



THREE/**SNOWHILL**

A LANDMARK OFFICE BUILDING

BCO REGIONAL
WINNER
2022
BEST COMMERCIAL
WORKPLACE
Awards

CHARACTER AND QUALITY AT ITS CORE



Occupying a prominent position at the main gateway to Birmingham's central business district, award-winning Three Snowhill's distinctive raked façade is a dramatic new addition to the city skyline.

The building is one of the best connected in the city, with the Metro and Snowhill Station directly outside, and major bus routes running along Snow Hill Queensway.

Occupiers to Three Snowhill enjoy unrivalled facilities, including spa standard changing rooms, showers and saunas designed with their wellbeing at the fore.

The building is home to Birmingham's premier health and wellness centre, MK Health, with state-of-the-art fitness and treatment facilities, is housed in the basement.

Three Snowhill shares the Central Business District with Birmingham's best bars and restaurants, while the main shopping area is just a short walk away.

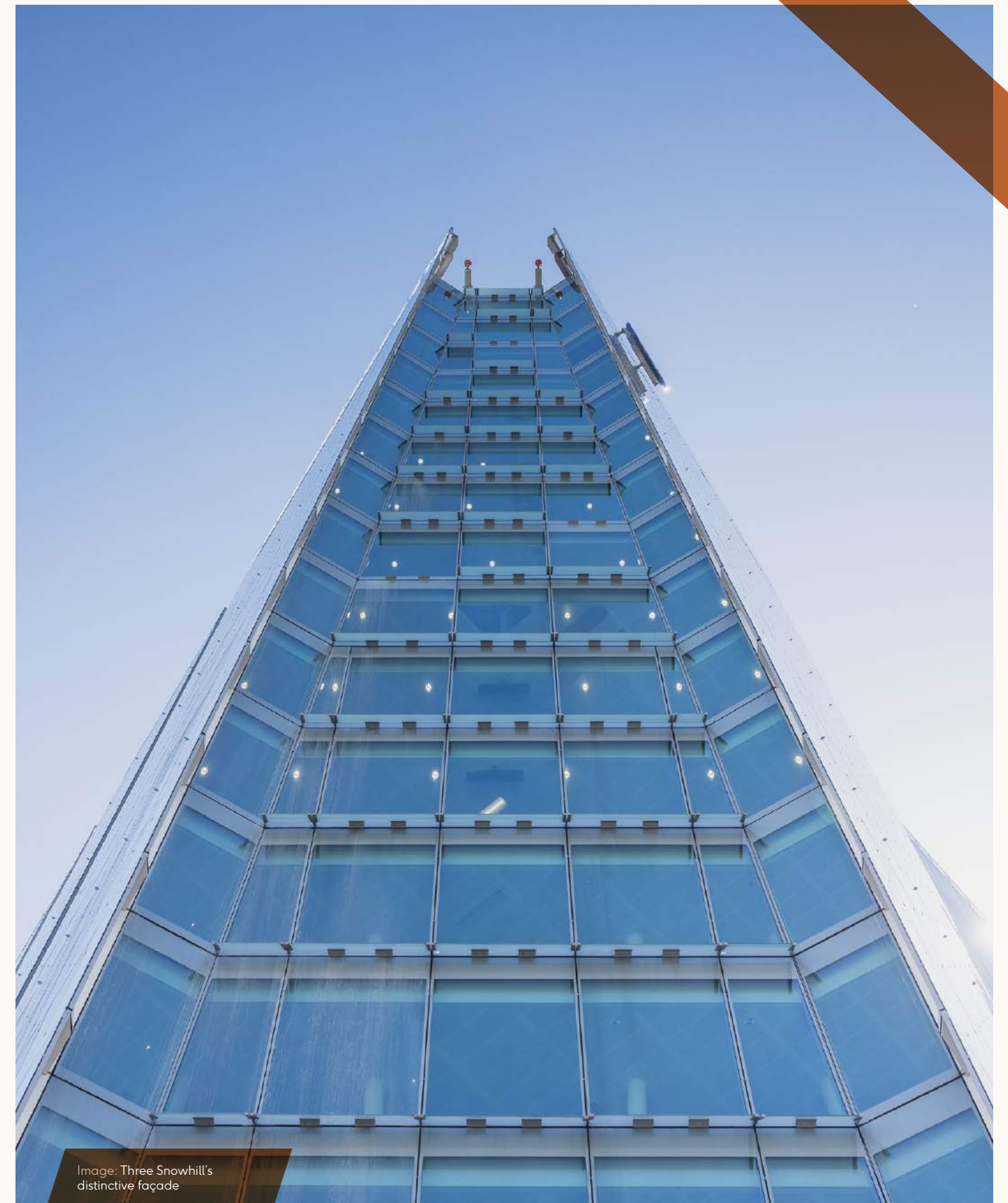
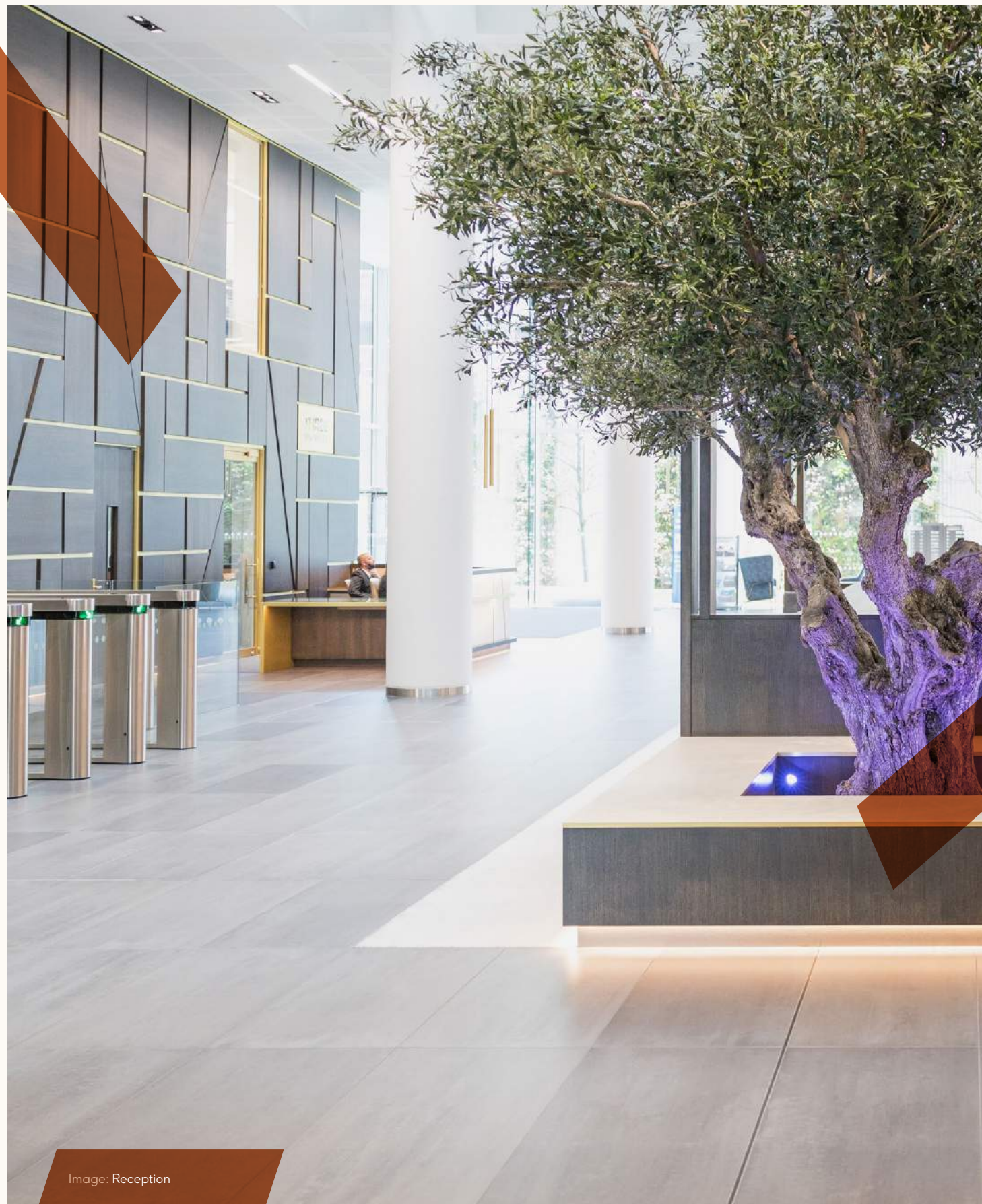


