

# 10 LIVERY STREET

8,448 SQ FT LEFT  
AVAILABLE  
OF HIGH QUALITY,  
FULLY REFURBISHED  
COLUMN-FREE  
OFFICE SPACE  
WITHIN THE CORE OF  
BIRMINGHAM'S CBD.



[10LIVERYSTREET.CO.UK](http://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.







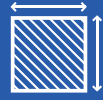
DOUBLE HEIGHT  
RECEPTION AREA



## 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



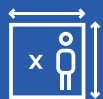
Recessed LED lighting



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







COFFEE BREAKOUT SPACE



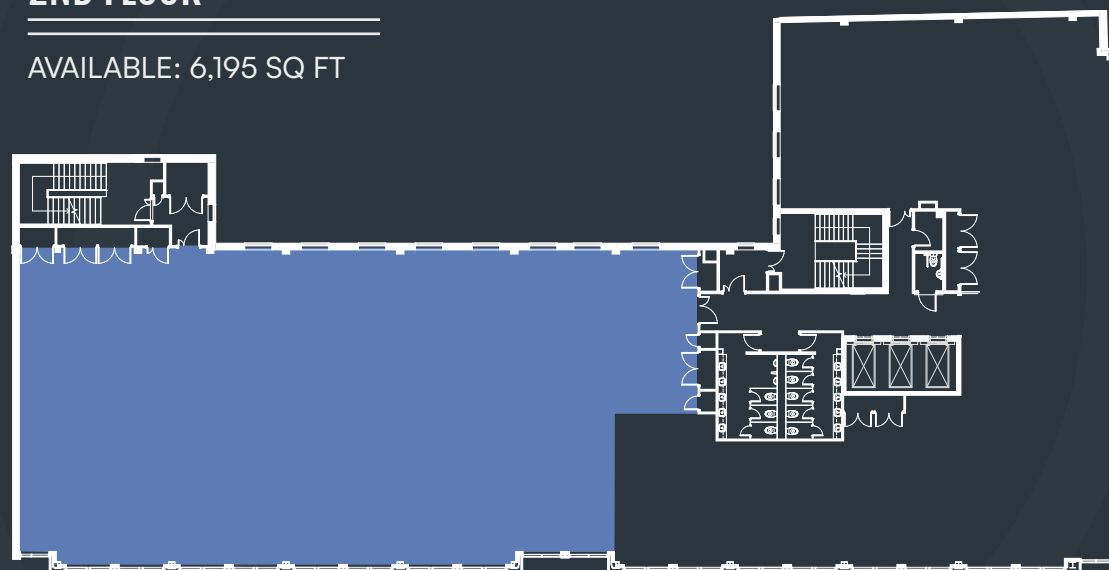
# AVAILABILITY

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	2,253	209
PART 2ND FLOOR	LET TO CLEARWATER CORPORATE FINANCE	
PART 2ND FLOOR	6,195	576
1ST FLOOR	LET TO DIRECT LINE	
GROUND FLOOR: OFFICE / RETAIL / LEISURE	LET TO NEKO HEALTH	
TOTAL	8,448	785

