



THIRTY-FIVE
NEWHALL
BIRMINGHAM

54,369 SQ FT OF RE-IMAGINED
GRADE A OFFICE SPACE

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- Sky-lounge

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THE BUILDING

A PLACE THAT HAS ALL YOU NEED TO THRIVE

Located in the heart of Birmingham's business district 35 Newhall provides 54,369 sq ft of best-in-class, sustainable and wellness-focused office accommodation over ground to 5th floors.

35 Newhall has undergone a complete refurbishment. A full replacement of the exterior cladding system and a comprehensive refurbished interior have transformed the building to offer a modern workspace with state of the art facilities and feature communal roof terrace with garden.

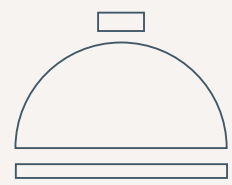
The re-imagination of building has been at the core of the design. The architects have delivered a design which seeks to minimise the embodied carbon footprint through a process of refurbishment over demolition.





STEP INSIDE FOR A MODERN WORKSPACE EXPERIENCE

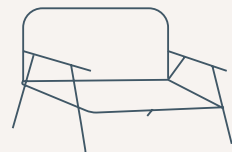
With impressive natural light, a communal breakout lounge, biophilia and high quality finishes, 35 Newhall's reception delivers a striking first impression for occupiers and clients.



