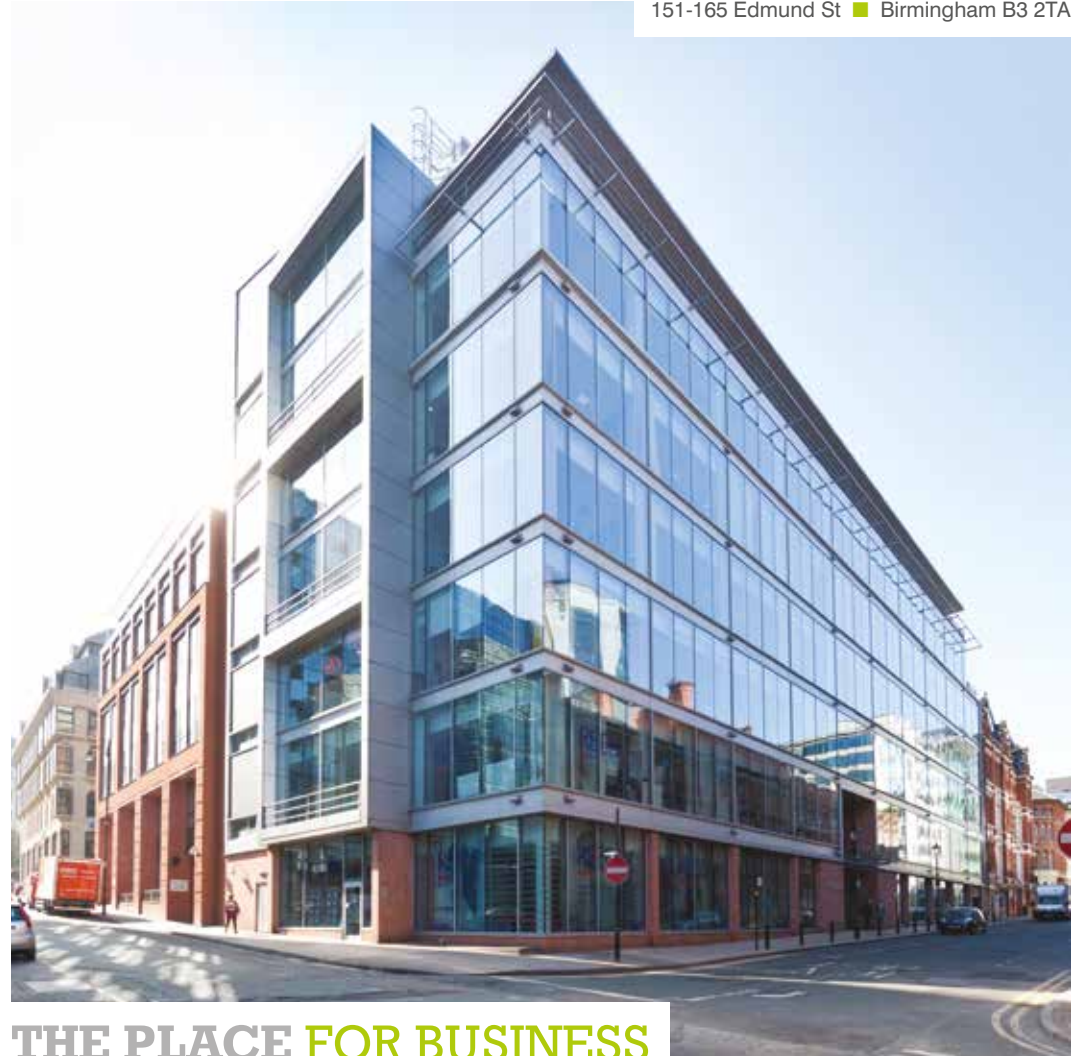


InterchangePlace

151-165 Edmund St ■ Birmingham B3 2TA



Whole floors of up to
9,974 sq ft of prime
office space in the
heart of Birmingham's
business district

