



LIVERY STREET

20,287 SQ FT
OF HIGH QUALITY,
FULLY REFURBISHED
COLUMN-FREE
OFFICE SPACE
WITHIN THE CORE OF
BIRMINGHAM'S CBD.



10LIVERYSTREET.CO.UK





NOW'S THE TIME

A NEWLY REFURBISHED OFFICE SPACE THAT'S ON THE MARKET FOR THE VERY FIRST TIME. BUILT WITH INNOVATION IN MIND AND BRIMMING WITH EXCLUSIVE WELLNESS AND AMENITY OFFERS. NOW IS THE TIME TO BE PART OF SOMETHING RARE.

The building is prominently situated at the junction of Livery Street and Barwick Street, immediately adjacent to Snow Hill Station. It sits in a prime position within the traditional office core, just a short walk to Colmore Row, St Philips and surrounding business districts.



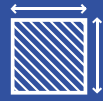


DOUBLE HEIGHT
RECEPTION AREA

SPECIFICATION



Double height glazed reception area and coffee breakout facility



Large, open plan, column-free, flexible floorplates up to 11,371 SQ FT



WiredScore Platinum rating for its digital connectivity



Excellent natural daylight



Full disabled access



Fully refurbished WCs



Metal-tiled suspended ceilings with floor to ceiling height of 2.7m



Two-pipe fan coil air conditioning system with electric heaters



Bike and shower area amenity block with changing rooms and drying room



Three 8-person (630kg) passenger lifts serving all floors



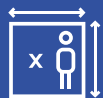
Recessed LED lighting



26 Car parking spaces with EV charging points



Full access raised floors with clear height of 150mm



Building and services are designed for an occupancy level of one person per 10 SQ M



EPC B(43) rating





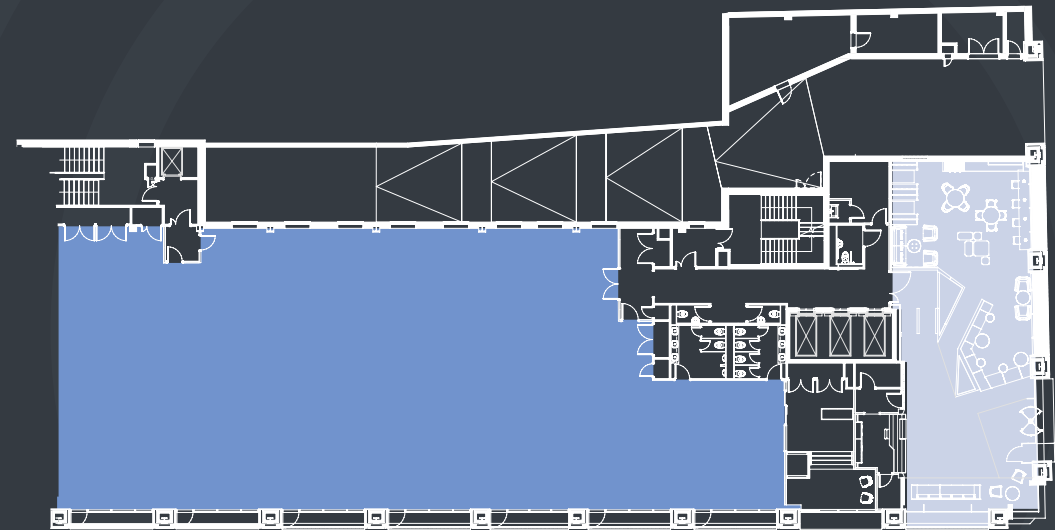
BUT FIRST,
COFFEE

COFFEE BREAKOUT SPACE

AVAILABILITY

| FLOOR | SQ FT | SQ M |
|--|-----------------------|--------------|
| 5TH FLOOR | LET TO MOTT MACDONALD | |
| 4TH FLOOR | LET TO MOTT MACDONALD | |
| PART 3RD FLOOR | LET TO MOTT MACDONALD | |
| PART 3RD FLOOR | 2,266 | 210 |
| 2ND FLOOR | 11,102 | 1,031 |
| 1ST FLOOR | LET TO DIRECT LINE | |
| GROUND FLOOR: OFFICE / RETAIL / LEISURE | 6,919 | 643 |
| TOTAL | 20,287 | 1,884 |

The property has a secure basement car park with 26 parking spaces including 2 disabled bays.