CONCIERGE



WIFI



SEATING

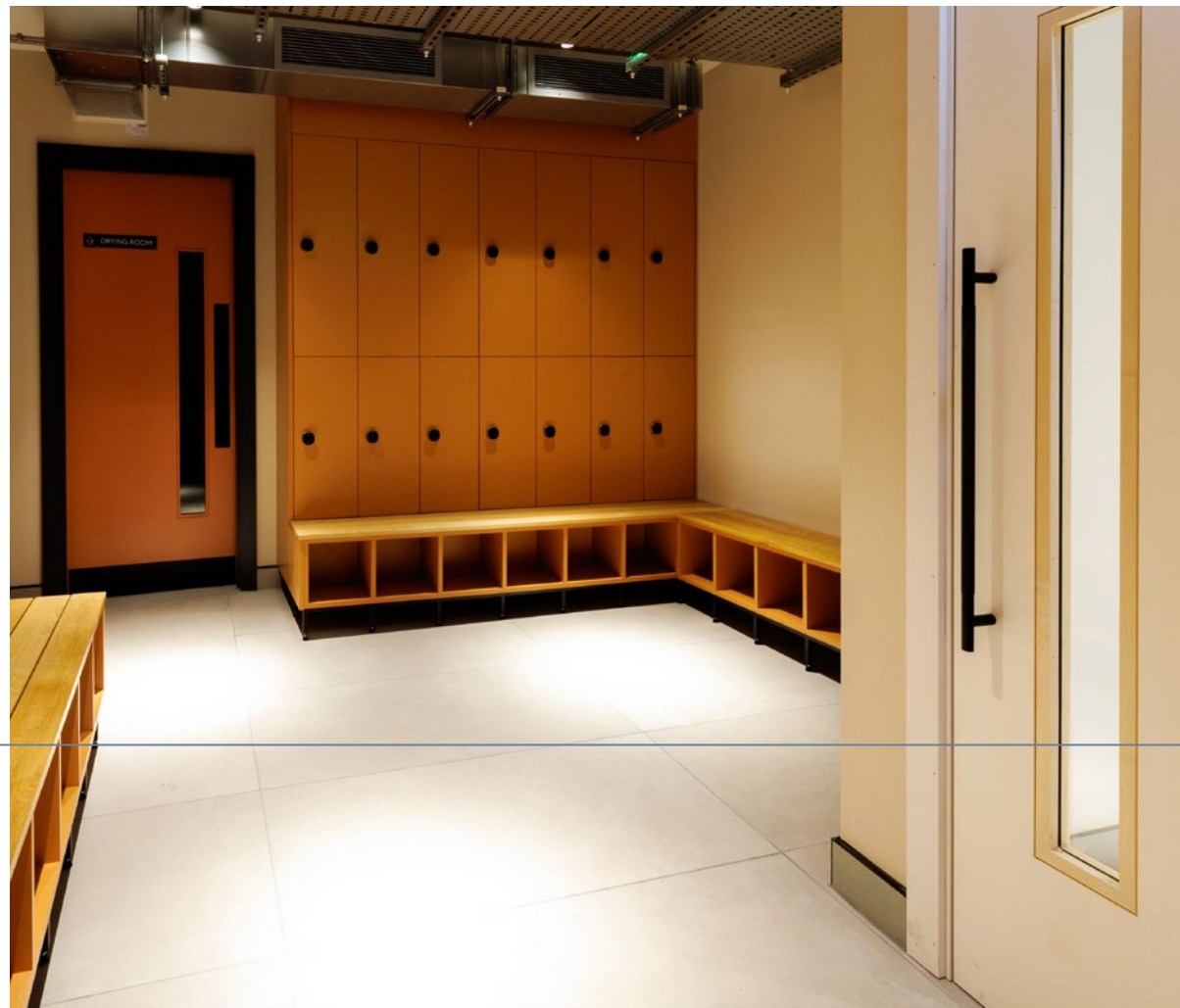


COFFEE MACHINE

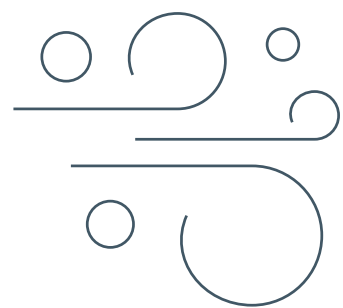


BIOPHILIA





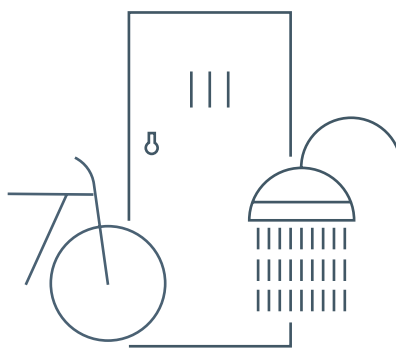
SPECIFICATION



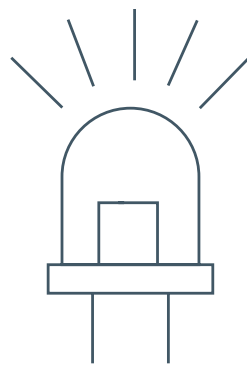
FRESH AIR VENTILATION
12 litres per second per person
of filtered & conditioned air
to maintain CO2 levels



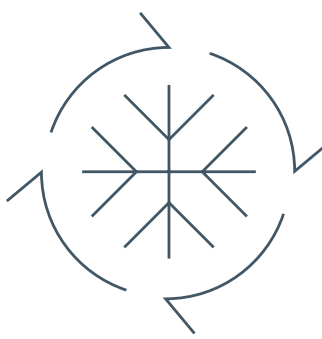
THE SKY LOUNGE
Rooftop communal
lounge and terrace



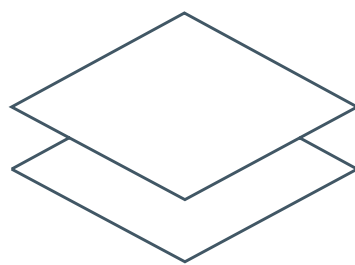
WELLBEING FACILITIES
44 bike racks, 7 showers,
44 lockers



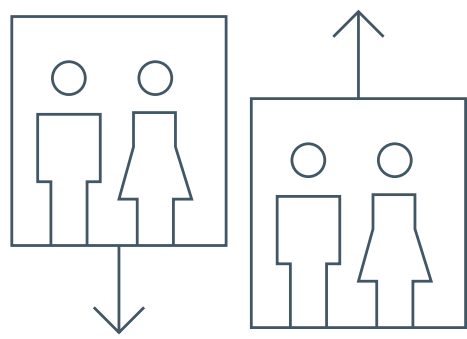
CEILING & LIGHTING
Exposed M&E solution with
pendant LED lighting &
automatic day-light dimming



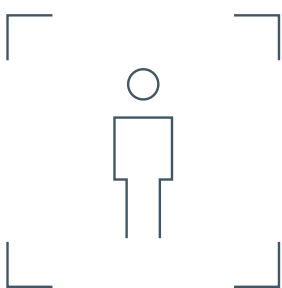
HEATING & COOLING SOLUTION
VRF cooling & heating with high
efficiency heat recovery



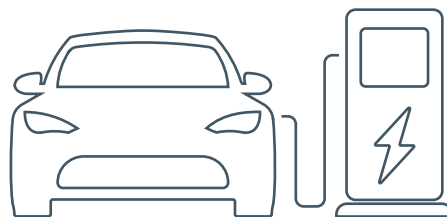
**RAISED ACCESS
FLOOR HEIGHT**
From 150mm



LIFTS
3 x Passenger lifts



OCCUPIER DENSITY
35 Newhall is
designed at 1:10 sq m



EV CHARGERS
6 EV chargers in
the basement

SUSTAINABILITY AND WELLBEING

35 Newhall has been designed to deliver the highest standards in both sustainability and wellbeing.

Combining contemporary, elegant design, and market leading credentials, 35 Newhall Street delivers the highest standards of wellbeing and connectivity to the heart of Birmingham.

By working with the existing structure, 35 Newhall Street provides huge embodied carbon savings over a new office development and will provide low life-cycle carbon emissions via efficient services with the aspiration to be Net Zero Carbon in operation.