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

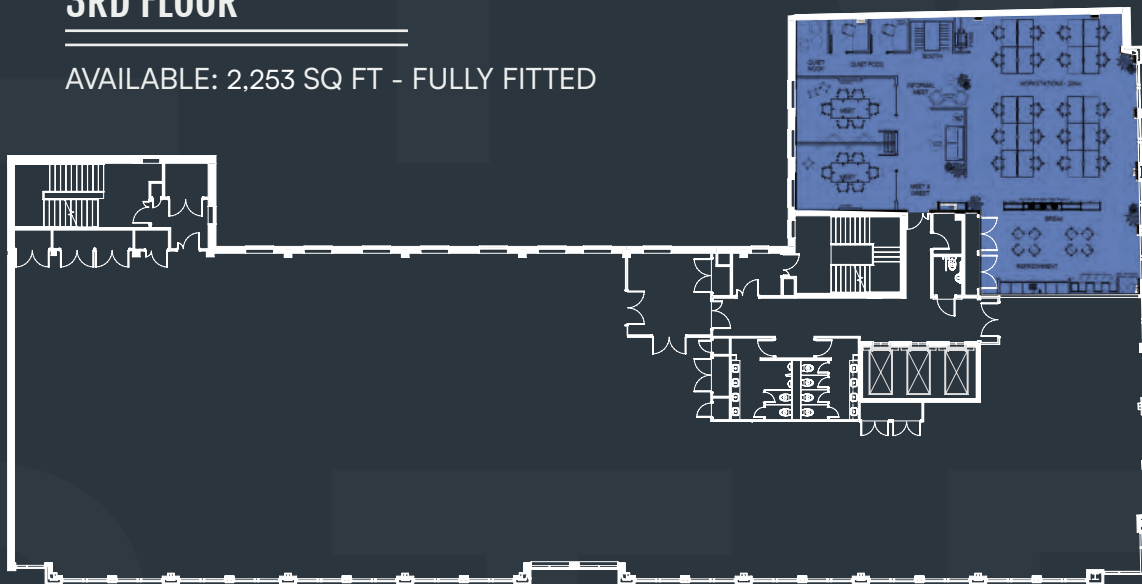
## 2ND FLOOR

AVAILABLE: 6,195 SQ FT



## 3RD FLOOR

AVAILABLE: 2,253 SQ FT - FULLY FITTED



### THE FITTED SUITE INCLUDES:

- 20 x Desks (1,400mm)
- 1 x Quiet zone
- 2 x Zoom pods
- 1 x Welcome zone
- 1 x Kitchen & social space
- 2 x 6/8 Person meeting room  
(capable of creating a larger board room)
- 1 x print space

















10 Livery Street has earned WiredScore Platinum certification, signifying top-tier digital connectivity that meets the highest technological standards.

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.