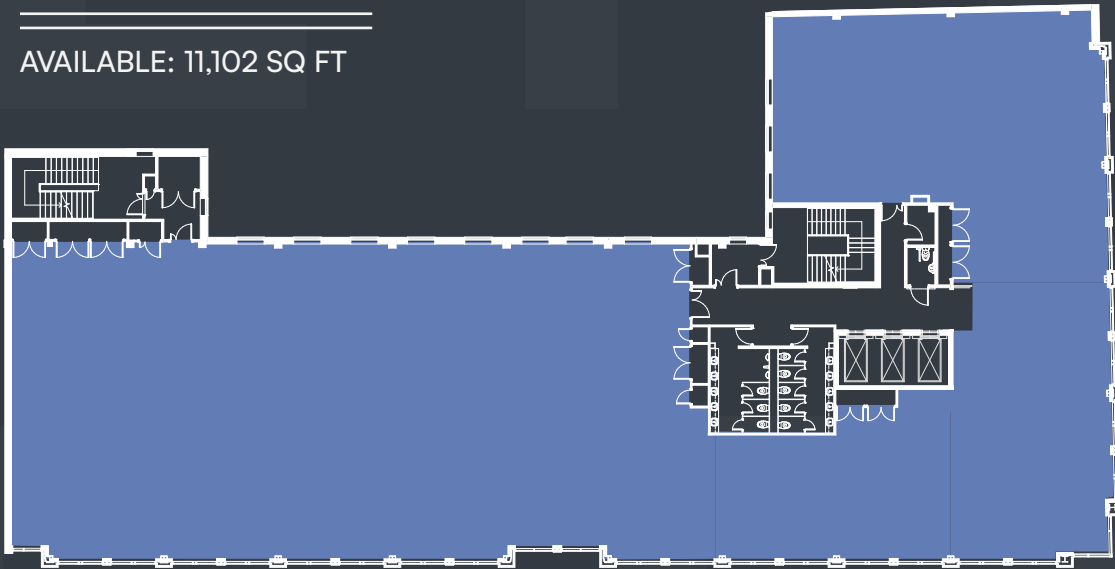
GROUND FLOOR

GROUND FLOOR:
OFFICE / RETAIL / LEISURE

6,919 SQ FT

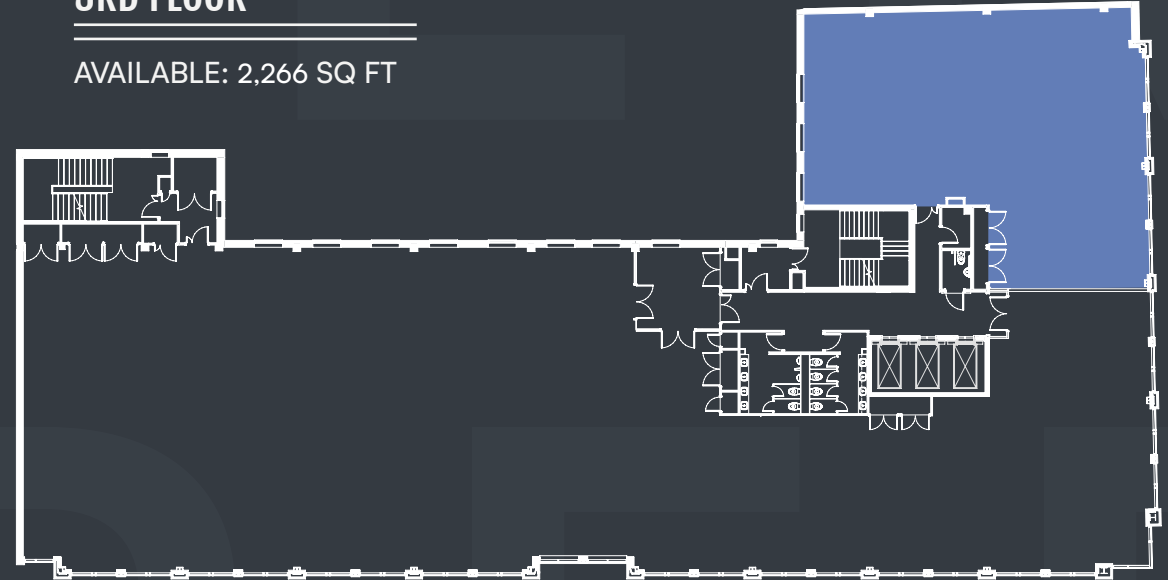
2ND FLOOR

AVAILABLE: 11,102 SQ FT



3RD FLOOR

AVAILABLE: 2,266 SQ FT



2ND FLOOR

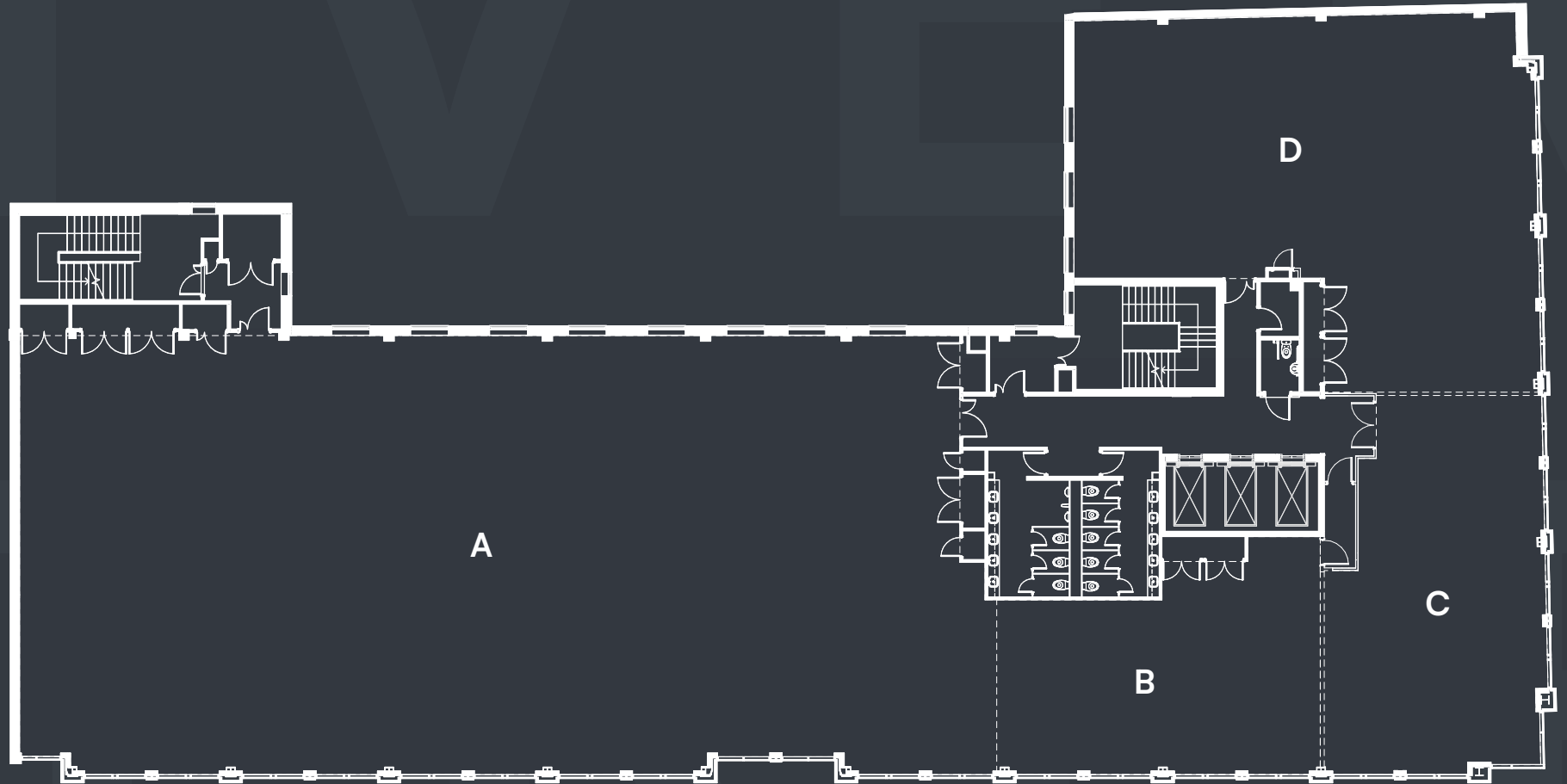
HOVER VIEW SPACE

SMALL SUITES

| | |
|---------|-------------|
| D | 2,295 SQ FT |
| C, D | 3,486 SQ FT |
| B, C, D | 4,504 SQ FT |

LARGE SUITES

| | |
|------------|--------------|
| A | 6,599 SQ FT |
| A, B | 7,617 SQ FT |
| A, B, C | 8,807 SQ FT |
| A, B, C, D | 11,102 SQ FT |





LARGE, OPEN PLAN,
COLUMN-FREE FLOORPLATES



LIVE WELL



The refurbishment has improved the general wellness and amenity space throughout the building. This includes a new cycle store, changing rooms, drying room, locker area with shower facilities, and EV charging in the basement whilst occupiers can enjoy a new café and breakout area on the ground floor.