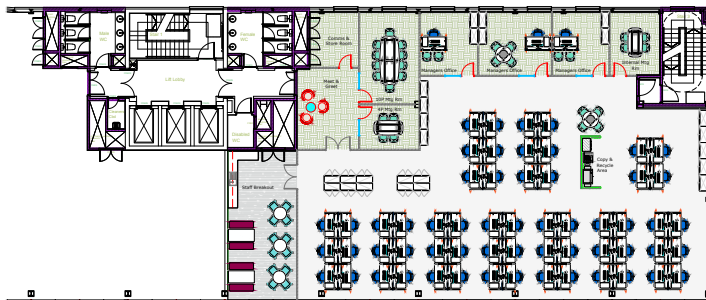


THE PLACE FOR BUSINESS

THE PLACE FOR BUSINESS

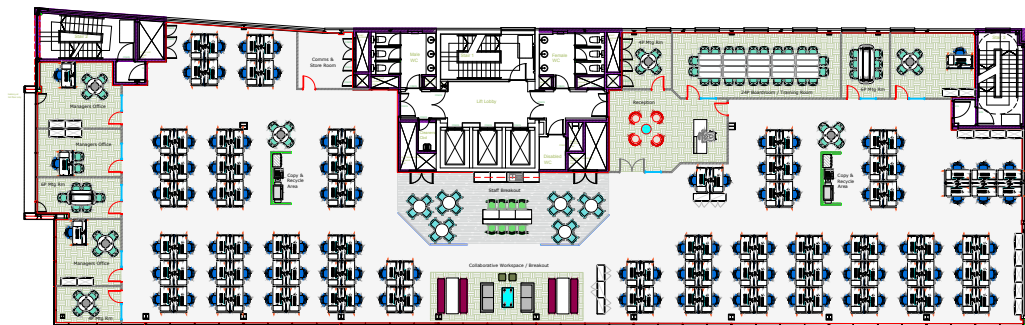
Situated at the heart of Birmingham's commercial core, Interchange Place occupies a prominent position on the corner of Edmund Street and Livery Street, adjacent to Colmore Row and next to Snow Hill Station.

A much sought-after office environment, Interchange Place offers stylish, contemporary and attractive accommodation for a range of business types.



Part Floor Accommodation High Density 1:8

- | | |
|----------------------------|-----------------------------|
| 1 x Meet & Greet Area | 1 x Copy & Recycle Area |
| 1 x 10 Person Meeting Room | 3 x Managers Offices |
| 2 x 4 Person Meeting Rooms | 58 x Open-Plan Workstations |
| 1 x Comms / Store Room | |
| 1 x Staff Breakout | |

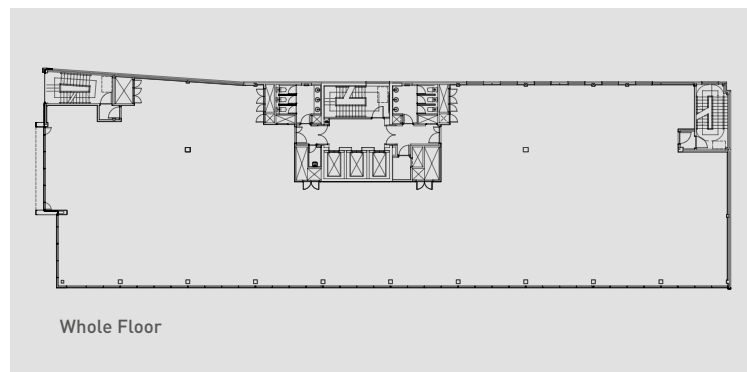


Whole Floor Accommodation High Density 1:8

- | | |
|---|------------------------------|
| 1 x Reception Area | 1 x Comms Room |
| 1 x 24 Person Boardroom / Training Room | 1 x Staff Breakout |
| 2 x 4 Person Meeting Rooms | 2 x Copy & Recycle Area |
| 2 x 6 Person Meeting Rooms | 4 x Managers Offices |
| | 114 x Open-Plan Workstations |



A key commercial location finished to the highest standards



Accommodation

The accommodation benefits from full-height glazing providing outstanding levels of natural light and air-conditioning throughout.

The high specification, virtually column-free floorplate is available from suites of 5,115 sq ft, finished to an exceptional level and is accessed via controlled entry points located in the spacious double-height manned reception, ensuring a secure and flexible workplace.



Specification

Interchange Place has been designed to the highest specification, creating a vibrant and engaging modern workplace that offers outstanding levels of natural light and quality finishes throughout.

