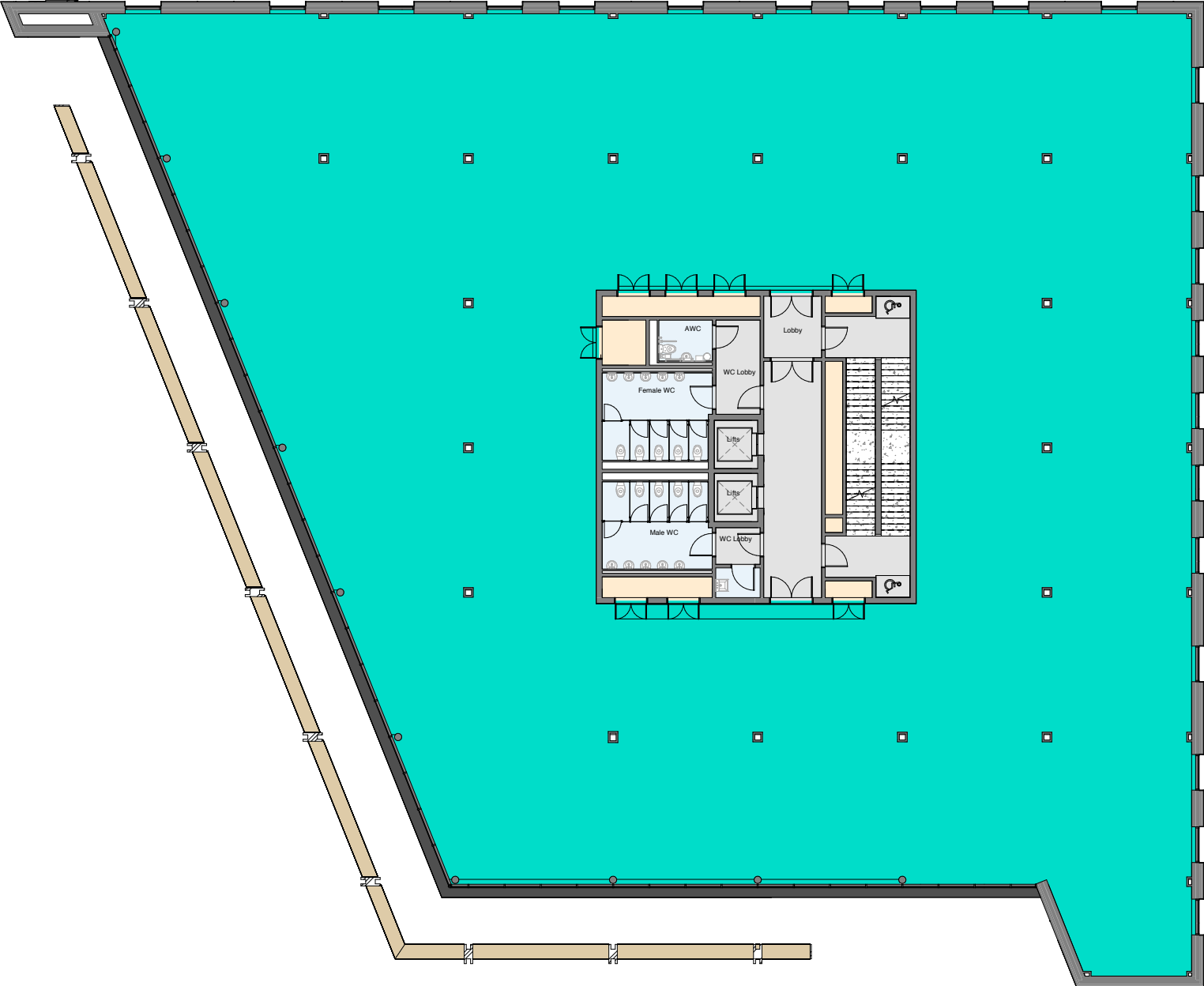
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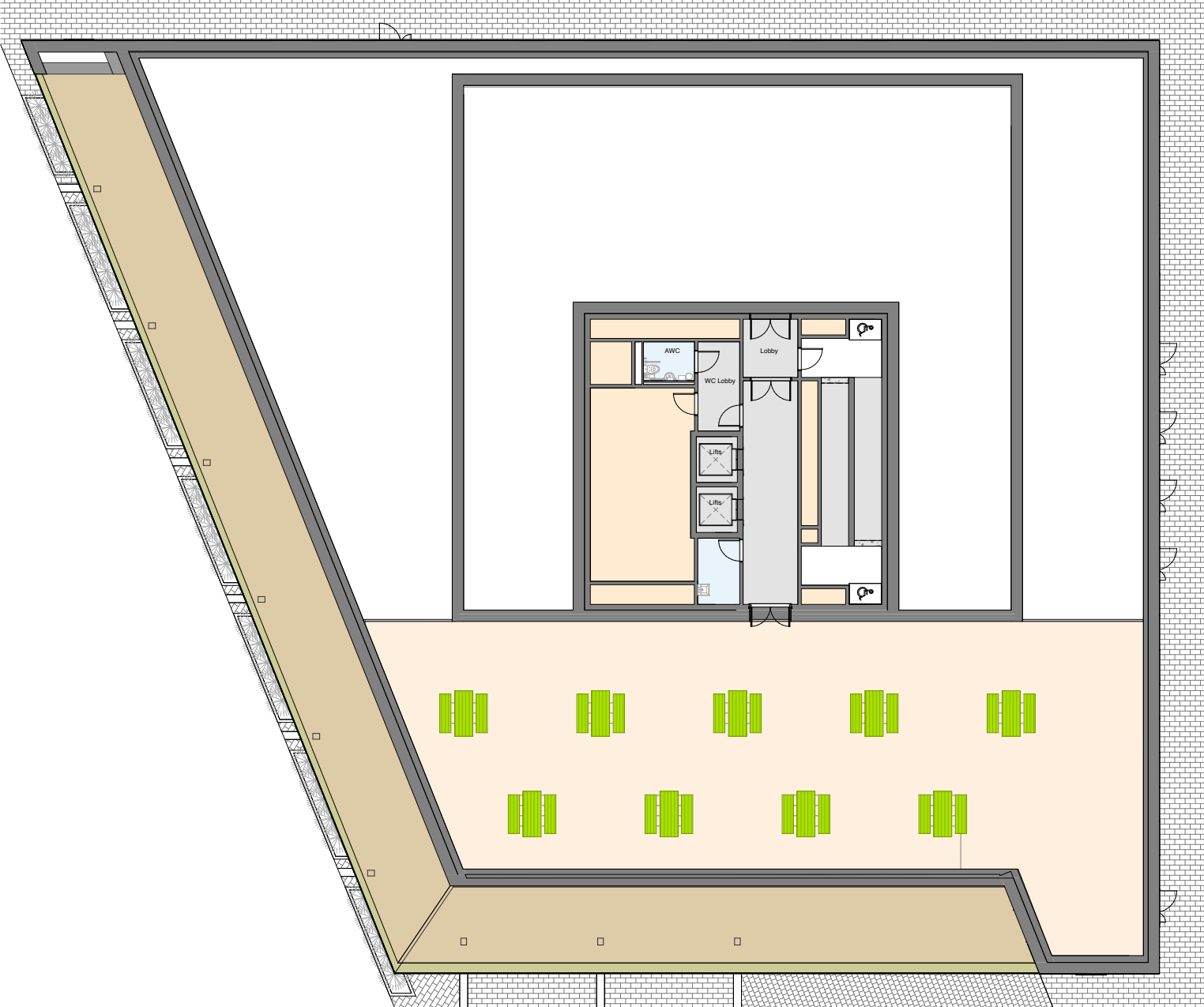
SECOND & THIRD FLOOR