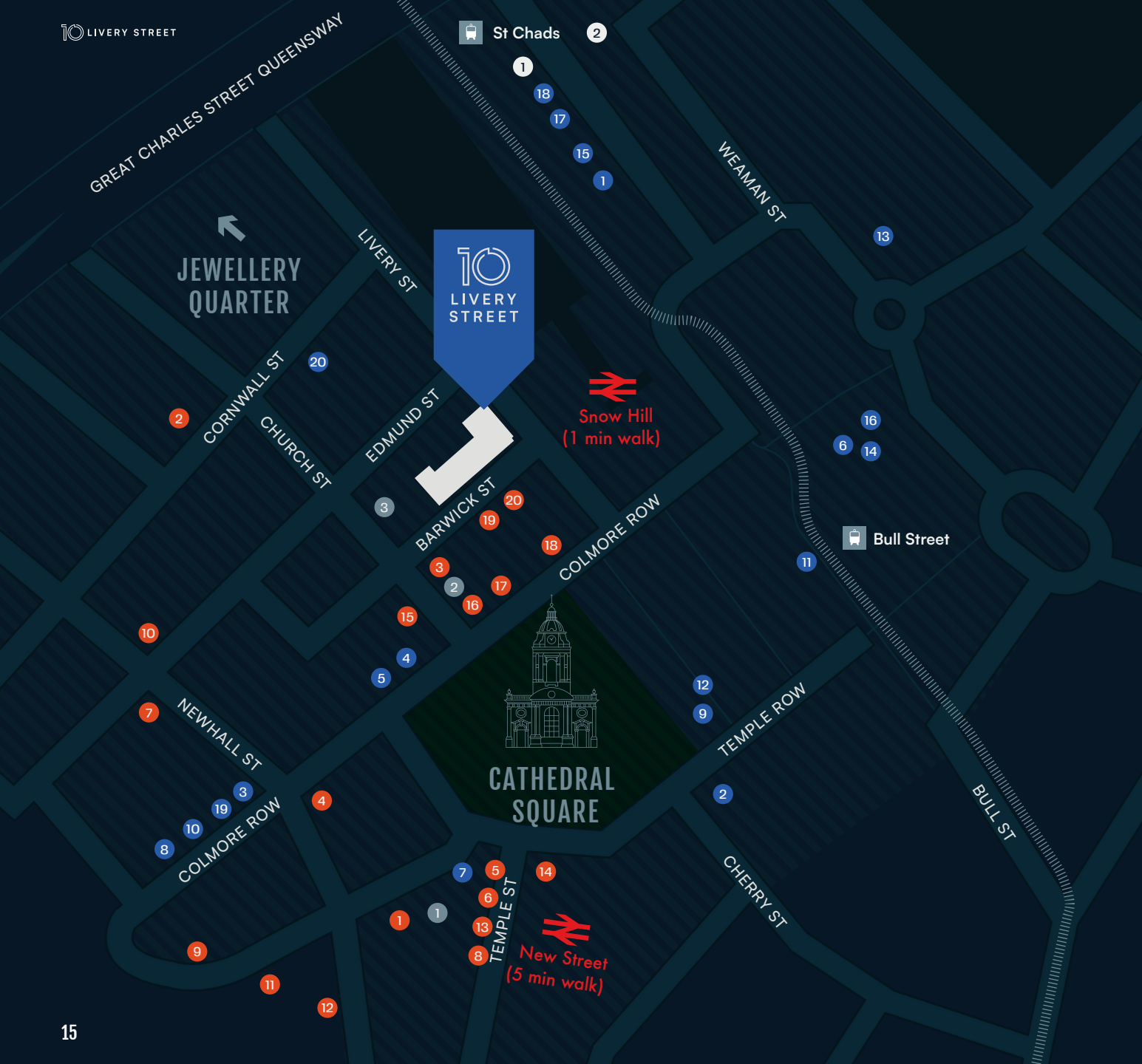
HIGH QUALITY BASEMENT  
AMENITY OFFER





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

## HOTELS


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

## 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

## 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

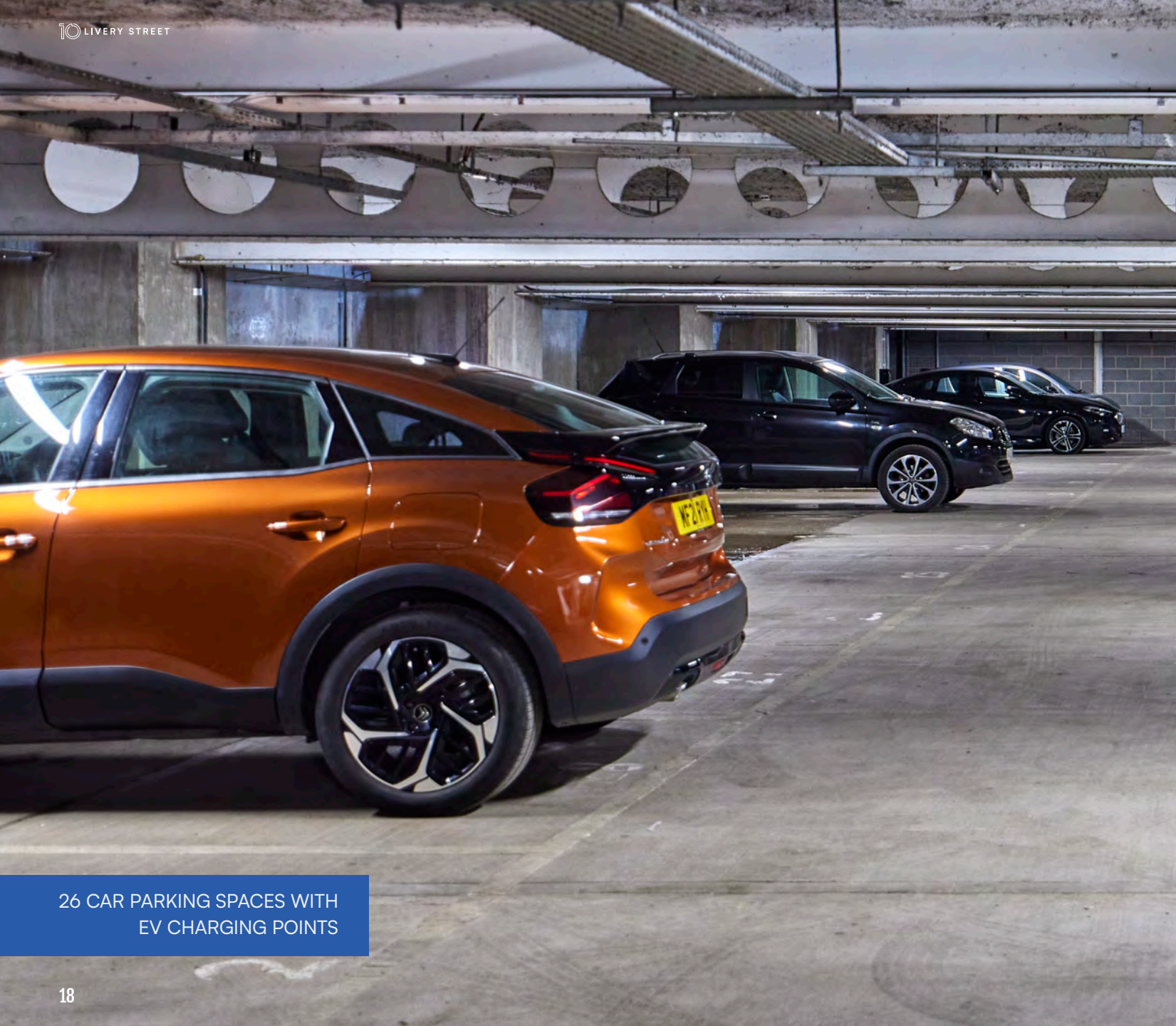
1. Grand Central & New Street Station
2. Arena Central
3. St Philip's Cathedral
4. Snow Hill Development
5. Centenary Square
6. Bullring





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

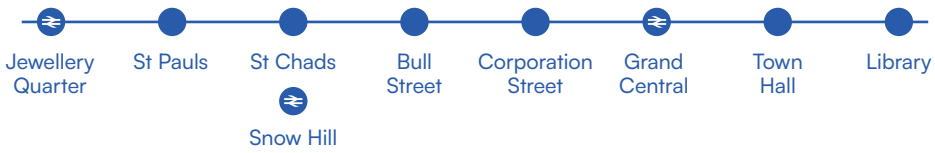
||||| Metro Lines

## AIR

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

||||| 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.



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**10**  
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STREET**



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Crafted by CAB Property.