

10BRINDLEYPLACE.CO.UK



10BRINDLEYPLACE



# X Marks The Spot...

...where this new comprehensively refurbished 210,000 sq ft Grade A office building sits.

With a wealth of new amenities, including 6 open-air roof terraces and a bouldering wall, the works included the replacement of all windows and a modernisation of the façade. The building is a testament to the ESG agenda, with its energy efficiency and focus on employee wellbeing.











# Discover Your Perfect 10.





# Health & Wellbeing.

- // 100 Secure cycle spaces
- // Dedicated cycle entrance
- // 100 Lockers
- // 10 Showers
- // Drying room
- // Gym/fitness studio
- // Bouldering wall
- // 6 Roof terraces
- // Fitwel accreditation
- // Odissi Coffee





# Building Features.

## Building Summary.

- 210,000 sq ft NIA over 12 floors
- Large floor plates over 27,000 sq ft
- New thermal efficient façades
- Double height reception
- New M&E systems and lifts throughout
- Dual entrances with direct access from Broad Street and Oozells Square
- 91 secure car parking spaces (24 EV spaces)
- All electric VRF system

## Environmental.

- Zero emissions building
- On the pathway to net zero in use post refurbishment
- Gas free building
- Dedicated and communal roof terraces
- Fitwel
- EPC A
- BREEAM 'Excellent'
- Over 870 sq ft of PV on roof

## Technology.

- Smart spaces enabled building providing direct access to technical data, environmental controls and building community
- WiredScore Platinum certification



# Take 10

A man and a woman are climbing a bouldering wall. The man is on the right, wearing a grey t-shirt and blue shorts, reaching for a blue hold. The woman is on the left, wearing a black tank top and leggings, reaching for a green hold. The wall is white with black diagonal stripes and is covered in various colorful holds (red, purple, blue, green, orange). The background is a solid blue color.

## To Climb The Walls.

The very first workspace in Birmingham to house a uniquely designed bouldering experience.

The gym, together with dedicated showers, drying rooms, lockers and bike racks all form part of comprehensive amenity provisions.







# Take 10

## On The Roof.

Newly created outdoor spaces, fully furnished with green walls, seating, feature planting, wifi connectivity and adjacent pantry.