Image: Three Snowhill's distinctive façade



A GRAND ARRIVAL

Image: Reception



STATEMENT RECEPTION



Three Snowhill's reception area makes for a statement arrival, with its impressive 17-storey atrium and double-height glazing flooding the foyer with natural light.

Accessible from both the Metro Boulevard and Snow Hill Queensway, the reception overlooks the privately managed Snowhill estate with first class public realm including outdoor seating.

Casual seating and a central pavilion with guest wifi allow visitors to wait or work, while the dedicated private cafe lounge is available for occupiers.

If you prefer to go out for lunch then the recently opened North Taproom with the Little Bao Boy, is conveniently located in One Snowhill.



LARGE, FLEXIBLE FLOOR PLATES

With 420,000 sq ft of Grade A space, Three Snowhill is the largest single office building in Birmingham city centre.

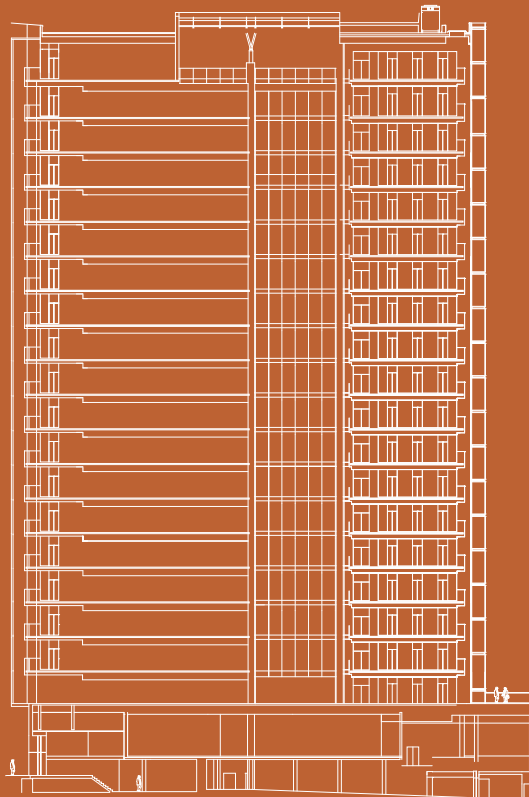
BT occupies 280,000 sq ft with a dedicated ground floor reception desk and lift core serving floors 7-17. Of the 120,000 sq ft remaining, single floor plates from 17,172 sq ft are available.

The generous open-plan floor plates provide a canvass for modern working practices. With full height glazing on three sides, they boast outstanding natural light with stunning vistas of Birmingham and beyond.

The building provides a solution for a single occupier, or several occupiers on individual or multiple floors with the floor plates capable of subdivision from 12,500 sq ft.

A self-contained unit of 8,427 sq ft, accessed off Snow Hill Queensway, is also available.

Building branding opportunities are also available, providing occupiers a further benefit from Three Snowhill's prominent location.

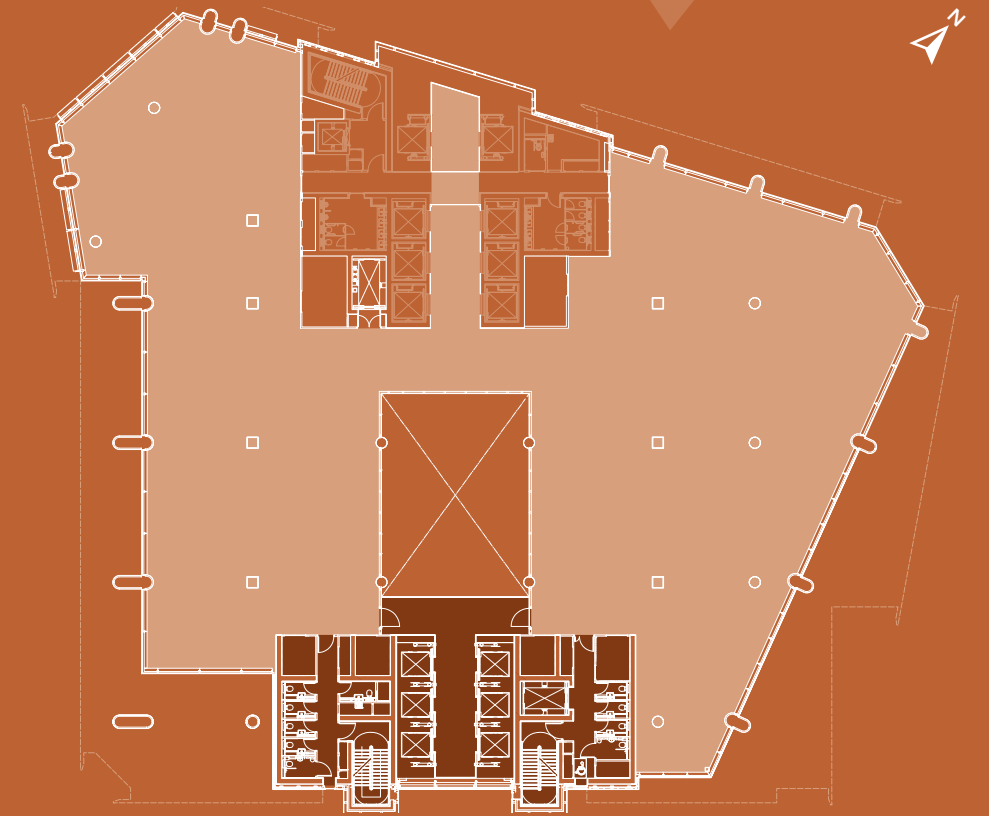


Areas are measured to IPMS 3

Level		sq m	sq ft
7-17			Let
6	Offices	2,211	23,799
5	Offices	2,203	23,708
4	Offices	2,197	23,651
3	Offices	2,192	23,594
2	Offices	1,612	17,350
1			Let
0	Reception	957	10,300
B1*		822	8,852
B2-B4	Car park and cycle storage		
Total		11,237	120,954