Targeting an EPC A rating



Targeting coveted Excellent accreditation

ENABLED FOR THE FUTURE

Designed for longevity and adaptability with Design for Performance, Fitwel, SMART and LETI 2030 Band A specifications



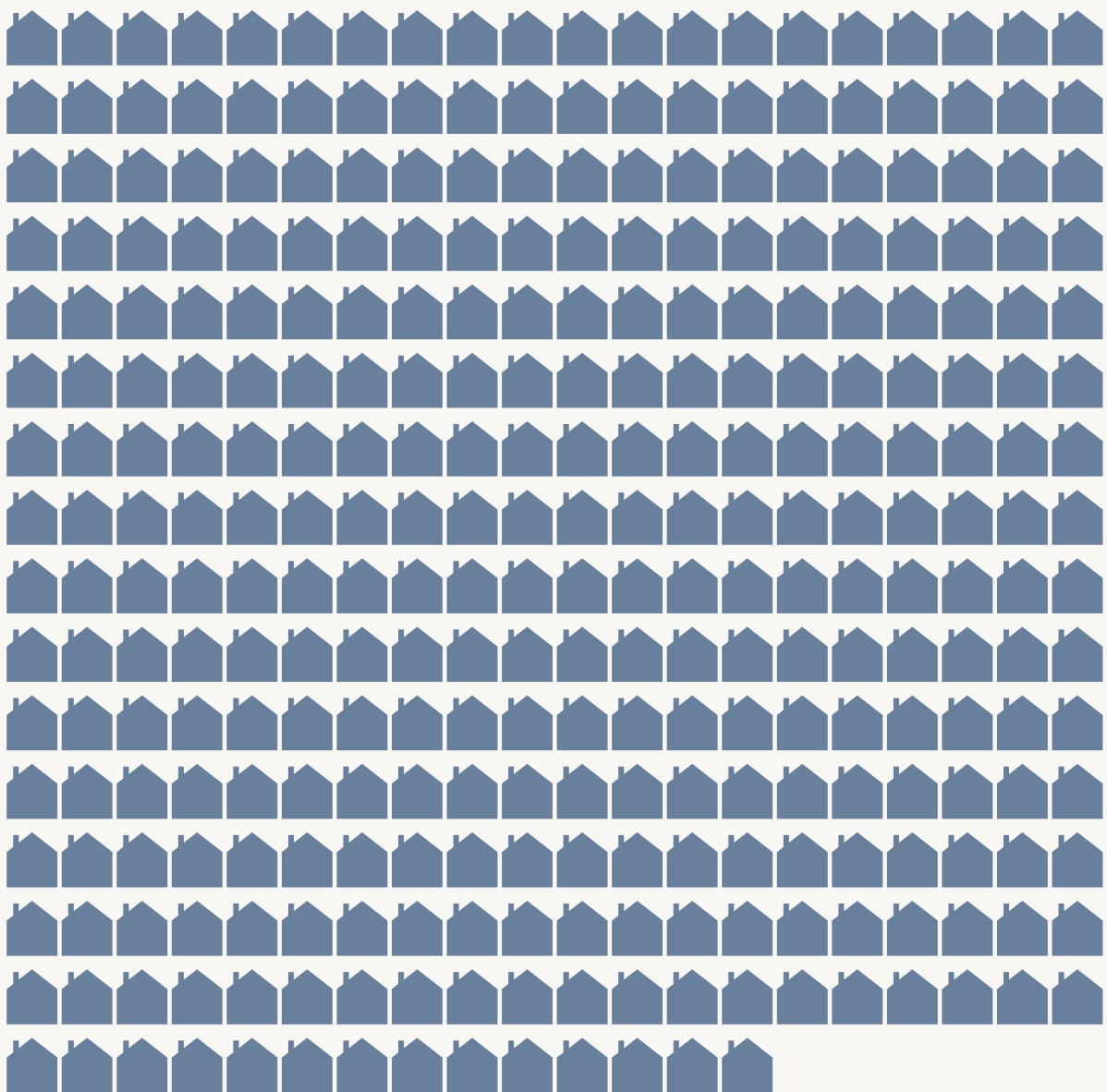
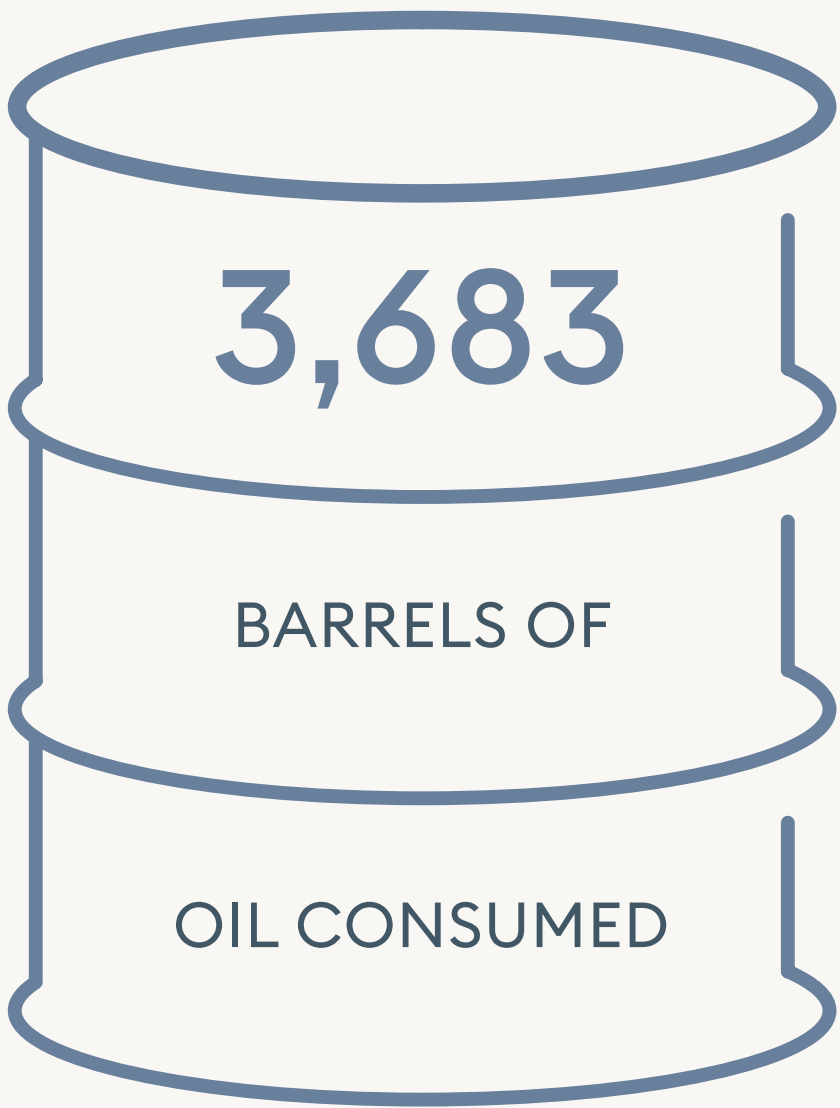
Net Zero Carbon in operation



