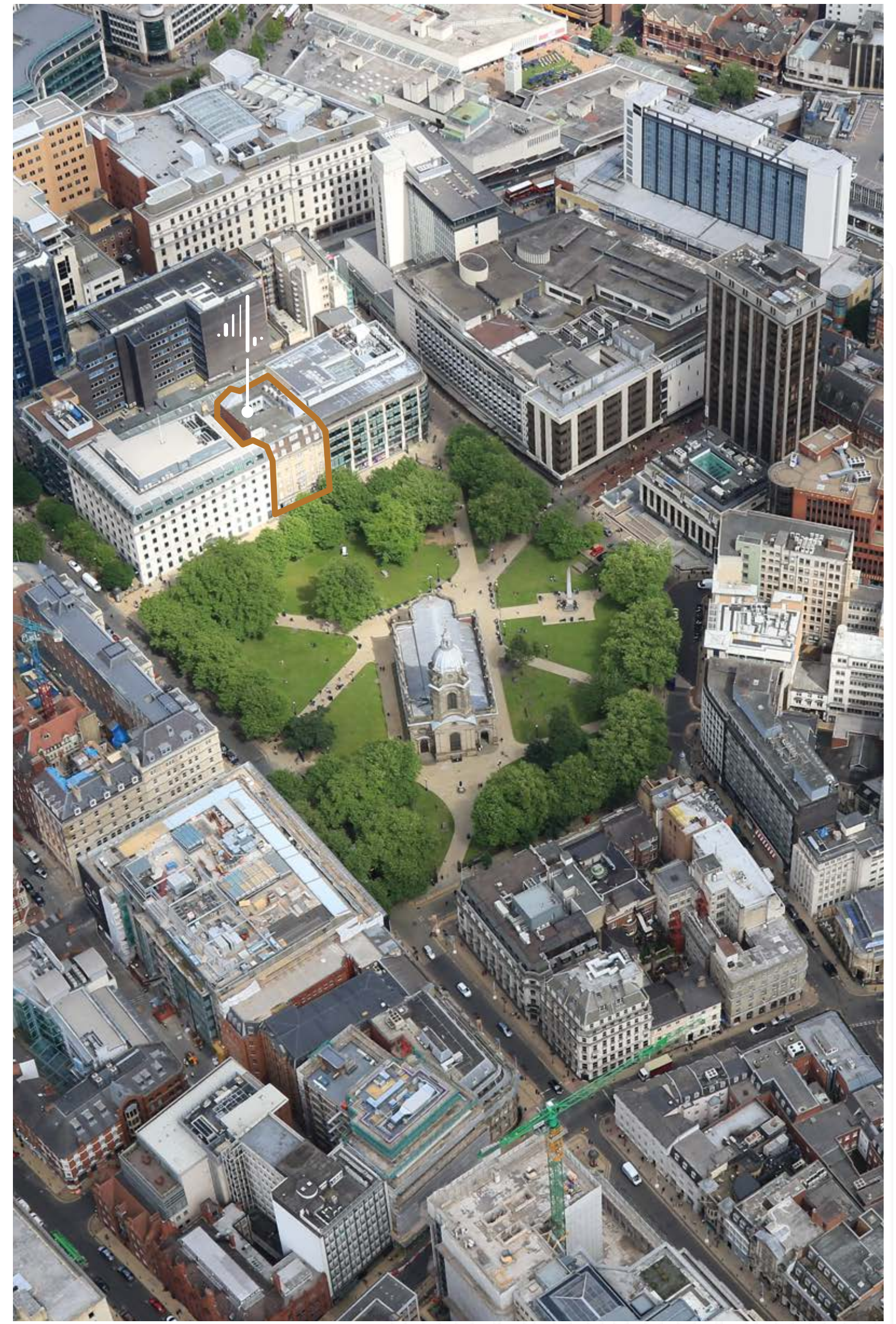


4 ST PHILIP'S









## ADDRESS TO IMPRESS

4 St Philip's offers an unrivalled opportunity for your business to make a real positive impact on your people, your customers and your business world. Suitable for a self contained headquarters building or split as separate floors it has gone through a sympathetic yet bold 'back to frame' redevelopment. Every element of the scheme has been carefully designed to optimise the perfect balance between inspirational aesthetic appeal and practical application.