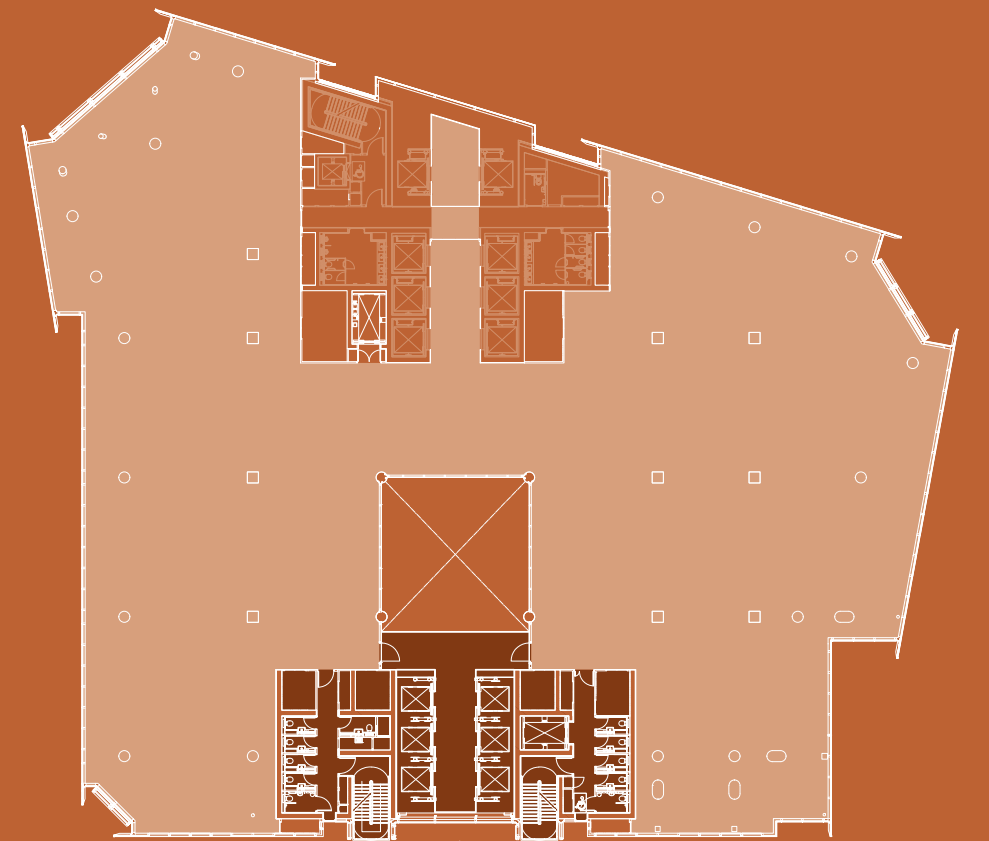
Second Floor

1,612 sq m / 17,350 sq ft



Typical Floor 3-6

2,197 sq m / 23,651 sq ft



Key

- Lettable area
- Core

Typical core with dedicated access

UNRIVALLED SPECIFICATION

Three Snowhill offers the highest level of building specification and has been recognised at Best Commercial Workplace in the region by the British Council for Offices.