1,219 sq m (13,124 sq ft)

Net lettable space



COMMUNAL ROOF TERRACE







WEST LONGBRIDGE

A distinctive and flexible
commercial opportunity.

BUILDING FOR THE FUTURE



A 75 acre mixed use development with opportunities for a variety of Build-to-Suit commercial uses across 32 acres on a freehold or leasehold basis.

West Longbridge offers a distinctive and flexible commercial opportunity in a location rich with history.

Over 3.4 million Minis were born here, and that same ethos of innovation and excellence drives this exciting mixed-use development.

Set amongst 27 acres of high-quality riverside public realm, West Longbridge features adaptable development plots alongside high quality new homes – all with direct access to the A38 and adjacent to Longbridge town centre's many amenities.



FLEXIBILITY

AS STANDARD

West Longbridge offers a wide array of design options perfectly tailored to its occupiers' individual requirements.



From headquarter-style statement buildings to manufacturing hubs, R&D labs and office blocks, each designed to meet the exacting standards of modern business.

West Longbridge offers the flexibility for each plot to be uniquely developed to the requirements of its occupier.



A 75 acre mixed use development of commercial and residential zones with outstanding public spaces.



1. River Rea linear park
2. Cycle and pedestrian route edged with native hedgerows and blossom
3. River Rea lower section (restored 2021)
4. River Rea upper section (a vision for restoration)
5. Informal community orchard with wild flora
6. New woodland/coarse planting to south west
7. Informal recreation area (wet/dry balancing pond)
8. Wildlife sanctuary (wet balancing pond)
9. Bramble regeneration for butterflies
10. Woodland edge copse to northern boundary
11. Informal woodland play
12. Trim trail
13. Basketball net
14. Woodland edge copse to northern boundary with yew hedging
15. Natural landscape drainage
16. Formal avenue road frontage
17. Bridge access bordered by tree planting
18. Planting within residential development

The commercial areas are shown below in eight indicative plots which can be combined or split further to suit your requirement.



- PLOT 1**
4.01 acres
100,000 – 150,000 sq ft
- PLOT 2**
4.07 acres
100,000 – 150,000 sq ft
- PLOT 3**
2.85 acres
50,000 – 75,000 sq ft
- PLOT 4**
3.32 acres
70,000 – 180,000 sq ft
- PLOT 5**
2.46 acres
60,000 – 170,000 sq ft
- PLOT 6**
3.44 acres
30,000 – 190,000 sq ft
- PLOT 7**
3.72 acres
30,000 – 190,000 sq ft
- PLOT 8**
4.24 acres
40,000 – 220,000 sq ft

AND FINALLY...

Our place in the making is
an opportunity for change.

The chance to forget the norm,
think bigger, be ambitious
and do things differently.

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