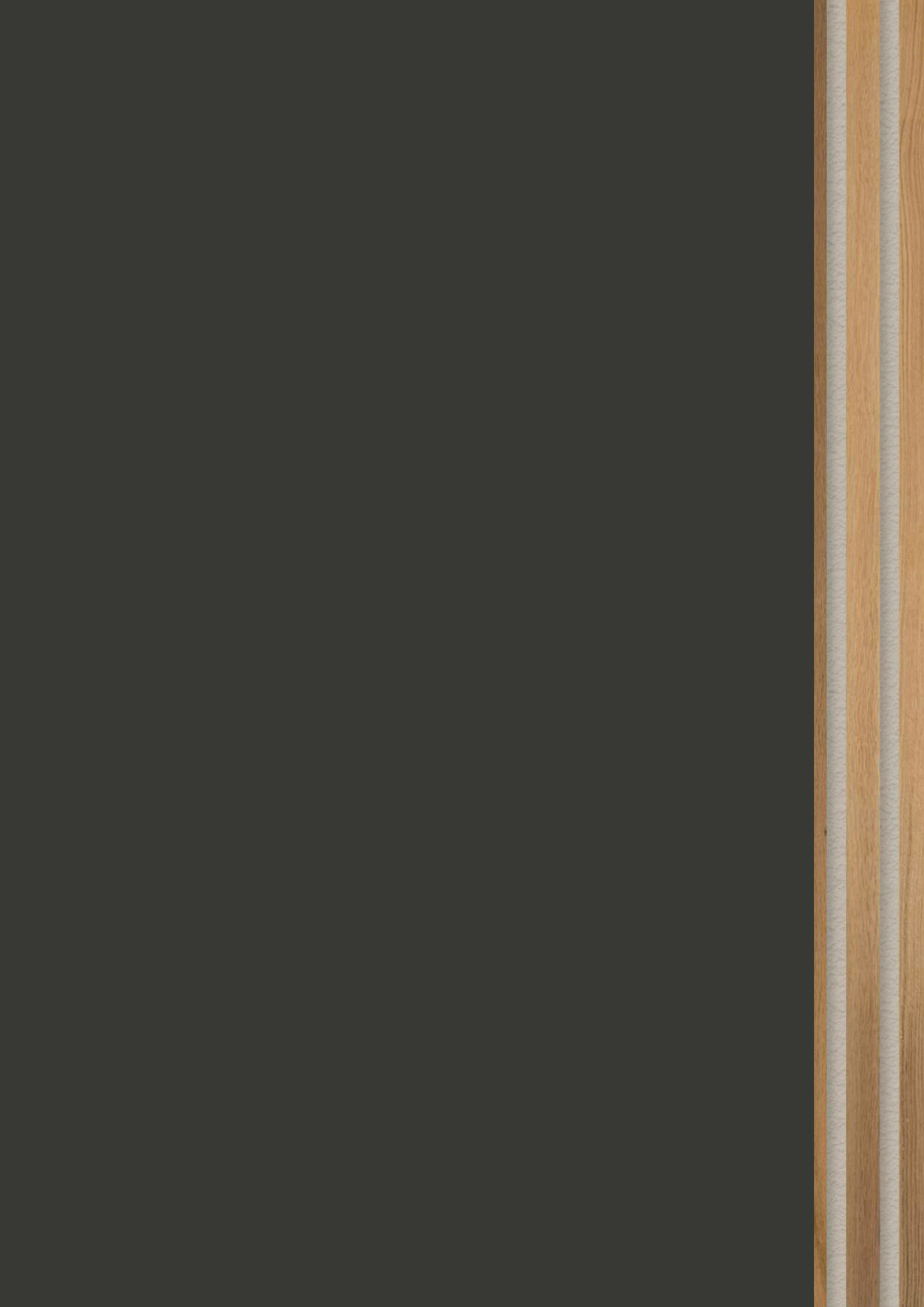


# OZELLS BUILDING

9 B R I N D L E Y P L A C E



# OOZELLS BUILDING

9 B R I N D L E Y P L A C E

36,000 sq ft of prime Grade A office space in Birmingham

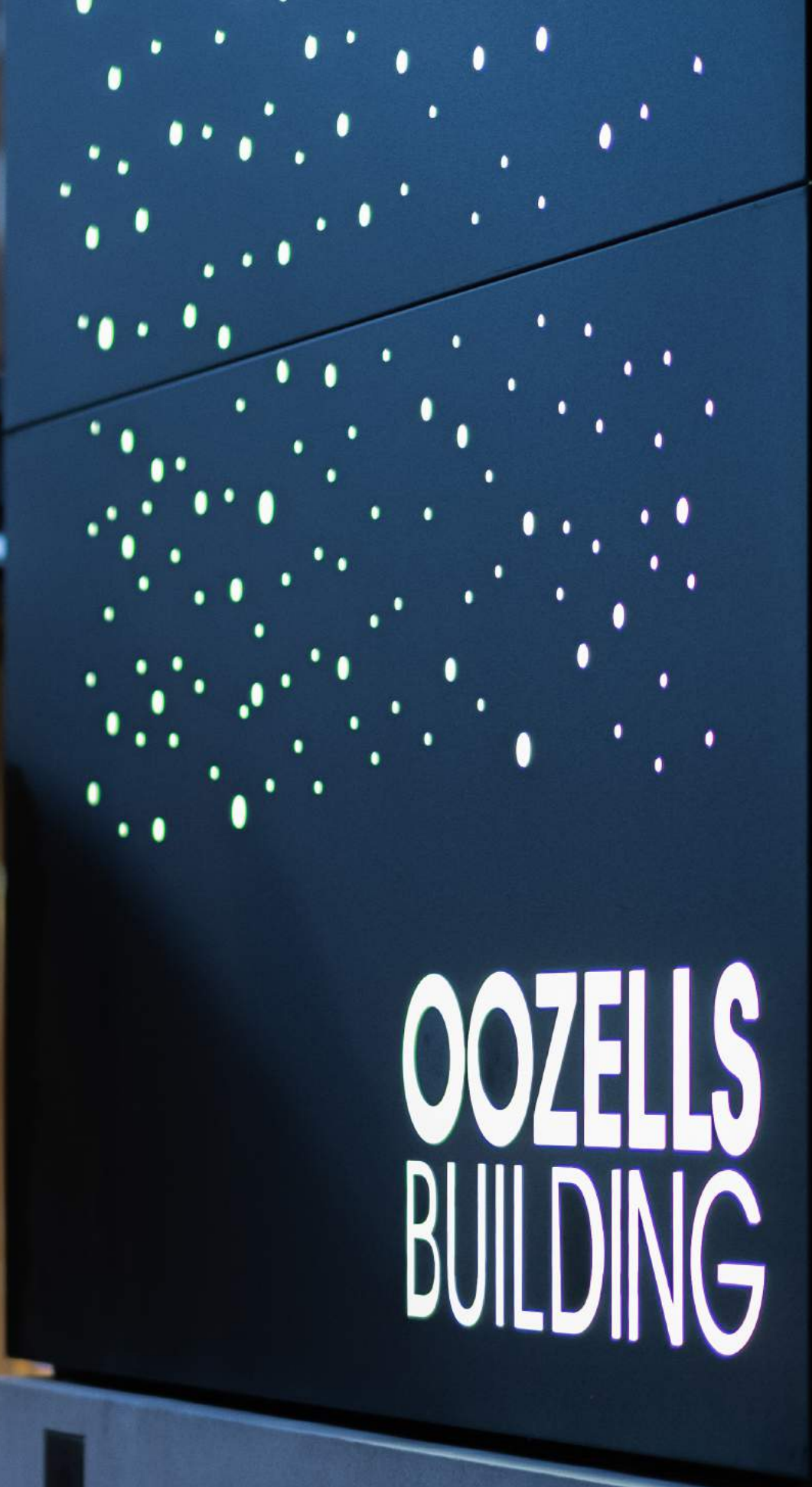


oooh...



*...it's all going on at  
Brindleyplace with the  
transformation of the  
Oozells Building.*





**OOZELLS  
BUILDING**



...***that's changed***

08

...***a new look***

16

...***body & mind***

34

...***who's next door***

40

...***the 2<sup>nd</sup> City***

52

...***get in touch***

63

# ...*that's* *changed*

Following a comprehensive refurbishment, the Oozells Building has been transformed, inside and out, to create a modern working environment that offers 36,000 sq ft of Grade A space.

While the new entrance and enhanced reception space provides an outstanding arrival experience for occupiers and visitors alike.