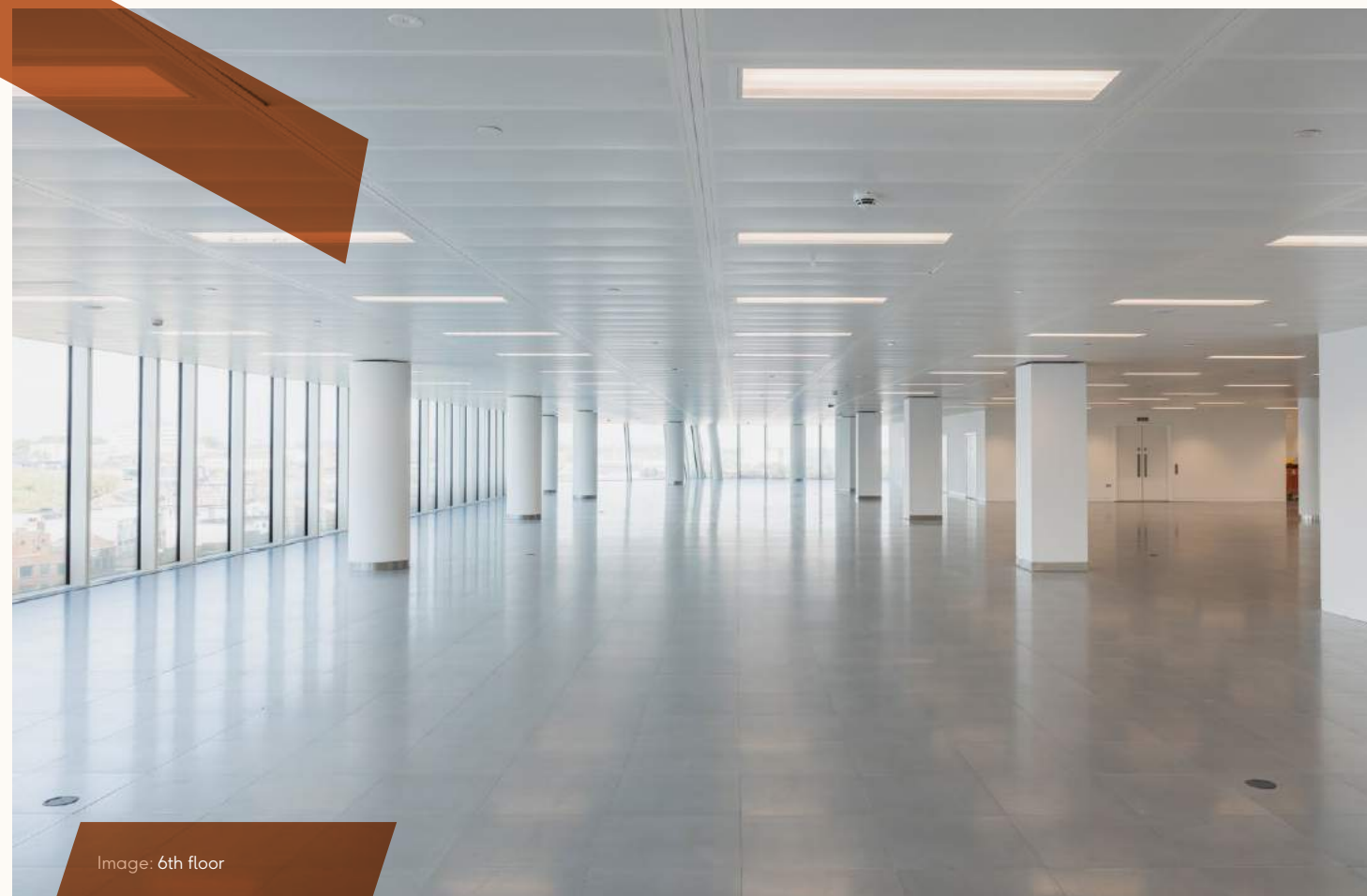


Image: 6th floor



BREEAM Rating:

Excellent



Wired Score:

**Platinum
100/100**



EPC Rating:

B (29)



Occupational density 1:8

Floors 7-17, occupied by BT, are served by a dedicated lift core to those floors

Shower facilities on each floor

Shower/sauna/locker/changing facilities in basement hub

There are six 21 person glazed lifts serving floors 2-6, each programmed for specific floors and using touchless technology.

8-10 male/female WCs per floor with supaloos for mix flexibility

A full technical specification pack is available on request.