HIGH QUALITY BASEMENT
AMENITY OFFER



HIGH QUALITY BASEMENT
AMENITY OFFER



LOCAL OCCUPIERS

- 1 KPMG
- 2 CBRE
- 3 Grant Thornton
- 4 Pinsent Masons
- 5 WeWork
- 6 EY
- 7 Rothschild
- 8 Eversheds
- 9 RBS
- 10 Colliers
- 11 AON
- 12 Coutts
- 13 Investec
- 14 Hays
- 15 DWF
- 16 Shakespeare Martineau
- 17 HS2 Construction HQ
- 18 Gowling WLG
- 19 Knight Frank
- 20 Ascot Lloyd

BARS & RESTAURANTS

- 1 Sabai Sabai
- 2 Purnell's
- 3 Isaac's
- 4 Vagabond
- 5 Fumo
- 6 San Carlo
- 7 Asha's
- 8 The Botanist
- 9 Purecraft Bar & Kitchen
- 10 The Florence
- 11 Adam's
- 12 Rudy's Neapolitan Pizza
- 13 Revolución de Cuba
- 14 The Ivy
- 15 Gaucho
- 16 Gusto
- 17 Alchemist
- 18 200 Degrees Coffee
- 19 Tattu Restaurant and Bar
- 20 Primitivo

HOTELS

- 1 Premier Inn
- 2 The Grand Hotel
- 3 Hotel du Vin

GYMS & LEISURE

- 1 MK Health Club
- 2 PureGym

Colmore Business District

TRANSPORT

- Snow Hill Station — 1 mins
- New St Station — 5 mins
- Metro
- Metro Stop

LIVE IT UP



● OCCUPIERS

- 1. KPMG & Barclays
- 2. Gowling WLG and HS2
- 3. BT
- 4. JLL, Arup
- 5. Brown Shipley, Lockton and Ascot Lloyd
- 6. BNP Paribas
- 7. Barclays Wealth & Investment Management
- 8. Wesleyan Assurance
- 9. Irwin Mitchell, Hogan Lovells, Investec and Aecom
- 10. Browne Jacobson, Gallagher, Knight Frank, RSM
- 11. Ramboll
- 12. Randstad
- 13. Turley

● RETAIL & AMENITY

- 1. Co-op Food Birmingham
- 2. Tattu Restaurant & Bar
- 3. 200 Degrees Coffee Shop
- 4. The Grand Hotel
- 5. Gusto
- 6. Sainburys
- 7. Pret A Manger