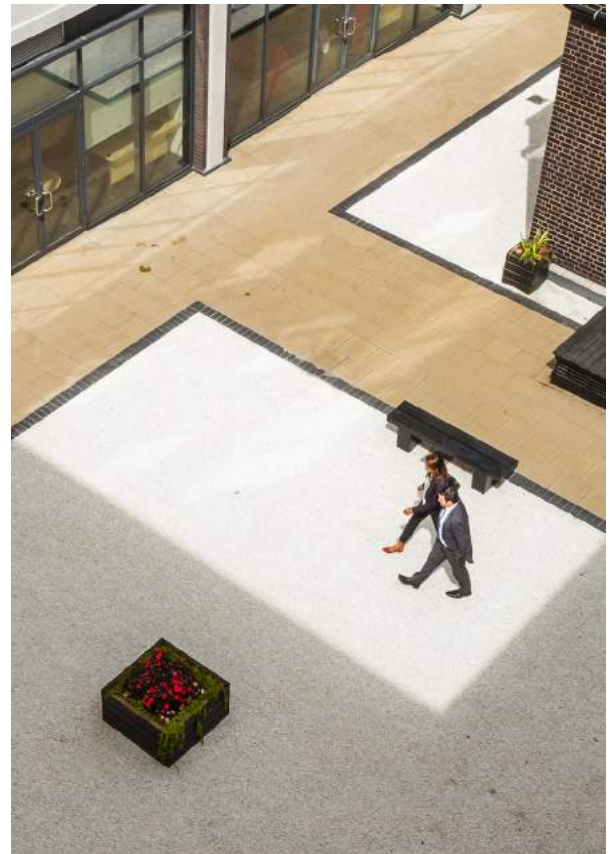


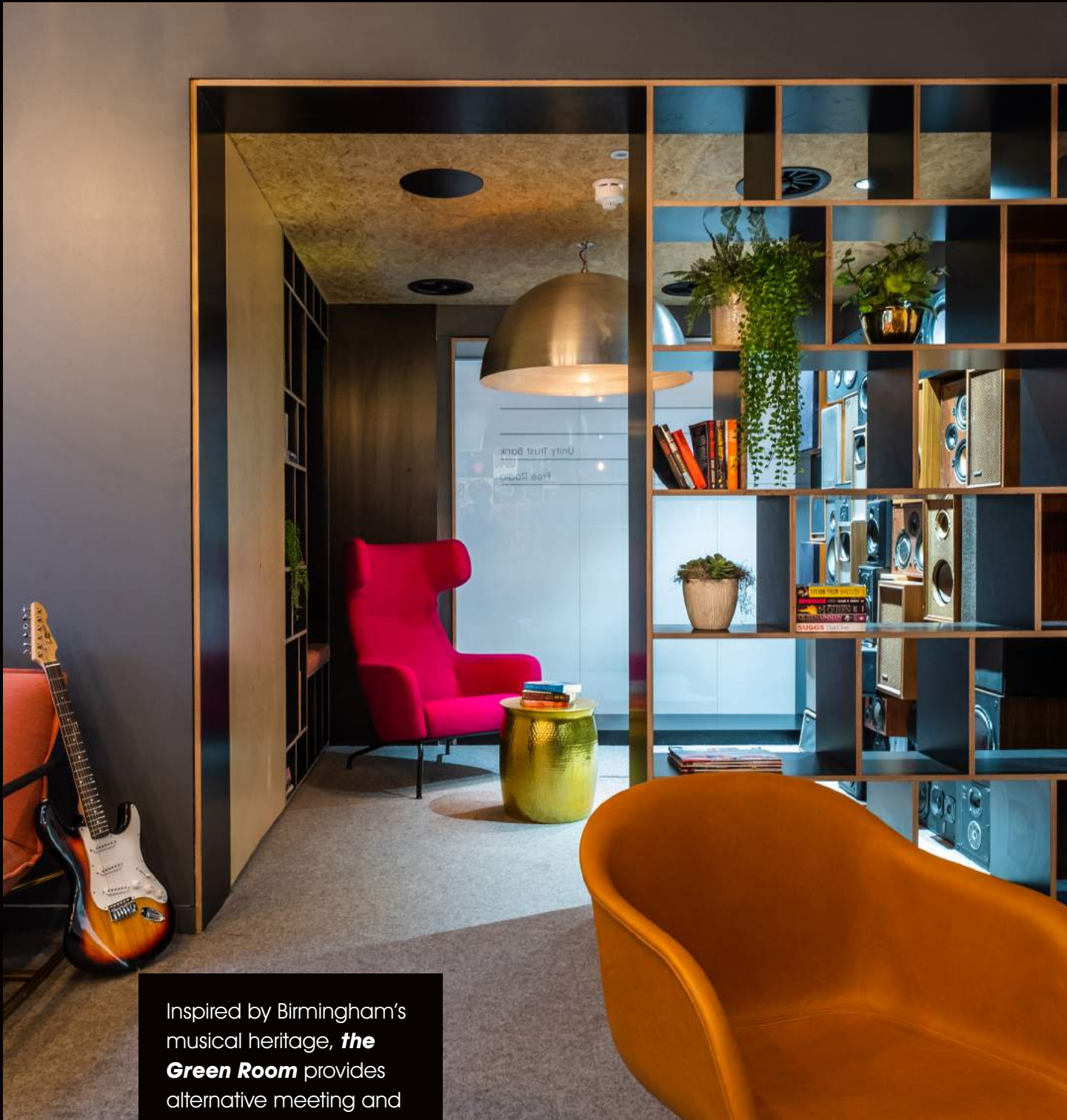






Externally, two roof terraces – one accessed from Oozells Square, the other for use by occupiers of the fourth floor suite – have been enhanced to provide secluded and peaceful outdoor space.





Inspired by Birmingham's musical heritage, **the Green Room** provides alternative meeting and break-out space on the ground floor, creating a relaxed environment for visitors and tenants.



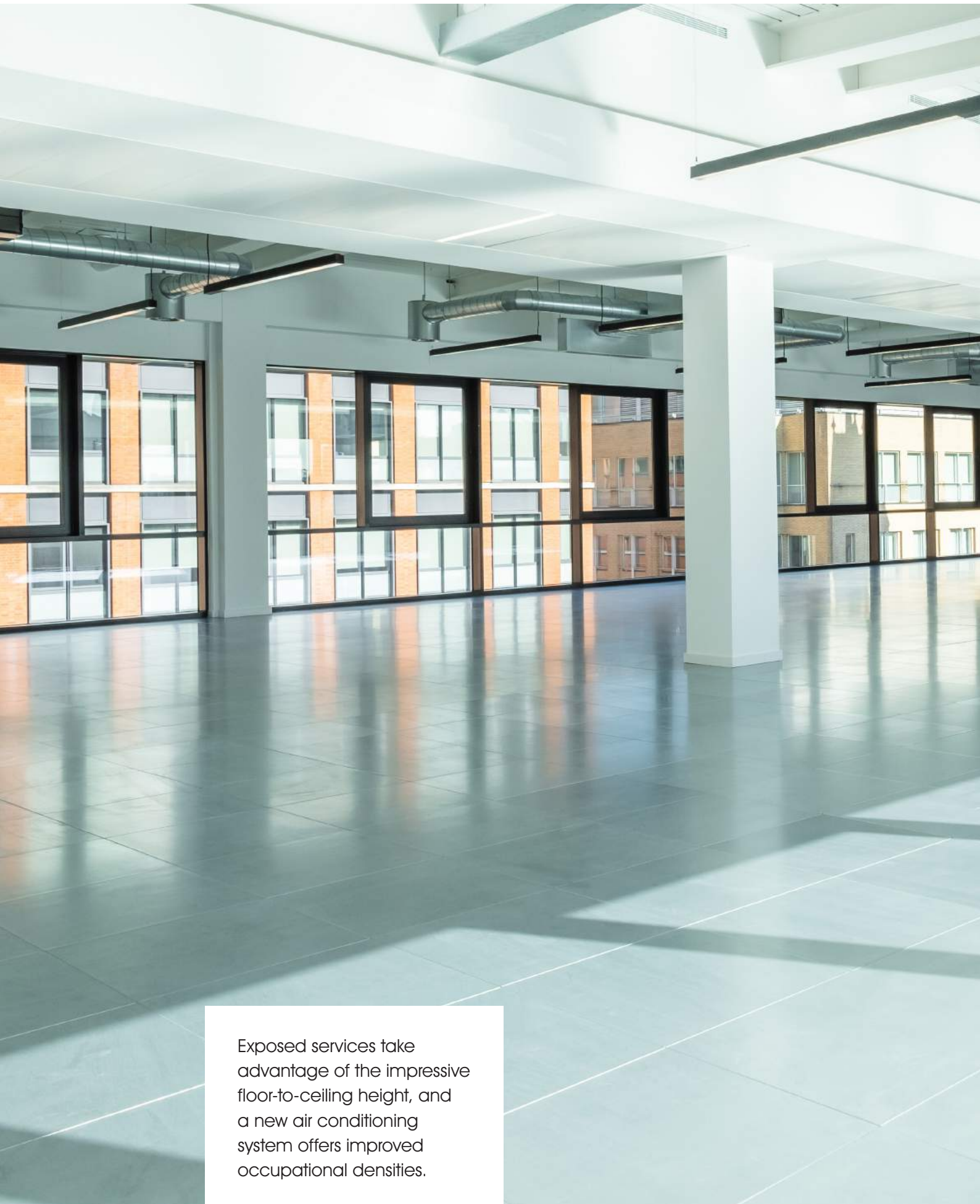


... *a new*  
*look*





The vacant floors in the Oozells Building have been fully refurbished to Grade A quality.



Exposed services take advantage of the impressive floor-to-ceiling height, and a new air conditioning system offers improved occupational densities.







The enhanced floorplates of up to 13,673 sq ft offer clean, flexible space that benefit from significant levels of natural light, as well as views across the City Centre and Brindleyplace.



Tenants looking for more space also have the option to connect the third and fourth floors via a dedicated staircase.