OUTSTANDING AMENITY PROVISION

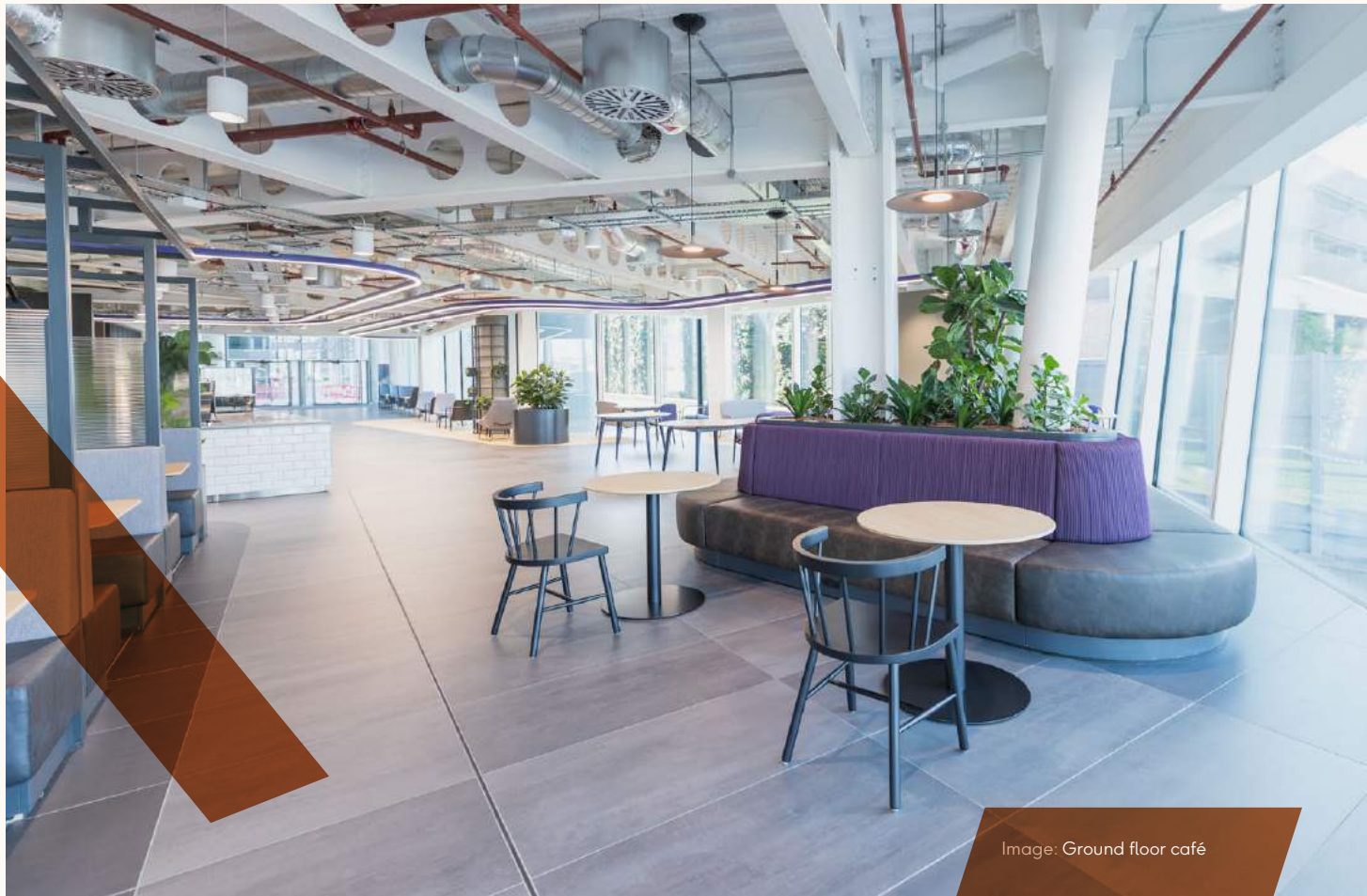


Image: Ground floor café



With staff wellbeing topping corporate agendas, Three Snowhill's on-site amenities are intentionally the best in class.

Female, male and flexible changing rooms



Female and male locker rooms for changing and flex locker space



416 lockers



2 saunas



13 showers in the basement with a shower on every floor



2 cool down zones



2 clothes steamers



2 water bottle refill stations

Parking



50 spaces available at 1:2,500 sq ft



5 Electric car charging points



148 secure cycle storage racks



E-bike charging station



Cycle maintenance station

MK HEALTH HUB BIRMINGHAM'S PREMIER HEALTH AND WELLNESS FACILITY



FOCUS ON WELLBEING



From a 10,000 sq ft expanse in the Three Snowhill basement, leading boutique fitness operator MK Healthhub provides personal coaching, nutritional advice, mental health support and physiotherapy.

Facilities include:

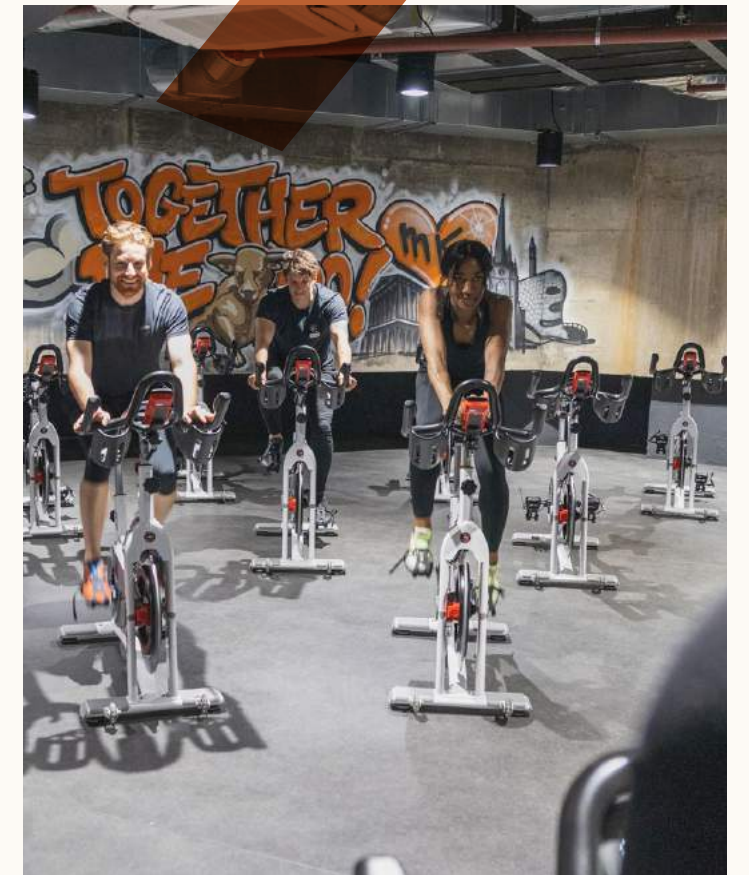
- 5,000 sq ft fully equipped gym
- Birmingham's first Dynamic Reformer Pilates studio
- Yoga and meditation studio
- Spin studio
- 3 treatment rooms
- Infra-red sauna
- Light therapy meditation rooms