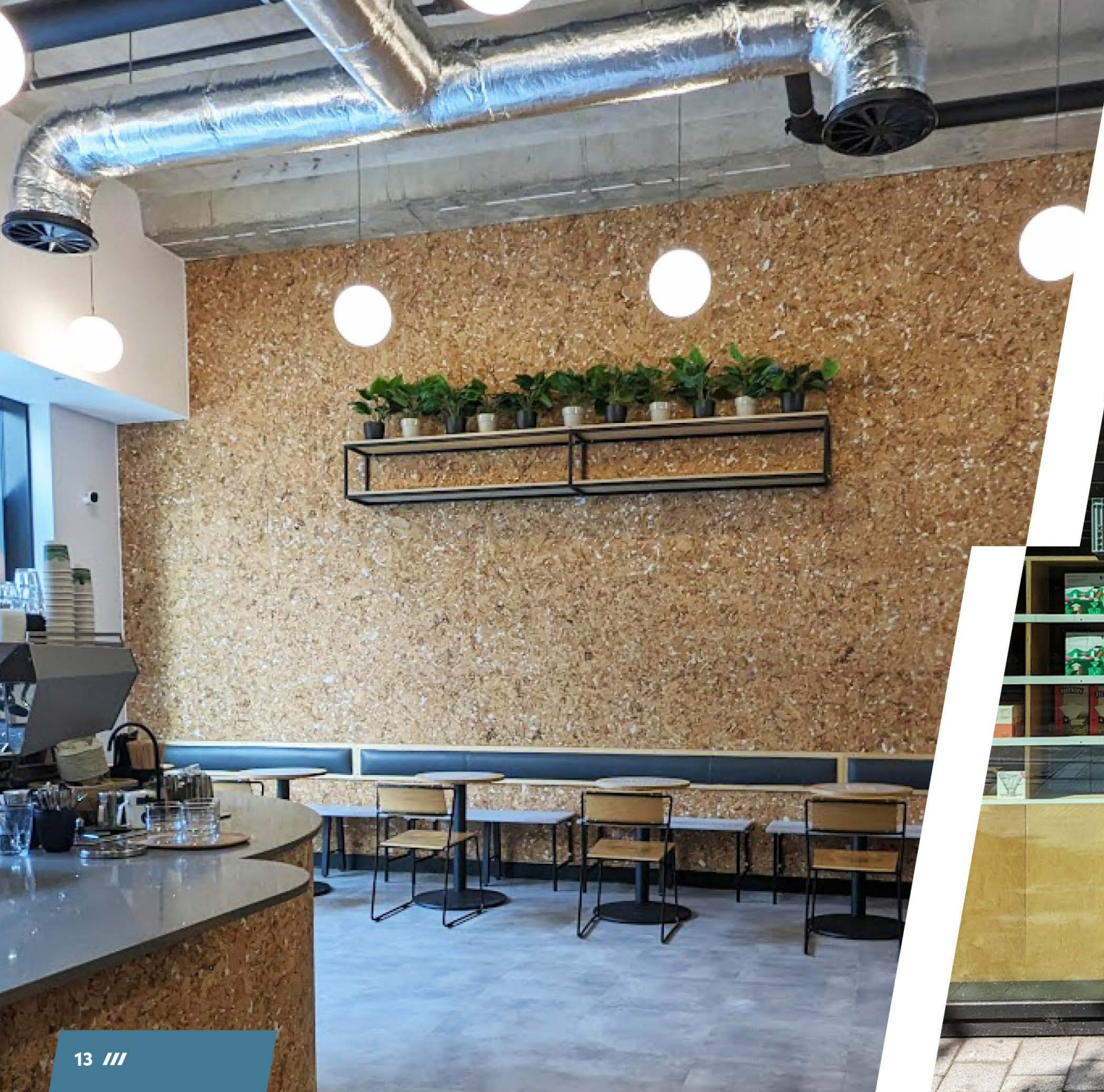
ODISSI  
COFFEE

# Take 10

## To Grab A Coffee.

Odissi Coffee can be found on the ground floor of the building, with everything you need to refuel.







# Take 10

**To Feel Your Best.**

On-site cycle storage, lockers as well as shower facilities to start your day off with a 10.







# A Building Connected.



## Contactless Smart Building Functionality.

- Bluetooth access control
- Visitor management with QR code invite
- Contactless lighting control
- Contactless climate control
- Energy monitoring

## Web Portal/Digital Twin Functionality.

- Actions on the digital twin (i.e. changing temperatures) replicated in real-time
- IoT platform for sensor platform: indoor air quality and occupancy sensors linked to plant
- Customised dashboard, workplace productivity analysis, ESG supporting metrics
- AI learning automation for optimised energy use

## Workplace Membership App.

- Social wall
- Building amenities and booking
- Live transport
  - Train times
  - Airline departures and arrivals
- Chat/direct message

## Specialist Occupier Integrations.

- Smart meeting room booking
  - meetings booked in client calendar generate a visitor invite with access through main speed lanes/lift
- Smart desk booking
- Free pre-ordering and pre-pay
- Integrated locker booking



# A Space To Take Charge.

10 Brindleyplace creates the perfect environment for individuals and businesses to thrive with its spacious floor plans, bookable meeting rooms, breakout areas and work booths.



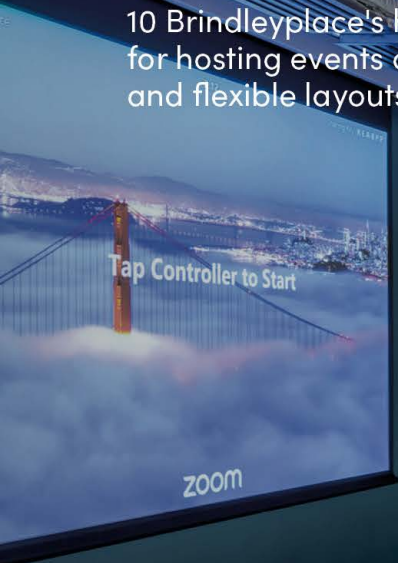






# A Space To Lead Change.

10 Brindleyplace's hireable event space is ideal for hosting events of all sizes with its spacious and flexible layouts.









# A Space To Engage.

The event spaces' communal area is the ideal place to host your guests. The comfortable seating, atmospheric lighting and kitchen facilities make it the perfect place for guests to network and socialise.





# Building Availability.



Floor	Total sq ft
12th Floor	4,208
11th Floor	8,339
10th Floor	8,402
9th Floor	8,270
8th Floor	8,274
7th Floor	10,552
6th Floor	25,107
5th Floor	27,020
4th Floor	27,010
3rd Floor	27,000
2nd Floor	27,006
1st Floor	Occupied
Ground Floor	Occupied
Basement (includes 91 car parking spaces)	
<b>Total</b>	<b>181,188</b>