## SPACE AVAILABLE

FLOOR	SQ FT	SQ M
Fourth	11,387	1,058
Third	13,673	1,270
Second	1,723 9,275	160 862
	<b>PART LET TO ODGERS BERNDTSON / BERWICK PARTNERS</b>	
First	<b>LET TO FREE RADIO</b>	

(All net internal area)

## THE BASEMENT

Car Park Spaces 1:1,000 sq ft ratio



**TOTAL SPACE**

**36,000** **SQ FT**

# SPECIFICATION

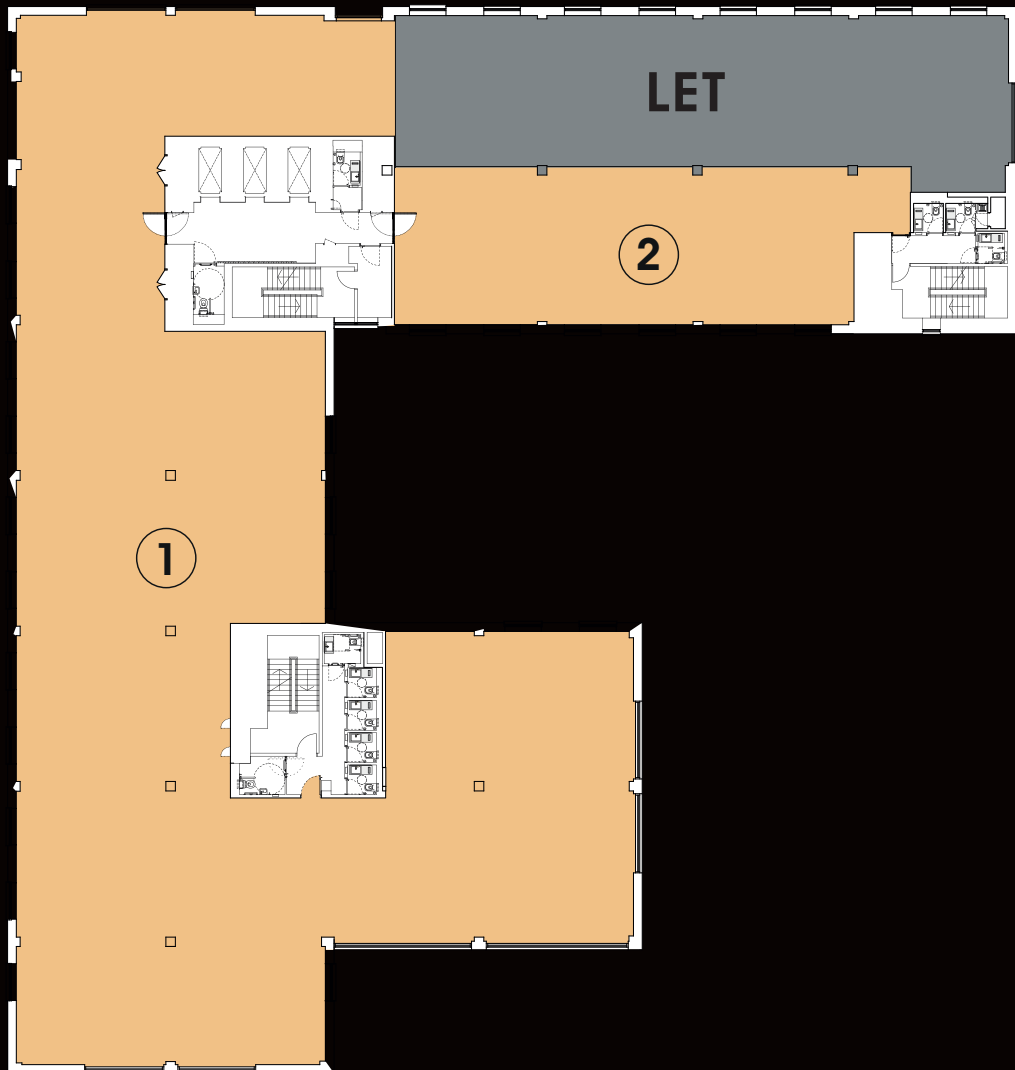
- Double height feature reception area with break out meeting space
- Large, regular open plan floorplates
- 150 mm raised access floors
- Secure basement parking based on 1:1,000 sq ft ratio
- Clear floor to ceiling height range 2.8 m - 2.9 m
- Fourth floor roof terrace
- Contemporary WCs
- Exposed services featuring new VRF comfort cooling
- LG7 - compliant LED luminaires
- Basement showers, drying room and cycle parking
- 1:8 sq m occupational density