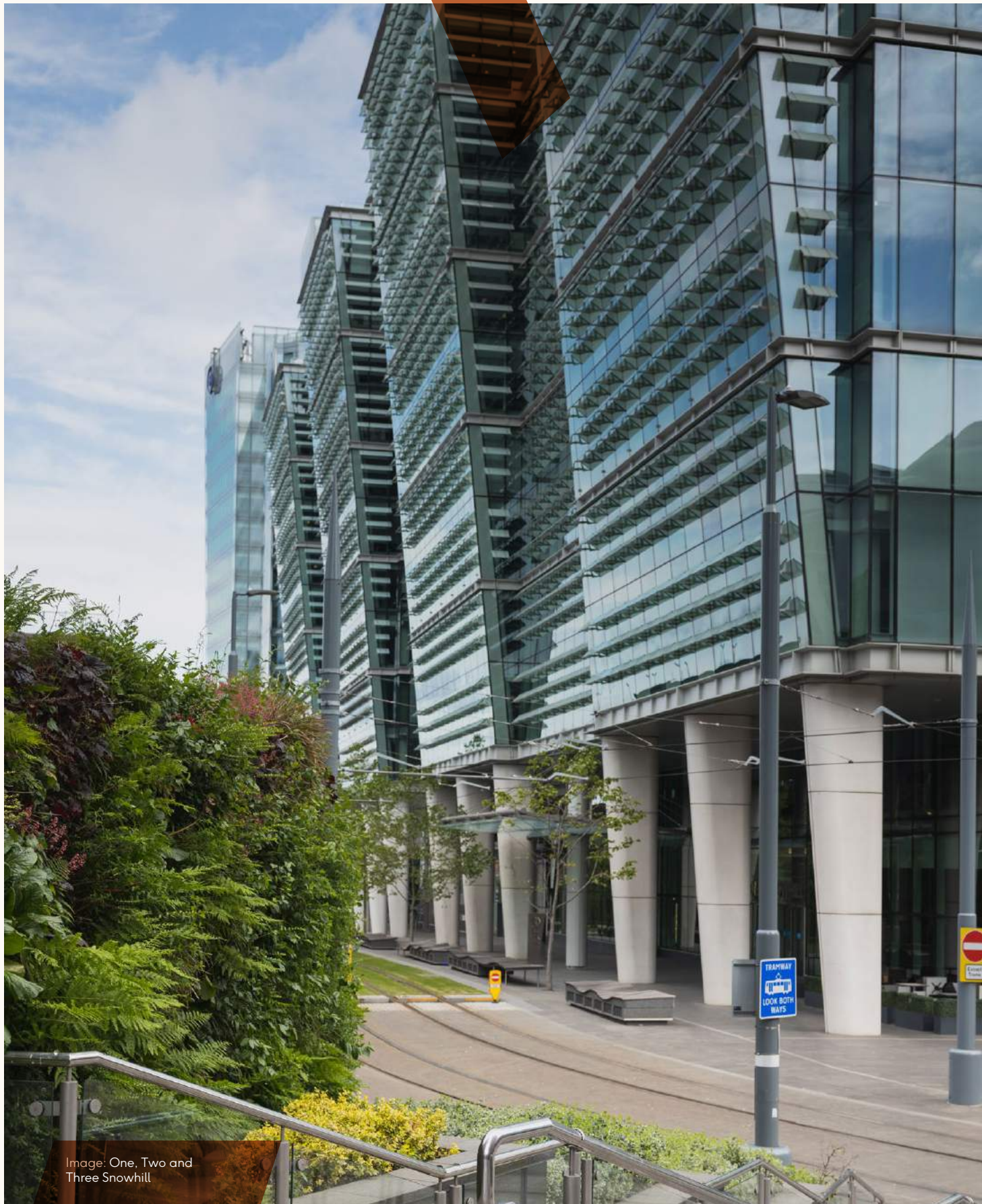
Bespoke membership packages are available to building occupiers.



We will be providing a holistic approach to fitness, health and wellbeing, something that is currently absent from Birmingham city centre. We will be a significant asset for Three Snowhill occupiers and their workforce.

Matt Kendrick
Founder of MK Healthhub





THE SNOWHILL ESTATE

Already home to two other award-winning office developments, One and Two Snowhill, the Snowhill Estate has pedigree. The addition of Three Snowhill means there is now one million sq ft of Grade A office space at the four-acre site.

Incumbent blue-chip occupiers, including:



Now complete, the Snowhill Estate boasts four public open spaces – Colmore Square piazza, the Metro boulevard, St Chads public open space and the winter garden between One and Two Snowhill – and sits within Birmingham’s Colmore Business District, home to more than 500 companies employing around 35,000 people.

In addition to the city’s thriving bar, restaurant and retail scene, the Jewellery Quarter and the up-and-coming Gun Quarter are within easy pedestrian access.

Privately managed 4-acre estate

First class public realm, including outdoor seating

CCTV and round-the-clock on-site security team

Image: One, Two and Three Snowhill



SOCIALISE & RELAX IN THE HEART OF THE COLMORE BUSINESS DISTRICT

Image: Colmore Row

ON THE DOORSTEP

Three Snowhill shares the Central Business District with the city's best bars and restaurants.

Bars & Restaurants

Adams	Indian Brewery	Purnells	The Old Contempribles
Arch 13	Issac's	San Carlo	The Old Joint Stock
Fazenda	Loki Wine	Tattu	The Oyster Club
Gaicho	North Taproom	The Alchemist	
Gusto Italian	Orelle	The Ivy	
Henman & Cooper	Primitivo	The Good Intent	

Cafés & Lunch

200 Degrees
Costa
Little Bao Boy
Philpotts
Pret A Manger
Urban Cafe

Hotels

Holiday Inn
Hotel du Vin
Premier Inn
Saint Paul's House
The Grand Hotel



Three Snowhill, Snow Hill Queensway, Birmingham B4 6GA



TripAdvisor's top restaurant in the UK - Michelin Star-rated Adam's - is a stone's throw away, along with upscale eateries such as Orelle, Gaicho and The Ivy. Independent bars and coffee shops, together with national brands, make for a lively leisure scene, all on the doorstep of Three Snowhill. The Grade II listed Grand Hotel, recently restored at a cost of £45m, is just around the corner.