● Reception

● Event Space

● Cafe Space

● Booths

● 10X by Spacemade

● Office Space

● Private Terrace

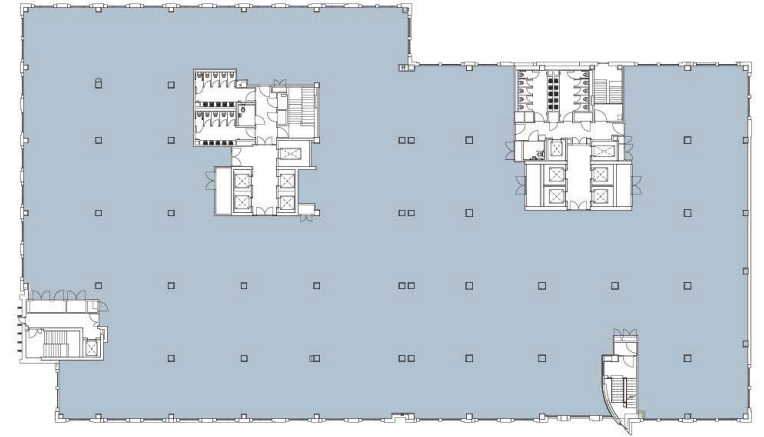
## Ground Floor ///

10,128 sq ft



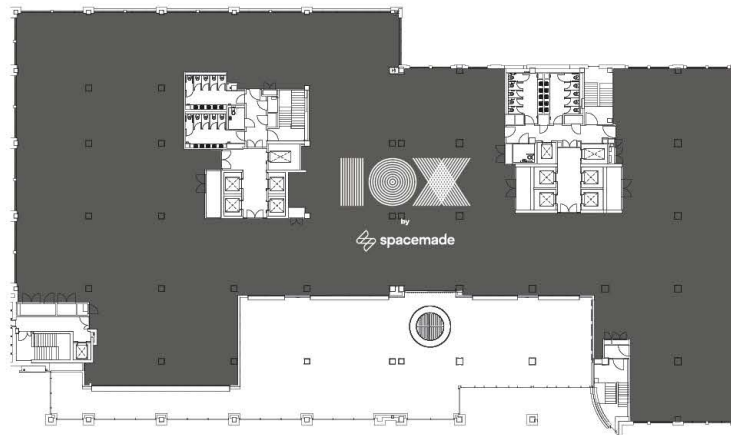
## Second - Fifth Floor ///

27,000 sq ft - 27,020 sq ft



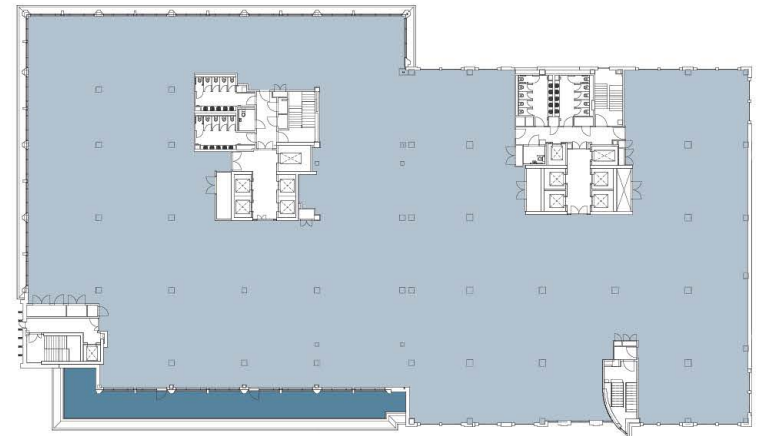
## First Floor ///

Let to Spacemade



## Sixth Floor ///

25,107 sq ft













- Communal Pantry

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- Communal Terrace

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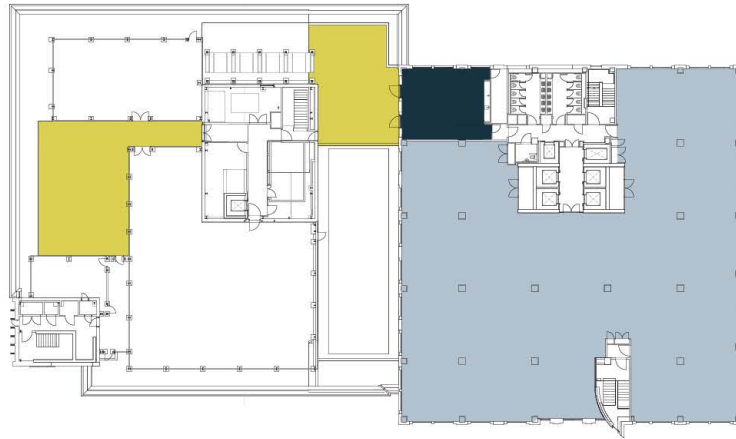
- Office Space