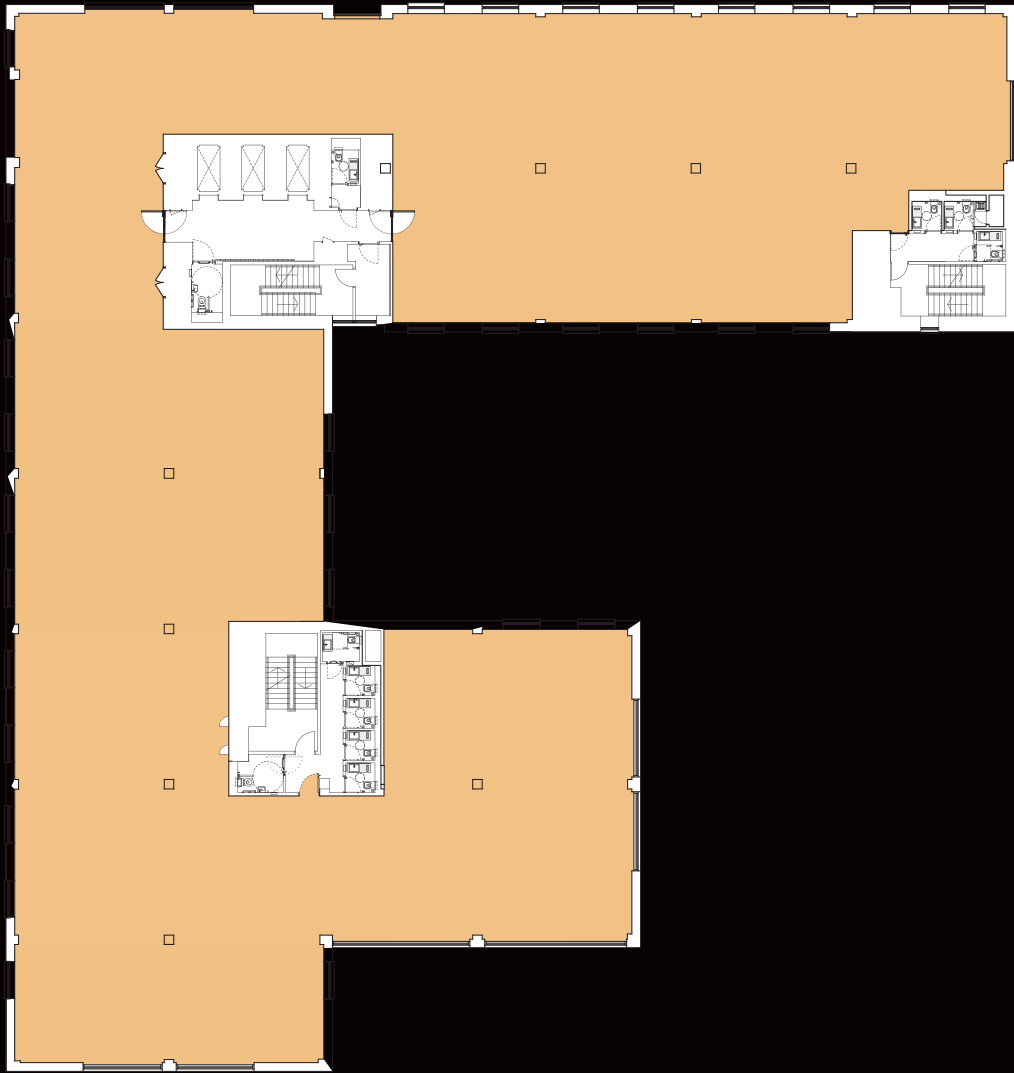
# SECOND



① 9,275 SQ FT | 862 SQ M

② 1,723 SQ FT | 160 SQ M

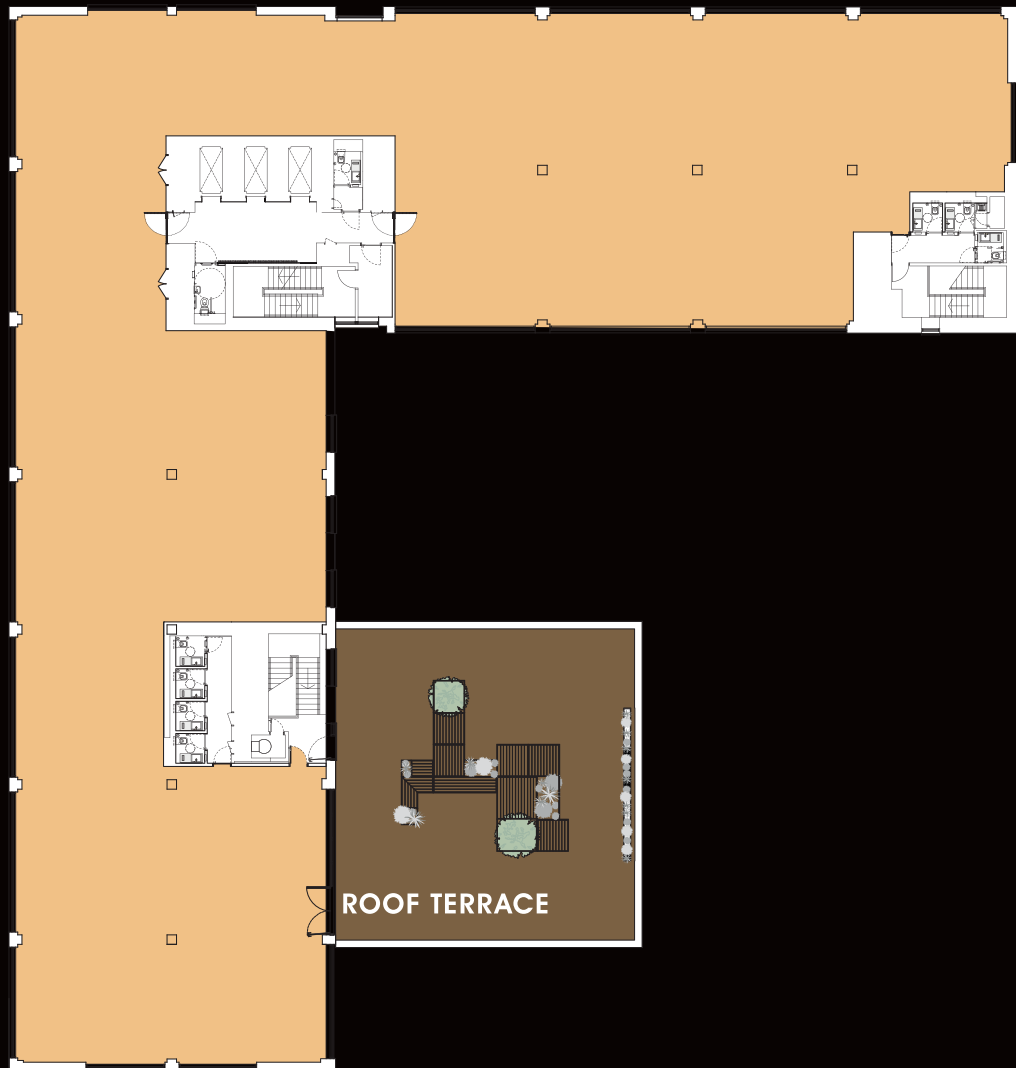
# THIRD



13,673 SQ FT | 1,270 SQ M



# FOURTH



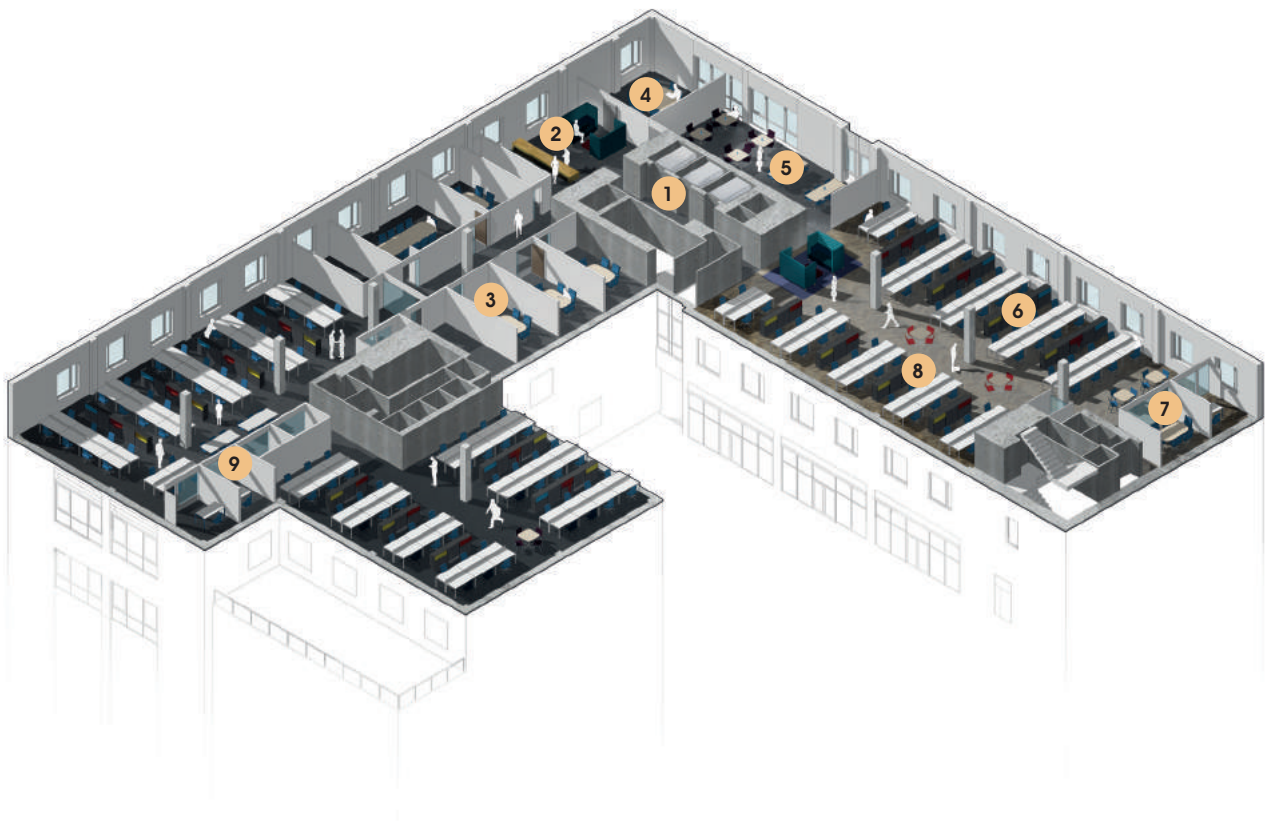
11,387 SQ FT | 1,058 SQ M

# 1:10 SQ M DENSITY



- 1 Lift Core 2 Client Lounge 3 Locker Mountain 4 Ideas Forum  
5 Seminar Room 6 Meeting Suite 'Landside' 7 Staff Collaboration Suite  
8 Meeting Suite 'Airside' 9 Workstations 10 Staff Lounge

# 1:8 SQ M DENSITY



1 Lift Core 2 Reception 3 Meeting Suite 4 Seminar Training  
5 Staff Café 6 Workstations 7 Executive Suite 8 Break-out 9 Project Room

# ... *body* & *mind*

The Brindleyplace estate offers occupiers a unique wellbeing proposition within the Birmingham market.