The building offers:

- 5,115 sq ft (475 sq m) - 9,974 sq ft (926 sq m) of virtually column-free floorplates
- Full height glazing on front elevation
- Double height reception area
- Fully raised access floors
- Suspended ceiling incorporating perforated metal tiles and recessed LED lighting
- Five secure basement car parking spaces per whole floor
- Four pipe fan coil air conditioning with flexibility for system expansion
- Security provision including CCTV and controlled entry points providing 24 hour card key access
- Male, female and disabled WCs on all floors with shower facilities on alternate floors
- Three passenger lifts (13 person) serving the basement to the sixth floor
- EPC rating D (93)



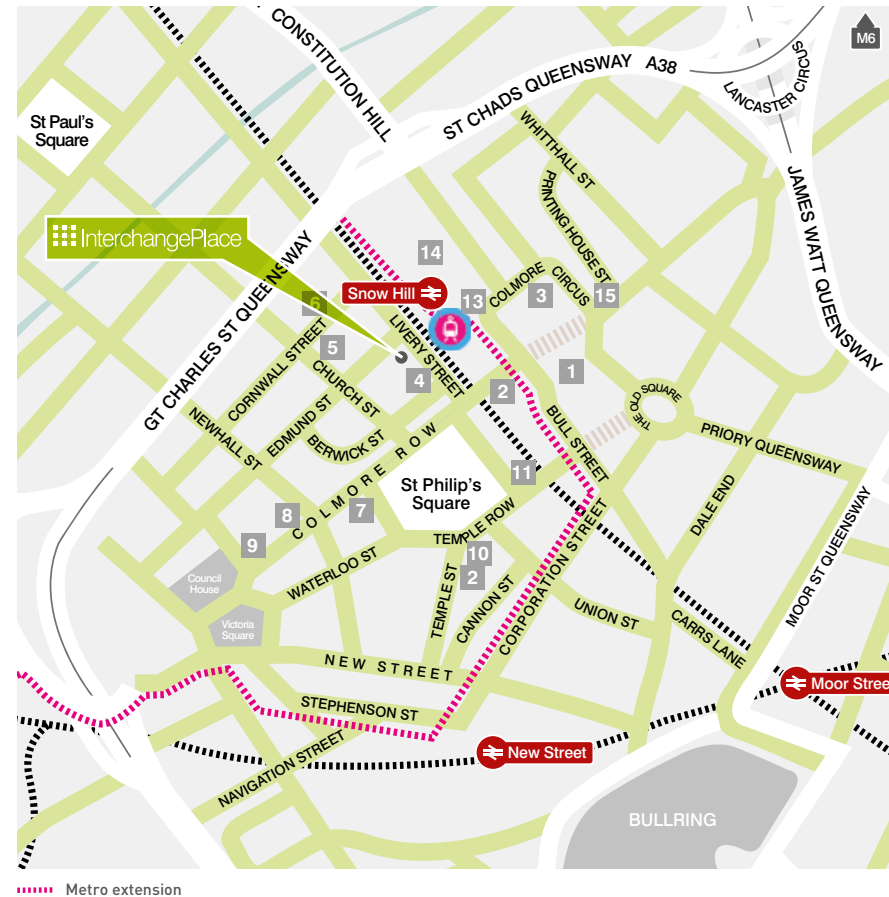
Located within easy reach of Birmingham's key leisure, retail and business destinations.

Location

Interchange Place occupies an enviable position, close to the city's Central Business District that also puts it within easy reach of Birmingham's burgeoning retail quarter – including the Bullring shopping centre, Grand Central and the canalside Mailbox – as well as the International Convention Centre and newly opened Library of Birmingham.

Snow Hill Station sits adjacent to Interchange Place while the newly redeveloped New Street Station, also home to Grand Central, is less than ten minutes' walk away, providing extensive rail connections to locations throughout the UK, including London Euston and Birmingham Airport.

The Midlands motorway network, including direct links to the M6, M5 and M42 is easily accessible via the A38 and numerous buses are also routed throughout the area.



Local Amenities



Local Occupiers

- | | |
|-------------------------------|-------------------------------|
| 1. EY / Shakespeare Martineau | 8. Eversheds |
| 2. Royal Sun Alliance / AON | 9. Lloyds Banking Group |
| 3. Wesleyan | 10. AXA / RSM |
| 4. Direct Line | 11. RBS |
| 5. Coutts & Co / Mazars | 12. KPMG / Barclays / DWF |
| 6. PwC | 13. Gowling WLG |
| 7. Mills & Reeve | 14. Grant Thornton / Investec |

JLL, Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, JLL and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by Core. December 2015. Telephone: 0121 232 5000 www.core-marketing.co.uk



andrew.riach@eu.jll.com
vicki.burnett@eu.jll.com



nwilliams@savills.com
jottewell@savills.com

Energy Performance Certificate

Non-Domestic Building



Interchange Place
151-165 Edmund Street
BIRMINGHAM
B3 2TA

Certificate Reference Number:
0006-2311-2030-2200-8803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

◀ **93** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	6620
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

55 If newly built

124 If typical of the existing stock