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- Private Terrace

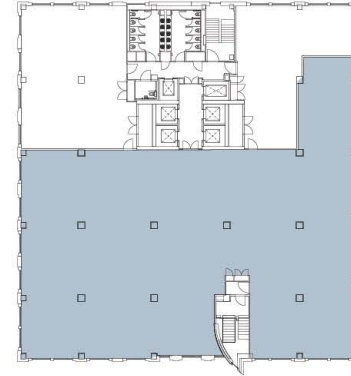
### Seventh Floor ///

10,552 sq ft



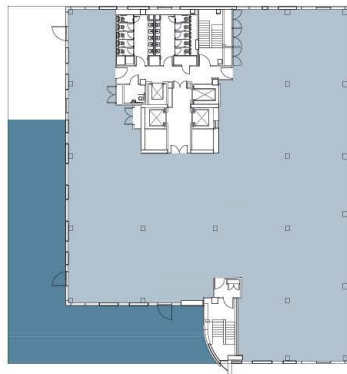
### Eighth Floor ///

8,274 sq ft



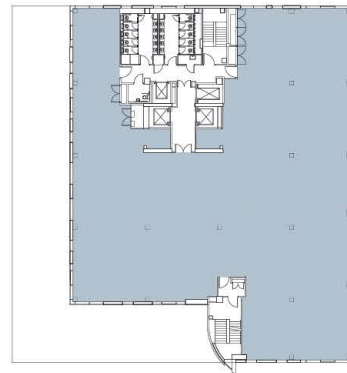
### Ninth Floor ///

8,270 sq ft



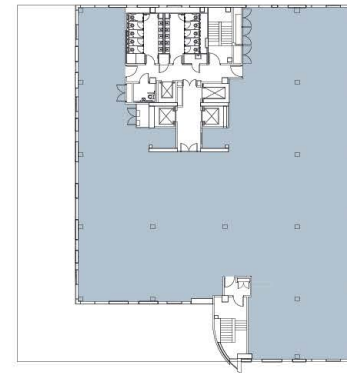
### Tenth Floor ///

8,402 sq ft



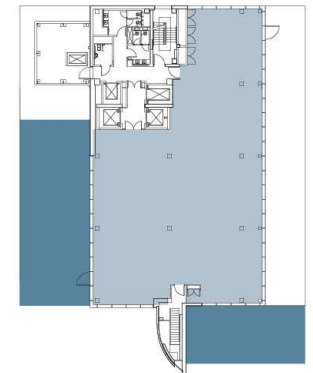
### Eleventh Floor ///

8,339 sq ft



### Twelfth Floor ///

4,208 sq ft



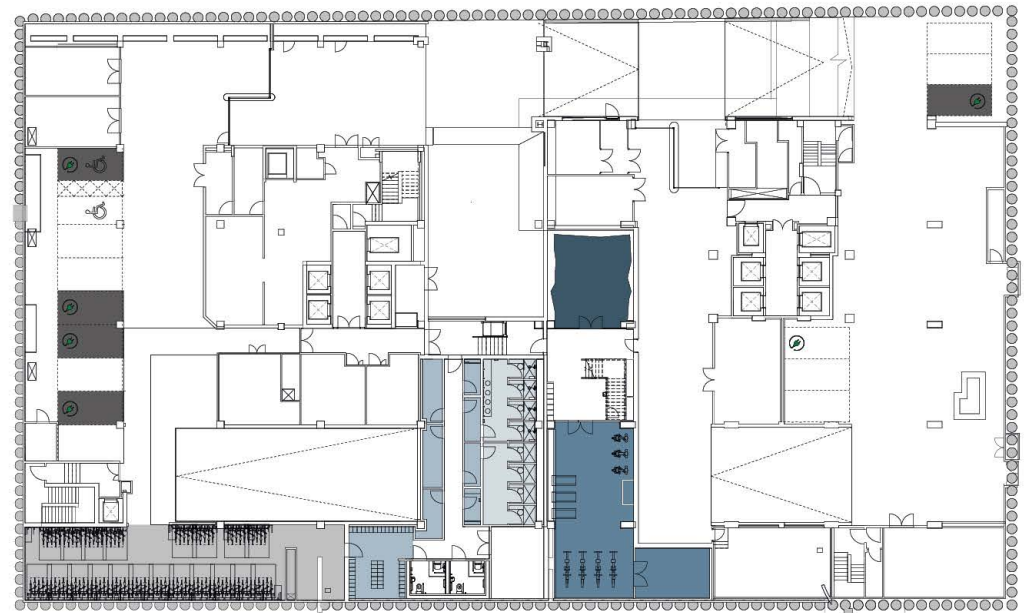




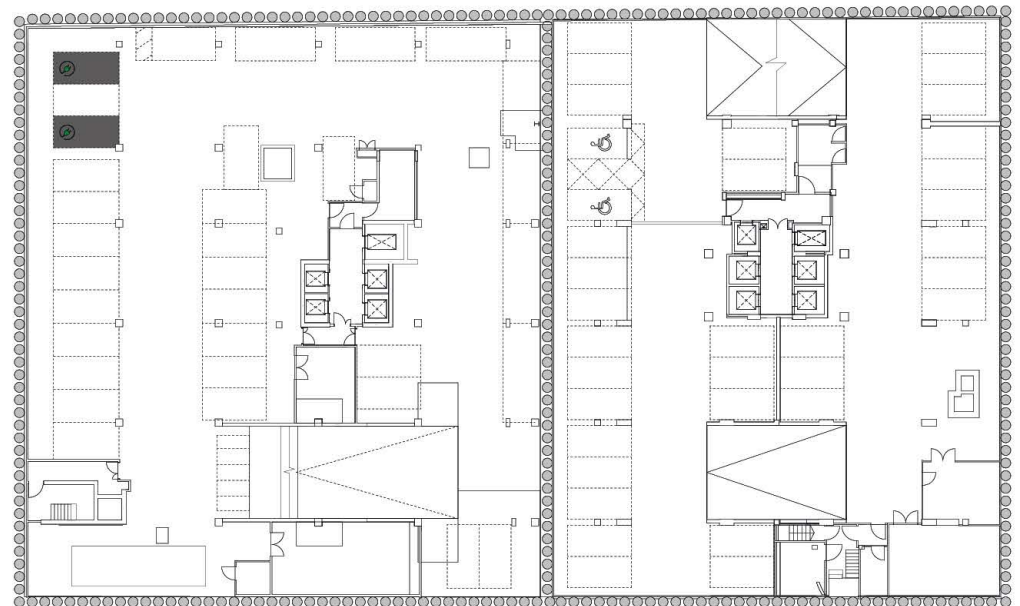


- Gym
- Bouldering Wall
- Lockers
- Showers
- EV Charging
- Cycle Storage

### Lower Ground Floor (B1) ///



### Lower Ground Floor (B2) ///



\*DISCLAIMER TO BE PROVIDED\*



# Fit Out Options.







**Third Floor ///**

Full Fit Out Option 1

- // Desks: 250
- // Density: 1:10
- // Meeting rooms: 12
- // Zoom rooms: 5

**Third Floor ///**

Full Fit Out Option 2 (Split)  
(Left) (Right)