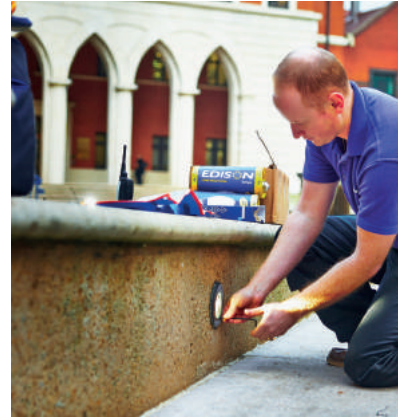




With more time than ever being spent at work, the on-site amenities at Brindleyplace – including a florist, barbers and a fully-equipped gym/spa as well as convenience stores and a pharmacy – offer an unbeatable level of convenience for occupiers, while the two public squares provide outdoor space to relax away from the office.











Thanks to the dedicated security and maintenance staff on-site, occupiers and tenants can feel safe and secure throughout the day and into the night.

... **who's**  
**next door**



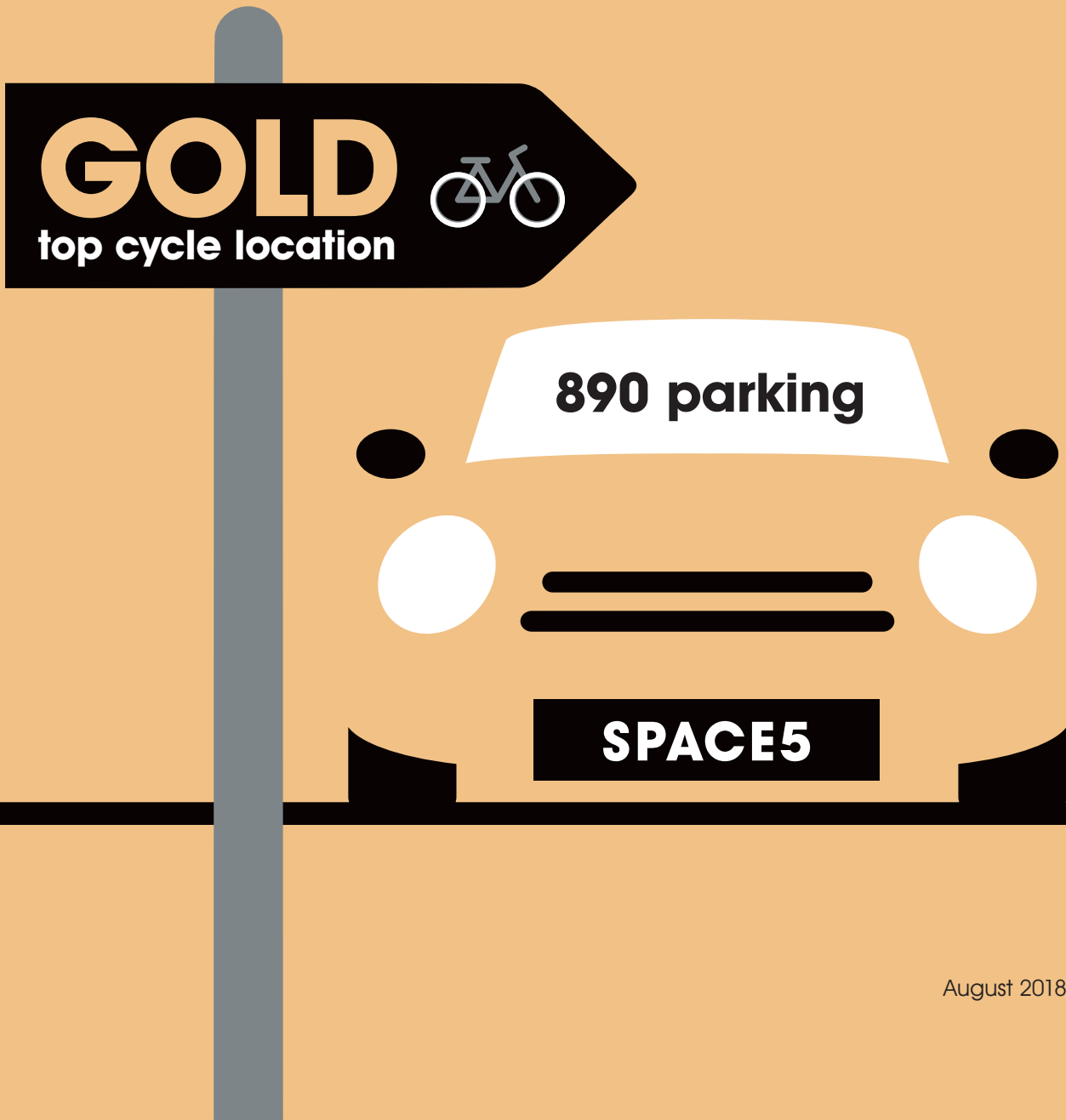
Being a part of Brindleyplace means being a part of a thriving community and the city's only fully managed commercial estate.