CUTTING CARBON

1,753.35 TONNES
OF CO2E SAVED IS EQUIVALENT TO:

The development at 35 Newhall Street has avoided an estimated **1,753.35 tCO2e** by retaining and refurbishing the existing buildings on site.

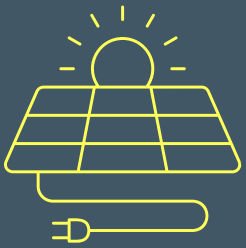


314 HOMES' ELECTRICITY USE FOR ONE YEAR



4,068,098
MILES DRIVEN BY AN AVERAGE
PETROL POWERED CAR

THE SKY LOUNGE



Solar PV Panels



Sustainably sourced materials

91 sq m of uninterrupted terracing overlooking Birmingham's skyline with the city's best dining options only moments away.



THE PLANS

ACCOMMODATION

FLOOR	SQ FT IPMS 3	SQ M IPMS 3	
SIXTH Communal Terrace	743	69	
FIFTH	8,202	762	
FOURTH	9,537	886	
THIRD	9,601	892	
SECOND	9,601	892	
FIRST (CAT B FITTED) Suite 1 Suite 2	5,656 3,455	525 321	
GROUND	LET	LET	
BASEMENT	Including 19 car spaces & 6 EV chargers		
TOTAL	54,369	5,051	