- // Desks: 148
- // Density: 1:10
- // Meeting rooms: 6
- // Zoom rooms: 3
- // 15,849 sq ft
- // Desks: 108
- // Density: 1:10
- // Meeting rooms: 4
- // Zoom rooms: 3
- // 11,420 sq ft

**Ninth Floor ///**

Full Fit Out

- // Desks: 80
- // Density: 1:10
- // Meeting rooms: 4
- // Zoom rooms: 3
- // 2x large terraces

**Twelfth Floor ///**

Full Fit Out

- // Desks: 42
- // Density: 1:10
- // Meeting rooms: 3
- // Zoom rooms: 2
- // 2x large terraces

**All fit out options feature the following:**

// Feature kitchen and break-out space

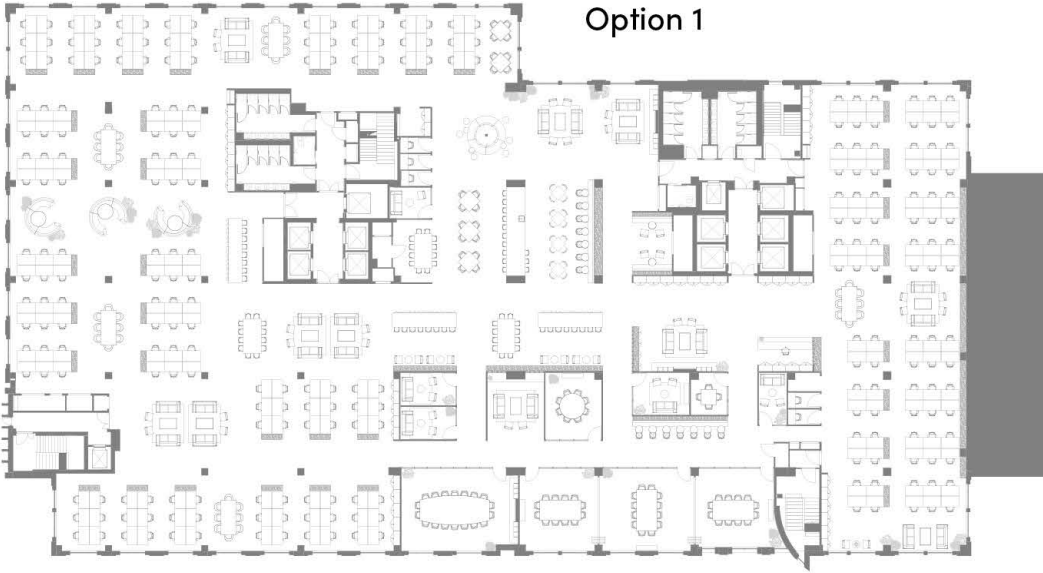
// Soft furnished feature reception

// Collaboration and agile working spaces

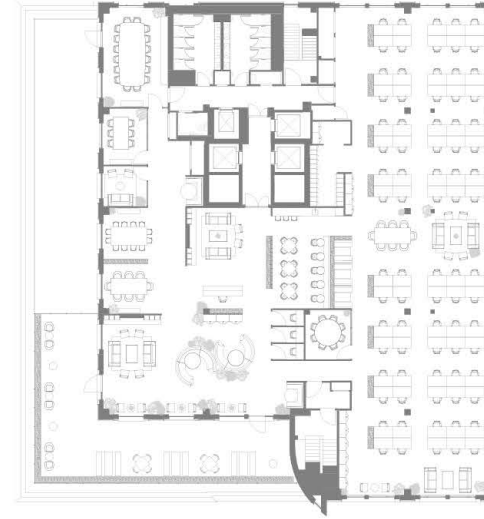
// Soft furnished lounge spaces



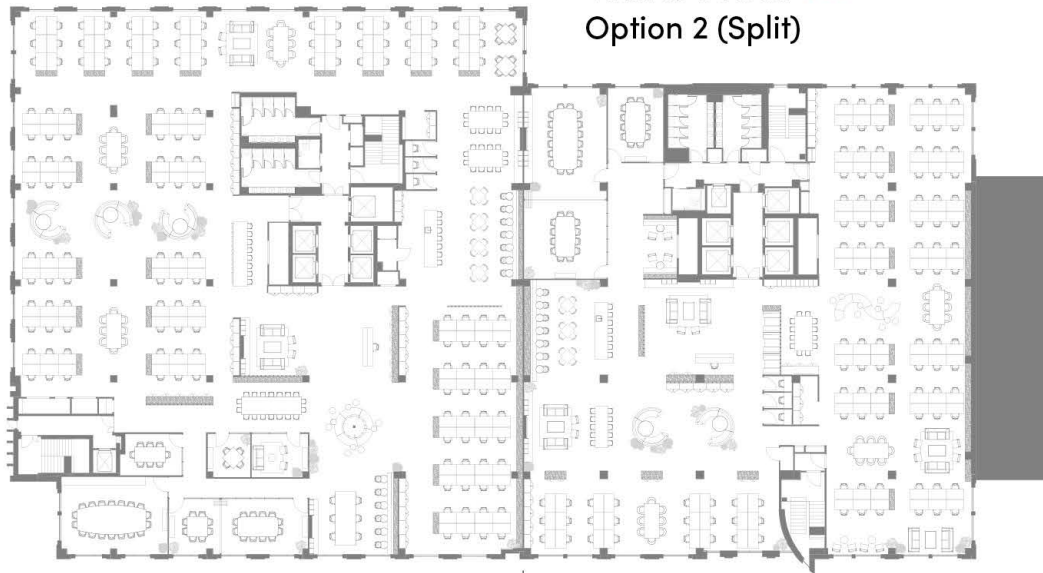
**Third Floor ///**  
Option 1



**Ninth Floor ///**



**Third Floor ///**  
Option 2 (Split)



**Twelfth Floor ///**





# Environmental, Social & Governance



# BREEAM

10 Brindleyplace has achieved a BREEAM rating of excellent.

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# EPC A

EPC A outperforms government requirement by 2030.