More than 10,000 employees work across the estate for a range of independent, national and international companies, including Deutsche Bank, RBS and Deloitte.

With the internationally-acclaimed Ikon Gallery, Crescent Theatre and National SEA LIFE Centre all on site, Brindleyplace welcomes over 4 million visitors a year.



# 4,000,000 V **SITORS** **A YEAR**





Award-winning  
**PUBLIC  
SQUARES**



**CREATURES**  
at SEALIFE centre



**25**

bars,  
restaurants  
+ cafés



*With **25 bars, cafés and restaurants**, there are plenty of options for a quick bite to eat, lengthier lunches and client entertainment or unwinding after work.*



# LEISURE

## RESTAURANTS

1. Bank
2. Be At One
3. Café Rouge
4. Carluccio's
5. Cielo
6. Coast to Coast
7. Maribel
8. Gourmet Burger Kitchen
9. Handmade Burger Co.
10. OKO
11. Piccolino

12. Pizza Express
13. Recess
14. Siamais
15. The Smoke Haus
16. Wagamama
17. Zizzi

## LEISURE

18. Bannafyne's Health Club
19. Crescent Theatre
20. Ikon Gallery
21. The National SEA LIFE Centre

## BARS & CAFÉS

22. All Bar One
23. Caffè Nero
24. Costa Coffee
25. EAT
26. Nuvo
27. Pitcher & Piano
28. Slug & Lettuce
29. York's Bakery Café

## ACCOMMODATION

30. Hilton Garden Inn
31. SACO Apartments

## RETAIL

32. Baguette du Monde
33. Boots
34. Ethos
35. Ikon Shop
36. Places Birmingham
37. Sainsbury's Local
38. SPAR
39. Subway
40. The Gentleman Barbers