BASEMENT



GROUND FLOOR

Suite 1: 5,134 sq ft / 477 sq m
Suite 2: 1,981 / 184 sq m





FLOORS 1-5

9,569 sq ft / 889 sq m



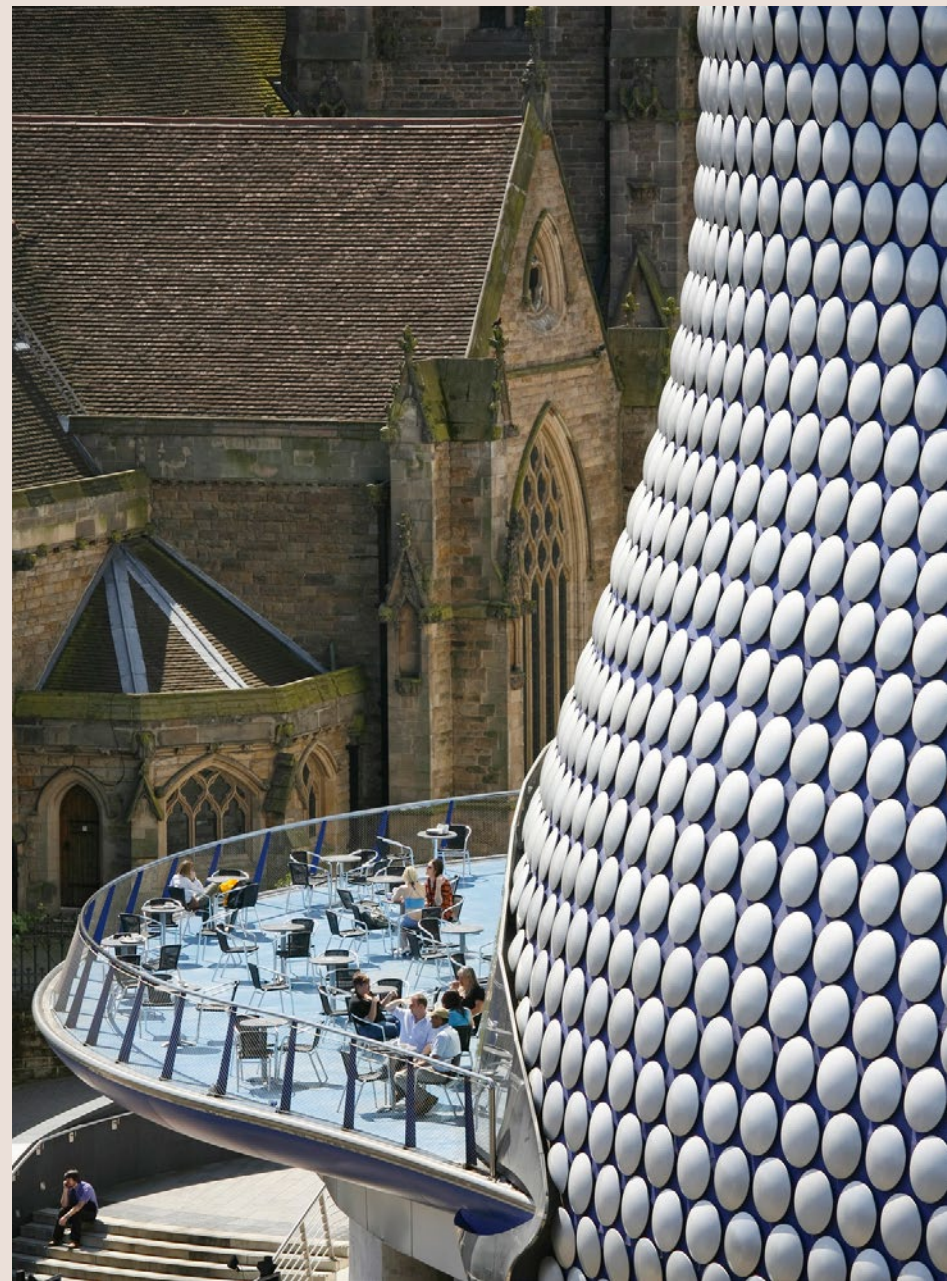
SIXTH FLOOR COMMUNAL TERRACE

743 sq ft / 69 sq m





THE LOCATION



EXPLORE LIMITLESS DELIGHTS



Birmingham's city centre provides occupiers with a wealth of local amenities, ranging from outstanding dining options to premier shopping experiences. Its vibrant culture is showcased through various events, activities, and green spaces, nourishing the mind, body, and soul.

LOCATION

BARS & RESTAURANTS

- 1. Adam's
- 2. The Ivy
- 3. Tattu
- 4. The Indian Streatery
- 5. Primitivo
- 6. Sabai Sabai
- 7. Blacklock
- 8. Fazenda
- 9. Gaucho
- 10. Land
- 11. Loki
- 12. Fumo
- 13. San Carlo
- 14. The Alchemist
- 15. Purecraft Bar
- 16. The Colmore
- 17. Six by Nico
- 18. Pasture
- 19. Orelle
- 20. Plates by Glenn Purnell
- 21. Dishoom

CAFÉS & COFFEE SHOPS

- 1. Costa
- 2. Damascena
- 3. Faculty Coffee
- 4. Morridge
- 5. 200 degrees
- 6. Medicine Bakery
- 7. Wayland's Yard
- 8. Pret a Manger
- 9. Starbucks
- 10. Java
- 11. Joe & the Juice