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Platinum WiredScore certification supporting data connectivity and off-site server options.

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Birmingham's first Fitwel accredited office, promoting health and wellbeing.

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# All Electric

No gas with an all electric system powered by green energy.

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# PV Solar

Over 870 sq ft of solar PV on roof generating renewable energy and helping to reduce occupational costs.

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# Emission Free

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The buildings energy supply is fully green, making 10 Brindleyplace an emission free building.

# Energy Saving

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65% annual energy saving compared to a typical office, equating to 658 tonnes of CO2 per year.

# Smart Tech

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Allowing ongoing performance management helping to reduce waste and operational costs.

# Cycle

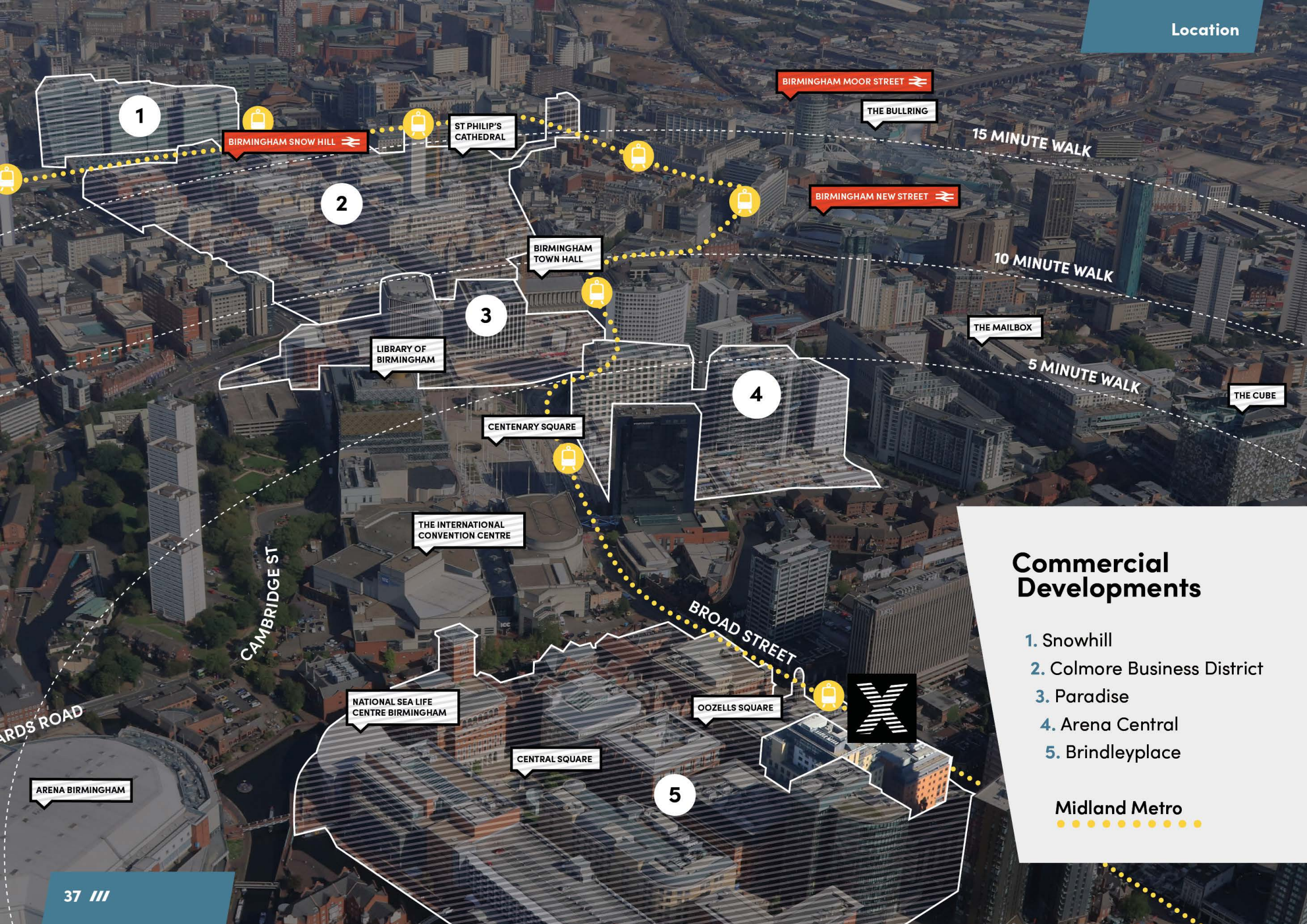
Dedicated cycle entry, 100 spaces, showers and lockers to encourage eco-friendly commuting.