High Street names and aspirational brands can all be found in the three main shopping centres, the Bullring, Grand Central and the Mailbox. The Burlington, Piccadilly and Great Western Arcades feature the best of the independents. All are within easy walking distance of Three Snowhill.

The Jewellery Quarter, renowned for its traditional pubs and independent restaurants share the historic streets with world famous jewellery makers and traders.

GREAT CONNECTIONS



Image: Metro terminal directly outside Three Snowhill

The Snowhill Estate is located between Colmore Row, the city's premier commercial address, and the A38 St Chads.

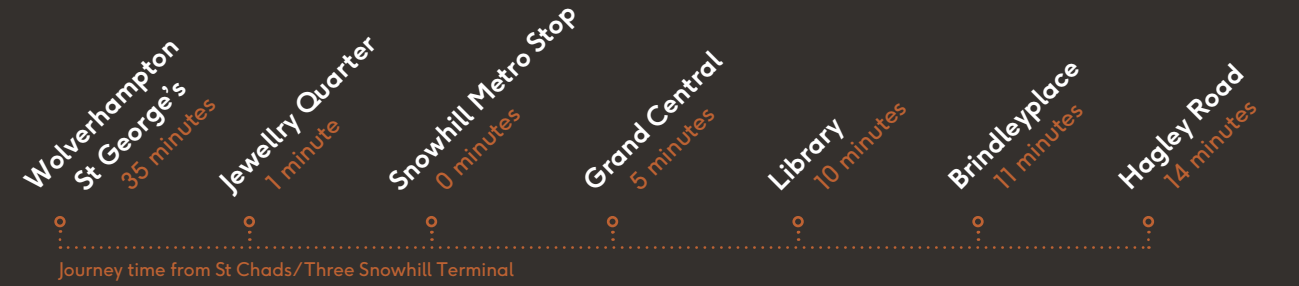
At the heart of the country, 90% of the UK population is within a four-hour drivetime of Birmingham.

The city also boasts first class connections by rail and air.

More than £5.1bn is being invested in the West Midlands' transport infrastructure, including the expansion of rail, tram and bus rapid transport systems across the region.

High-speed rail will enhance the city's existing connectivity credentials. Europe's largest infrastructure project is anticipated to add £20bn GVA to the local economy. The new city centre terminal at Curzon Street will be less than a 50-minute train ride from London.

Home to the UK's first 5G pilot programme, the West Midlands boasts the best 5G coverage in the UK.



Metro

With a terminal directly outside the building, the Midland Metro currently runs from Wolverhampton through Birmingham to Hagley Road.

Further extensions are planned which will extend the network to both Birmingham Airport and Digbeth with a terminal for the new HS2 station at Curzon Street.



National Rail

Snowhill Station runs parallel to the Snowhill estate, with New Street Station less than 10 minutes away on foot. Both offer

comprehensive local and national train services.



Road

Three Snowhill abuts the A38, with the M6 – providing access to the UK's motorway network – just three minutes away.



Bus

A number of major bus services are available from Snow Hill Queensway. This service will be further improved with the launch of the new Sprint network due to be delivered by 2022.



HS2

HS2 will cut travel times to London to less than 50 minutes.



Air

Birmingham Airport boasts 150 direct destinations and is a ten minute train ride from the city centre.



A PLACE TO DO BUSINESS

Birmingham is the UK's largest regional economy and boasts the biggest population in the UK outside London.

An entrepreneurial city, Birmingham has been crowned the UK's regional start-up capital for seven years running. There are more than 700 international companies based in the city, more than in any other English city outside London, while the wider West Midlands is also a top destination for scale-ups. The region is truly a land of opportunity for business growth and expansion.

The city's large talent pool includes one of the youngest populations in Europe and one of the most diverse, with over 190 nationalities represented.

85,800 students call Birmingham home, with 28,985 graduating from the city's five universities. More schools here are rated 'Outstanding' by OFSTED than any other regional city.

Birmingham is ranked in the global top 50 for quality of life in the latest Mercer Index, with more parkland and green spaces than any UK city outside the capital.

The city's diverse cultural and sports offering includes the world renowned City of Birmingham Symphony Orchestra, Birmingham Royal Ballet, Edgbaston Stadium and Alexander Stadium.

In 2022 Birmingham and the West Midlands played host to the Commonwealth Games, the second largest sporting event ever hosted in the UK, with 5,000 athletes from 70 countries and territories taking part. Representing more than 1.5bn people, the Games were a once-in-a-generation opportunity to showcase the city/region on a global stage and what a legacy it has left.



Image: View from building looking across the CBD and beyond.

GET IN TOUCH

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Established in 1864, M&G Real Estate is a leading financial solutions provider for global real estate investors with £33.5bn of assets across the UK, continental Europe, North America and Asia.

M&G owns Two and Three Snowhill.

www.mandg.com



Established in 1980, Ballymore specialises in development in complex urban settings and developed the entire Snowhill Estate. One of the most active developers in the UK and its Ireland base, Ballymore has more than 1m sq ft of corporate estates under construction.

www.ballymoregroup.com