# BUSINESSES

## ONE

- Deutsche Bank

## TWO

- Lloyds Banking Group

## THREE

- GVA
- Landmark

## FOUR

- Deloitte
- Mercer
- PageGroup
- Unity Trust Bank

## FIVE

- Deutsche Bank
- Places Birmingham

## SIX, SEVEN & EIGHT

- The Royal Bank of Scotland

## OOZELLS BUILDING

- Free Radio
- Odgers Berndtson/  
Berwick Partners

## TEN

- The Royal Bank of Scotland

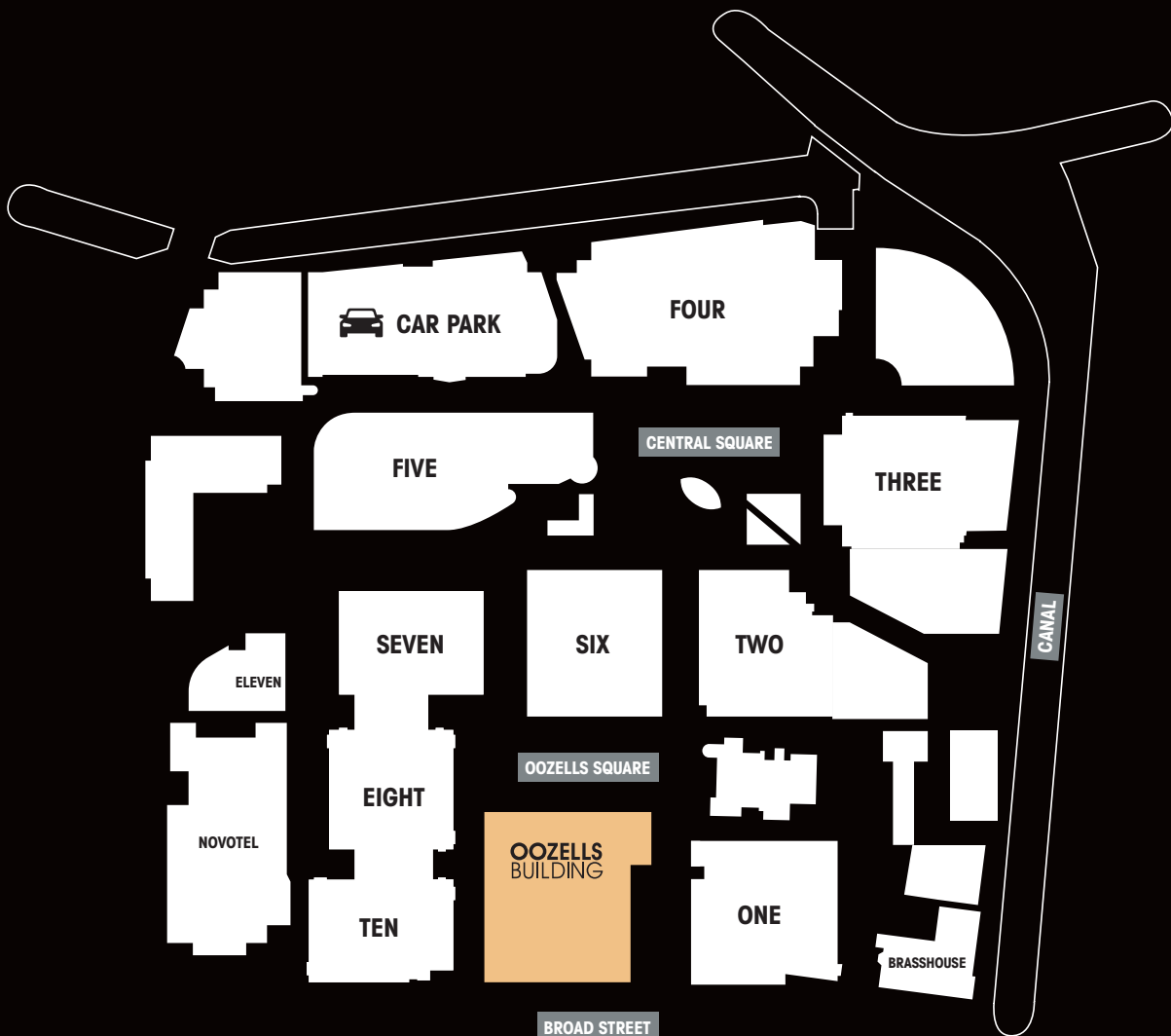
## ELEVEN

- Aston Carter
- Capita

- Colliers International
- Friend LLP
- Global Radio
- Hettle Andrews & Associates Ltd
- MSO Workspace Ltd
- Robert Walters

## CAR PARK

- Brindleyplace Management Office
- Capital Autowash
- Q-Park



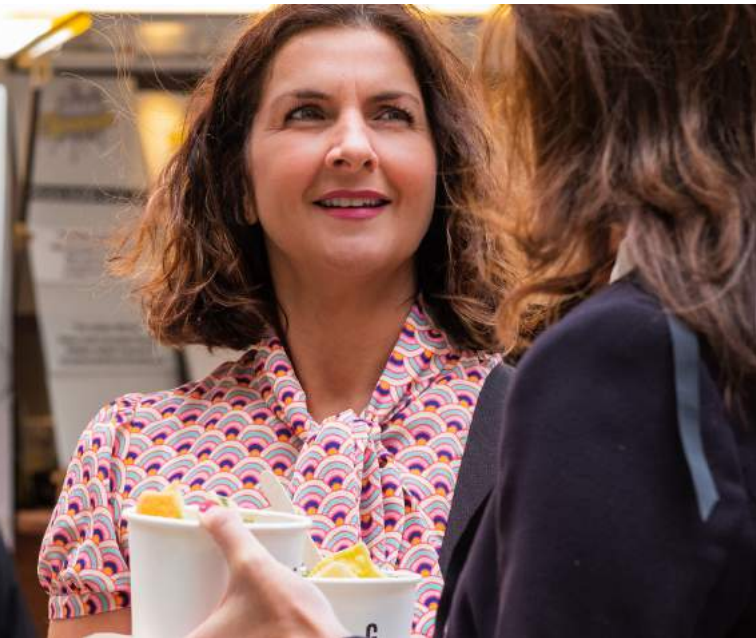




*Brindleyplace continues to evolve and attract inward investment. Currently **home to local, national and global brands**, over 10,000 employees work on the estate.*







Brindleyplace comes to life with crowds attracted to a full calendar of events throughout the year.

Things get spicy over the summer at the annual Chilli Festival, businesses battle it out along the canal at the Dragonboat Race as part of the Brindleyplace Family Festival, and, whatever the weather, the annual Film Festival is always a hit.







... *the*  
**2<sup>nd</sup> City**





The UK's youngest and fastest growing city, Birmingham is the most popular destination for people relocating out of London and has been ranked the highest regional city for quality of life.

Birmingham also has the strongest economy outside the capital, attracting high levels of foreign direct investment.

# H ME

to Europe's youngest major city

**112,800  
GRADUATES**  
within 1 hour



**200+**



**Michelin Stars**



**RESTAURANTS**





**OVER  
1,350  
TRAINS  
USE**

**New Street Station  
every day**



**96k  
PASSENGERS**  
on average every week

METRO



**50  
AIRLINES**  
OPERATE  
**143  
DIRECT  
ROUTES**

**105**  
Cultural and  
entertainment  
**VENUES**

The only city outside London to have a Harvey Nichols, Selfridges and John Lewis store – all of which are within easy walking distance of Brindleyplace – it's no wonder Birmingham has been rated one of the top three most visited places for shopping in the UK.





As well as four Michelin-star restaurants, more than any other city outside London, Birmingham has seen a significant number of new bars and restaurants opening over the last few years, including El Borracho and Laghi's Deli in nearby Edgbaston as well as high-profile addition The Ivy.



**SNOW HILL STATION**

**CENTENARY SQUARE**

**BULLRING SHOPPING CENTRE**



**MOOR STREET STATION**

**GRAND CENTRAL / JOHN LEWIS**



**NEW STREET STATION**



**OOZELLS BUILDING**

**ARENA BIRMINGHAM**

**BIRMINGHAM REPERTORY THEATRE + LIBRARY OF BIRMINGHAM**

**NATIONAL SEA LIFE CENTRE**

**THE INTERNATIONAL CONVENTION CENTRE + SYMPHONY HALL**

**CRESCENT THEATRE**



The central location of Brindleyplace ensures that, however people make their commute, it is accessible to all. The motorway network can be easily accessed via the A38(M), while New Street Station is just a 10 minute walk away and provides connections to the wider UK.

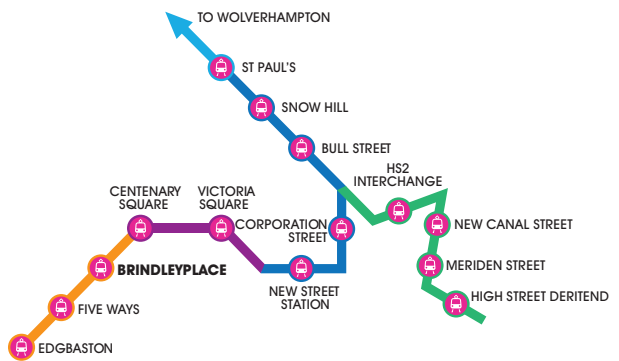
Moor Street and Snow Hill, Birmingham's other key railway stations, are also close. The area will further benefit from the ongoing extension to the Midland Metro tram line, with a stop adjacent to the site entrance on Broad Street, proposed for delivery shortly after the Centenary Square stop opens in 2019.



- Midland Metro extension - 2019/20
- Future Midland Metro extension - 2021/22



## MIDLAND METRO EXTENSION



- Trams every 6 minutes
- Edgbaston to New Street Station in approximately 8 minutes
- Edgbaston to HS2 or Snow Hill in approximately 12 minutes



COZELLS  
BUILDING

COZELLS  
BUILDING



# ... get in touch

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**Hines**

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