# 10 Steps Ahead.







1

2

3

4

5

BIRMINGHAM SNOW HILL

BIRMINGHAM MOOR STREET

THE BULLRING

15 MINUTE WALK

BIRMINGHAM NEW STREET

10 MINUTE WALK

BIRMINGHAM TOWN HALL

THE MAILBOX

5 MINUTE WALK

THE CUBE

LIBRARY OF BIRMINGHAM

CENTENARY SQUARE

THE INTERNATIONAL CONVENTION CENTRE

BROAD STREET

NATIONAL SEA LIFE CENTRE BIRMINGHAM

OZELLS SQUARE

CENTRAL SQUARE

ARENA BIRMINGHAM

CAMBRIDGE ST

ARDS ROAD

## Commercial Developments

- 1. Snowhill
- 2. Colmore Business District
- 3. Paradise
- 4. Arena Central
- 5. Brindleyplace

Midland Metro





# X Marks The Spot.

## Train Travel Times

Solihull  
8 Minutes

Birmingham Airport  
10 Minutes

Coventry  
20 Minutes

Worcester  
45 Minutes

London  
1 Hour 15 Mins

Bristol  
1 Hour 18 Mins

Manchester  
1 Hour 27 Mins

Cardiff  
1 Hour 50 Mins

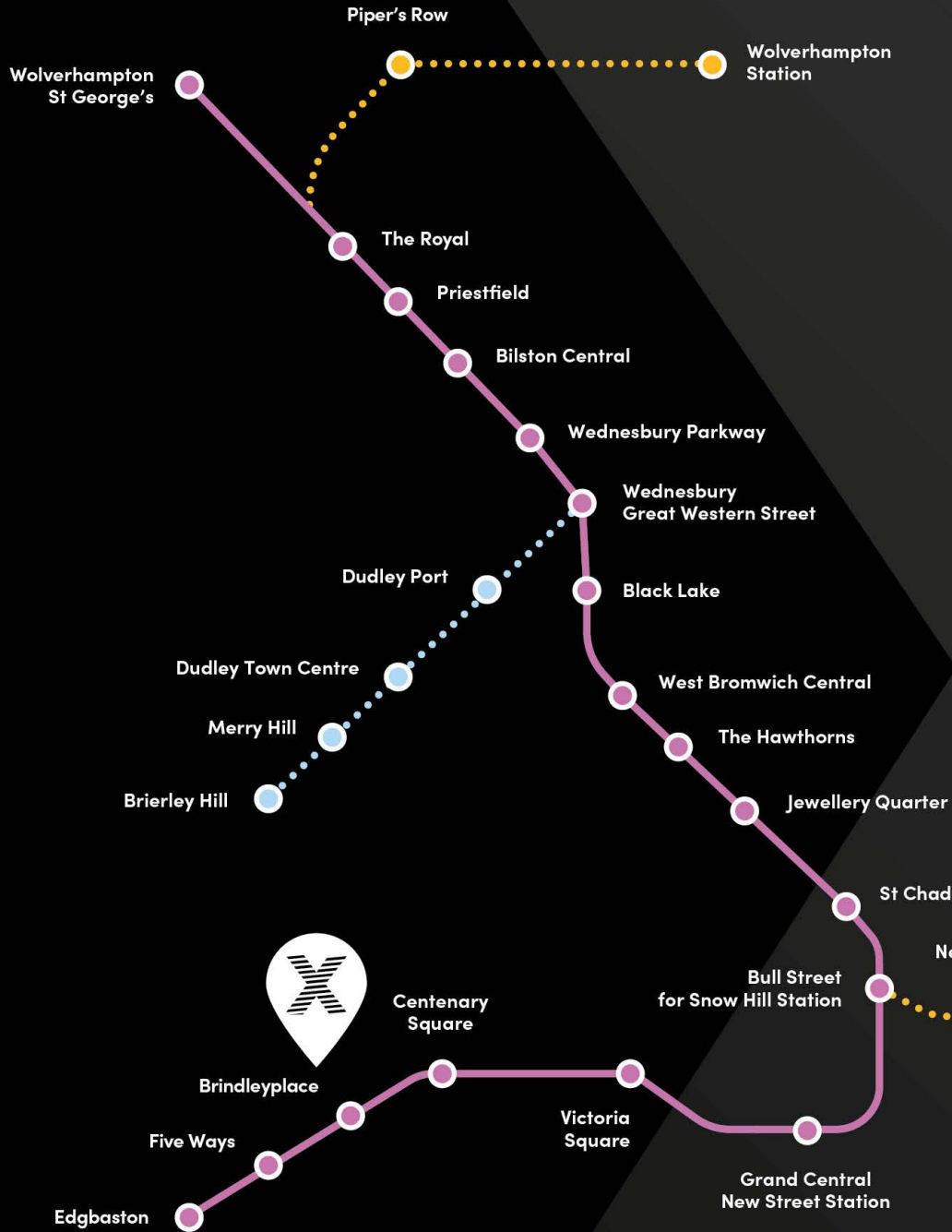
Midland Metro

Train Lines



Location





10 Brindleyplace enjoys prime accessibility with direct links to M5, M6 and M42 motorways, as well as proximity to M1, M40 and M54 routes. A brief 10-minute walk connects you to New Street Station and other key Birmingham stations, facilitating UK-wide travel.