● POINTS OF INTEREST

- 1. Grand Central & New Street Station
- 2. Arena Central
- 3. St Philip's Cathedral
- 4. Snow Hill Development
- 5. Centenary Square
- 6. Bullring

10
LIVERY
STREET

SNOW HILL
STATION

PARADISE

QUEENSWAY
A4400



ON
YOUR
BIKE

Bicycles and Changing Room

BASEMENT CYCLE STORAGE FOR UP TO 50 BIKES



26 CAR PARKING SPACES WITH
EV CHARGING POINTS





CONNECTED



Located at the heart of the UK, the West Midlands is the best connected city-region in the country. At the centre of a connected transport network, the region has close proximity to London and is within a four-hour drive for 90% of the UK population.

In addition, the region's connectivity and economic landscape will be transformed by High Speed 2 (HS2), the country's new high-speed rail network and Europe's largest infrastructure project. HS2's new landmark Curzon Street station in Birmingham is set to be one of the most environmentally-friendly railway stations in the world.

RAIL

| | |
|-----------------|------------|
| London (Euston) | 1hr 20mins |
| Manchester | 1hr 29mins |
| Leeds | 2hr 3mins |
| Edinburgh | 4hr 57mins |

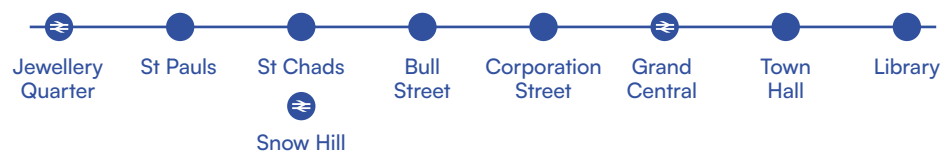
AIR

| | |
|-----------|------------|
| Paris | 1hr 15mins |
| Edinburgh | 1hr 10mins |
| Dubai | 6hr 55mins |
| New York | 7hr 45mins |

||||| Metro Lines

||||| Proposed Future HS2 Line

13 mins Travel Time - Midland Metro



LIVE FOR THE LOCATION

BIRMINGHAM

Birmingham is home to world-class businesses, major R&D facilities, innovative entrepreneurs, renowned universities and one of the youngest populations in Europe.

It is a dynamic, thriving and business-focused region. Well connected and centrally located in the UK, and with a highly skilled talent pool, the region provides the scale and size to service the largest of business functions.

Businesses in Birmingham are recording higher productivity and wage levels - faster than the UK average with increasing numbers of people taking advantage of the quality of life and work opportunities it offers.

With the record levels of infrastructure investment, increasing international recognition and countless business expansion opportunities in the region, there has never been a better time for business in Birmingham and the West Midlands.

ECONOMY AND EMPLOYMENT

Birmingham is amongst the largest office centres covered within UK Office (Source PROMIS), with around 771,300 employees at the end of 2019, when comparing against the Big 6 markets, Birmingham is the second largest centre in employment terms.

By Submarket 176,700 employees are housed in the city centre and 543,700 employees out-of-town.

The office market is focused on finance, business services, ICT and administration. In Birmingham, these employment sections account for 29.3% of jobs.

Birmingham was the third most visited local authority in England in 2019 with 25.9 million annual visitors (based on a three-year average), following the City of London (54.8 million) and Manchester (29.7 million).

The region's growing, diverse economy is a key strength. Instead of being reliant on one sector, the West Midlands is home to leaders in finance, life sciences, digital, automotive and aerospace making it more resilient to boom and bust.



EDUCATION AND CULTURE

Birmingham has three universities ranked in the top 100 within the UK; University of Birmingham, Aston University and Birmingham City University.

80,000 Students across five higher educational institutions.

DEMOGRAPHICS

The population is notably younger (37.5% aged under 25) and more diverse than national averages - 53.1% White British, with the Pakistani (13.5%), Indian (6%) and Black Caribbean (4.4%) population making up a significant proportion of the remainder.

Innovative local sectors in Birmingham include digital, advanced manufacturing, energy, healthcare and the creative industries.

AVISON
YOUNG

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LIVERY
STREET



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