OCCUPIERS

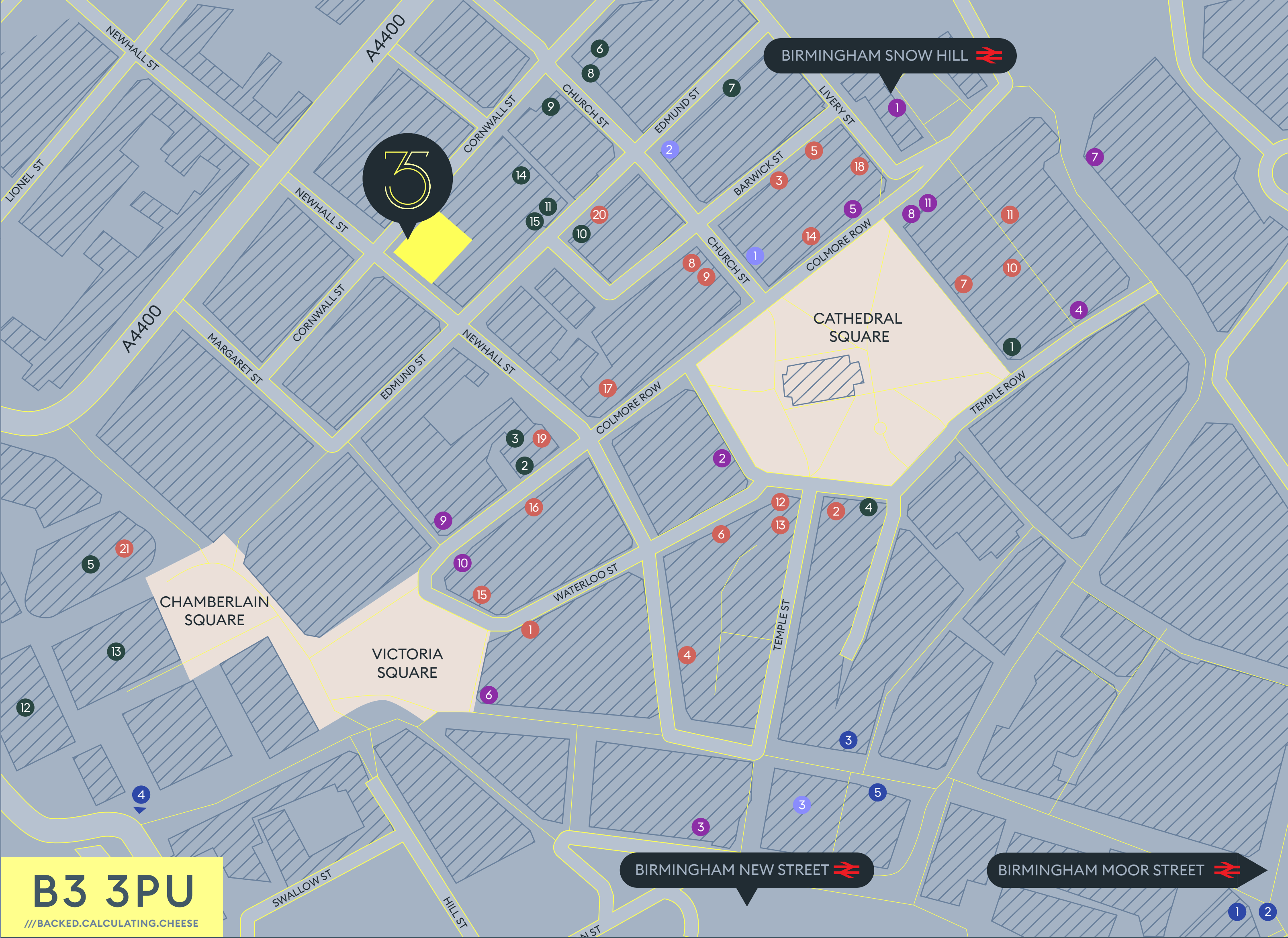
- 1. RBS
- 2. Grant Thornton
- 3. Shoosmiths
- 4. Rothschild
- 5. PwC
- 6. Turner Townsend
- 7. Gleeds
- 8. Brown Shipley
- 9. Squire Patton Boggs
- 10. Mace
- 11. Alvarez & Marsal
- 12. Goldman Sachs
- 13. DLA Piper
- 14. Anthony Collins Solicitors
- 15. Hoare Lea

RETAIL

- 1. The Bullring
- 2. Selfridges
- 3. Great Western Arcade
- 4. The Mailbox
- 5. The Piccadilly Arcade