The extended Midland Metro tram line stops outside of 10 Brindleyplace, providing an even more convenient transportation option. Trams arrive every 8 minutes providing swift access to New Street and Snow Hill Stations, along with seamless connections to the wider tram network.



Metro Line (solid pink line)  
 Under Construction (dotted yellow line)  
 Proposed Extension (dotted blue line)

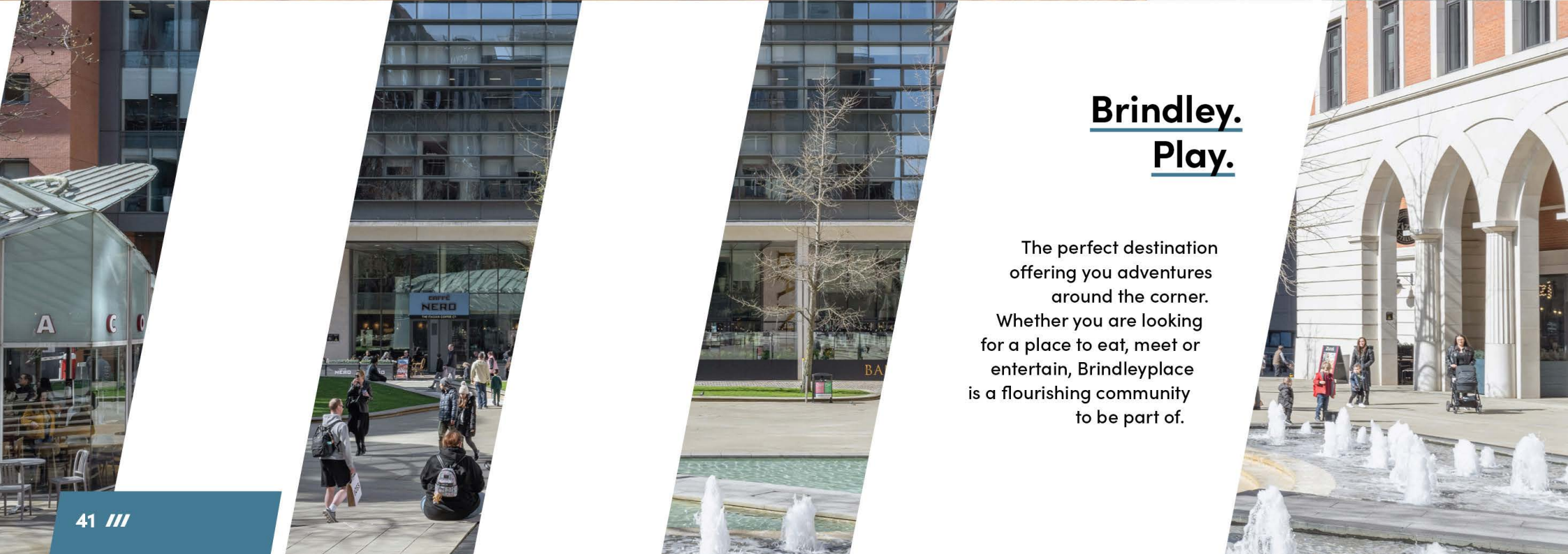


# Work. Walk. Wonder.

The walk from Brindleyplace to Colmore Business District, Snowhill and Grand Central is a short, picturesque experience. Winding through new impressive structures and public squares with striking water features and historic statues.

The time is right to be part of an exciting era for Birmingham.





## Brindley. Play.

The perfect destination offering you adventures around the corner. Whether you are looking for a place to eat, meet or entertain, Brindleyplace is a flourishing community to be part of.



# In The Right Place.



- |                              |                           |
|------------------------------|---------------------------|
| 1. All Bar One               | 20. Pret A Manger         |
| 2. Bannatyne Health Club     | 21. Qavali                |
| 3. Bank                      | 22. Recess                |
| 4. Boots                     | 23. Ribeye Steak House    |
| 5. BOX                       | 24. Rudy's                |
| 6. Caffè Nero                | 25. Sainsbury's Local     |
| 7. Costa                     | 26. Siamais               |
| 8. Cosy Club                 | 27. SPAR                  |
| 9. Ethos                     | 28. Slug & Lettuce        |
| 10. Gourmet Burger Kitchen   | 29. The Alchemist         |
| 11. Hilton Garden Inn        | 30. The Crescent Theatre  |
| 12. Ikon Gallery             | 31. The Gentleman Barbers |
| 13. Las Iguanas              | 32. Turtle Bay            |
| 14. Lulu Wild                | 33. Wagamama              |
| 15. National Sea Life Centre | 34. Yorks at Ikon         |
| 16. Perios                   | 35. Zizzi                 |
| 17. Places Birmingham        | 36. Park Playground       |
| 18. Piccolino                |                           |
| 19. Pitcher & Piano          |                           |

## Key Occupiers

Michael Page

**Deloitte.**

 **ODGERS BERNDTSON**

 **Marsh McLennan**

**Deutsche Bank**





10BRINDLEYPLACE.CO.UK

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