HOTELS

- 1. The Grand
- 2. Hotel du Vin
- 3. Macdonald Burlington Hotel



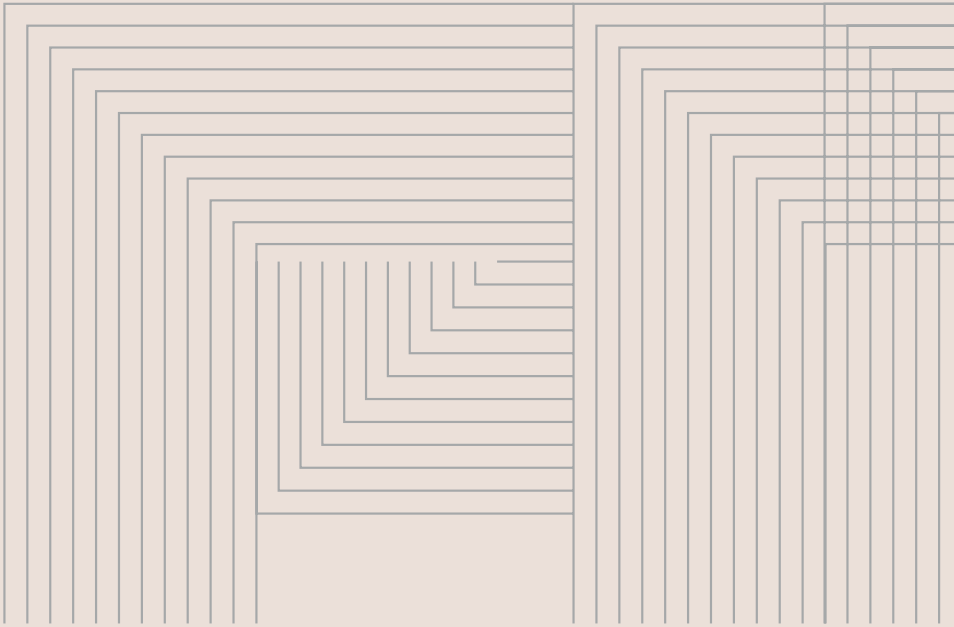
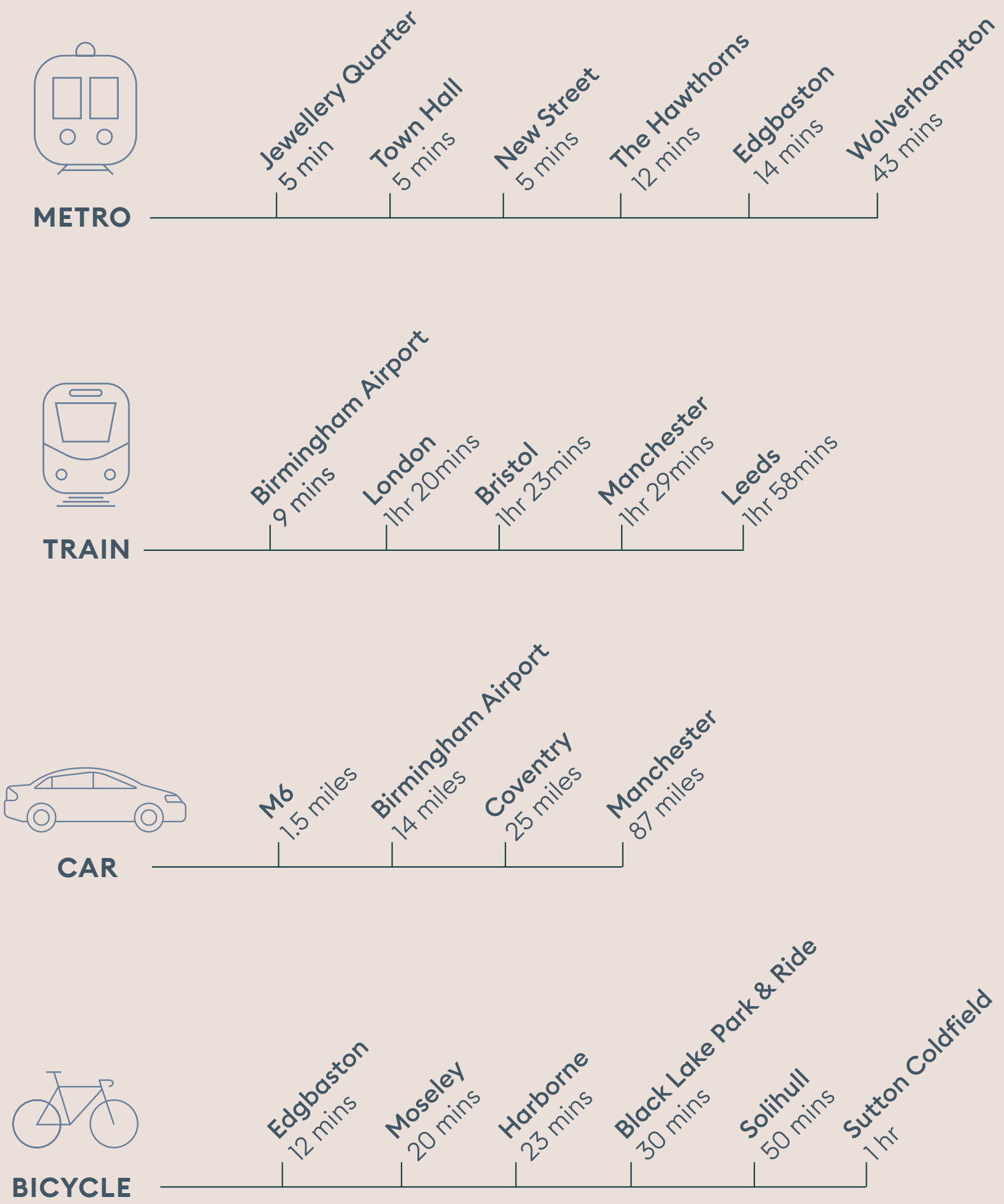
WALKING TIMES

Birmingham Snow Hill
4 Mins

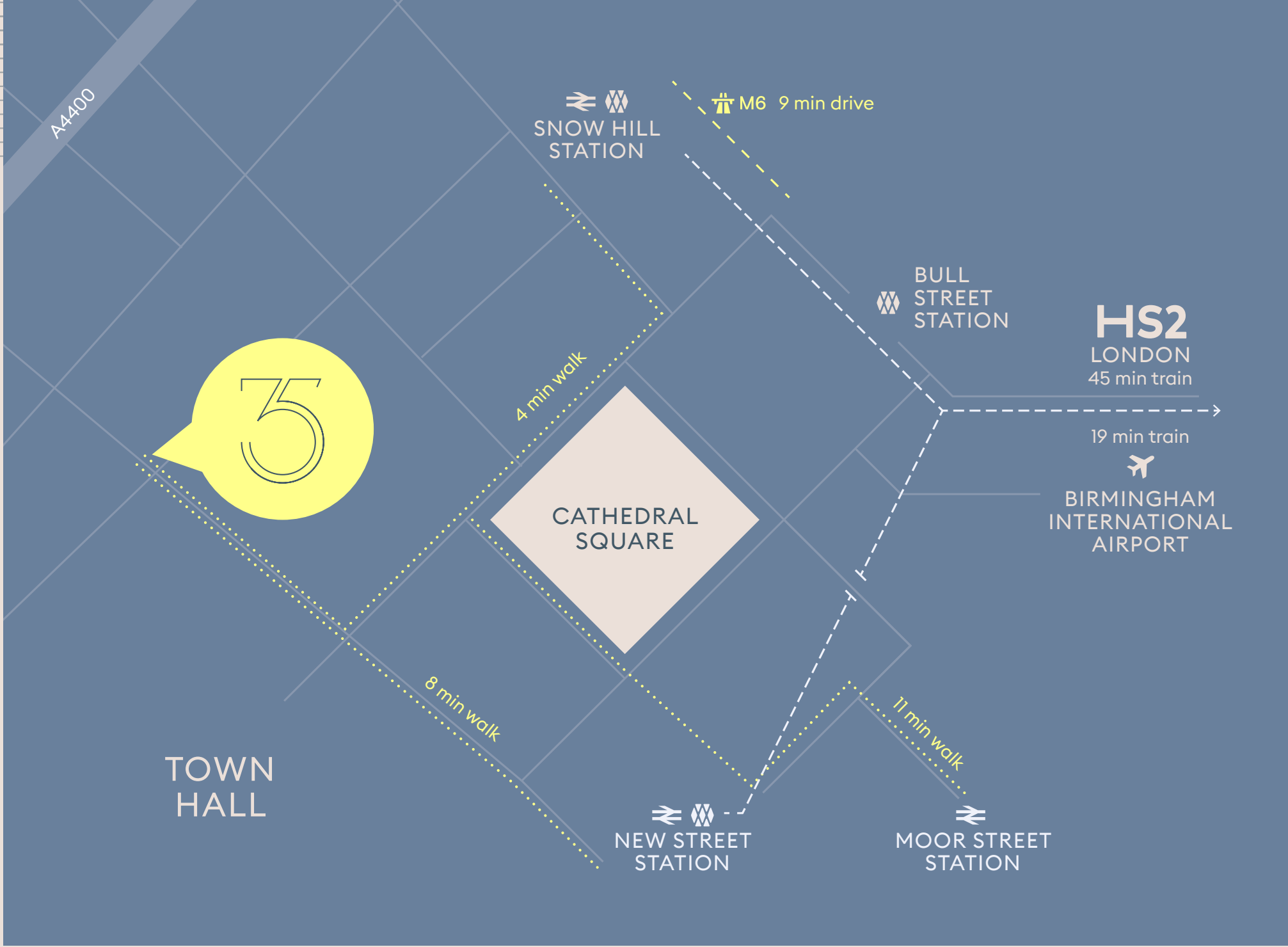
Birmingham New Street
8 Mins

Birmingham Moor Street
11 Mins

CONNECTIONS



With the West Midlands Metro and two train stations (New Street and Snow Hill) less than a 6 minute walk from 35 Newhall, you can take advantage of the excellent transport links in and out of the city.



THE TEAM

ASSET MANAGER / DEVELOPMENT MANAGER



MEP & SUSTAINABILITY



PROJECT MANAGER / QUANTITY SURVEYOR



STRUCTURAL CONSULTANT



ARCHITECT



GENERAL CONTRACTOR





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