First impressions last. The entrance fronting St Philip's Square has been comprehensively reconfigured and leads into a dramatic contemporary designed reception and fully refinished communal areas. The building will provide up to 24,389 sq ft over ground plus 6 upper floors with typical floorplates of 3,384 – 3,729 sq ft.

4 St Philip's has been enhanced beyond the original design parameters to create an impactful and enviable office environment designed to meet the needs of the modern office occupier.

It is a bold building and address that is sure to leave a lasting impression.

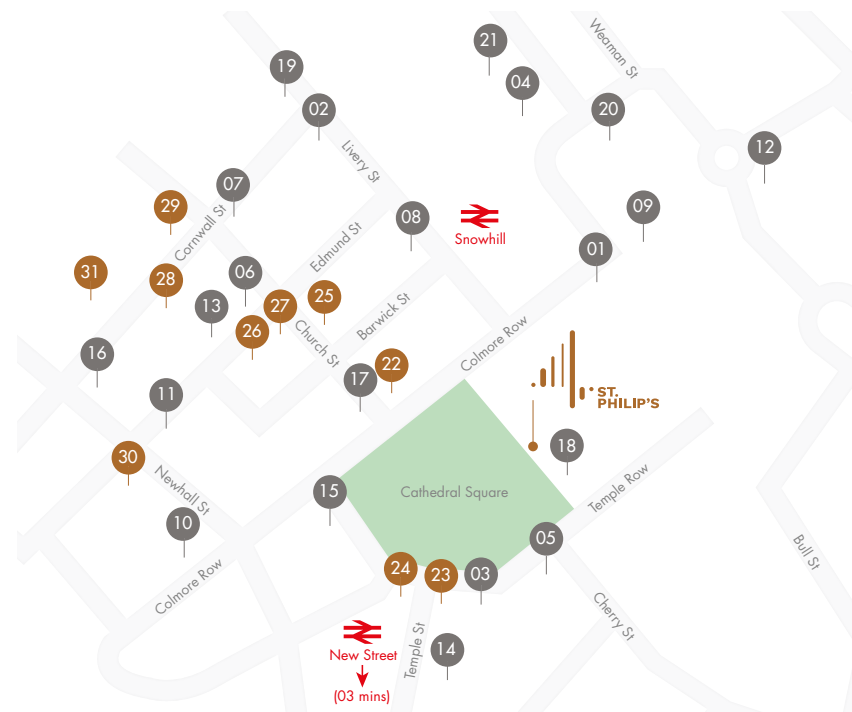




# OUTSIDE

Sat in a prime location in the heart of the central business district, 4 St Philip's overlooks St Philip's Cathedral and benefits from the very best of Birmingham's transformed amenity offer. There is a wealth of new and established restaurants, bars and coffee shops along with a diverse retail environment on the immediate doorstep.

Welcome to the home of the majority of high profile business occupiers in the city.



## KEY OCCUPIERS

- 01. Aon
- 02. Arcadis
- 03. AXA / Baker Tilly
- 04. Barclays / KPMG / DWF
- 05. CBRE
- 06. Clarke Willmott
- 07. Mazars / Hymans Robertson / Lockton
- 08. Direct Line
- 09. EY / Shakespeare Martineau
- 10. Eversheds Sutherland / Lloyds Banking Group
- 11. Gateley Plc
- 12. Handelsbanken / Shoosmiths / Jacobs
- 13. HSBC
- 14. Irwin Mitchell
- 15. Mills & Reeve
- 16. Mott MacDonald
- 17. Pinsent Masons / Savills / RICS
- 18. RBS / Coutts
- 19. Santander
- 20. Wesleyan
- 21. Gowling WLG / HS2Eversheds / BDO

## RESTAURANTS AND BARS

- 22. Gusto 02 min walk
- 23. The Ivy 02 min walk
- 24. Fumo 03 min walk
- 25. Hotel du Vin 03 min walk
- 26. Pinchos Tapas Bar 04 min walk
- 27. Urban Cafe 04 min walk
- 28. Opus 05 min walk
- 29. Purnell's 05 min walk
- 30. Asha's 05 min walk
- 31. Zen Metro 06 min walk

## NEARBY HOTELS

- Hotel Du Vin & Bistro 03 min walk
- Premier Inn 03 min walk
- Macdonald Burlington Hotel 05 min walk
- Hotel Ibis 11 min walk
- Radisson Blu 12 min walk
- Malmaison 13 min walk
- Crowne Plaza 13 min walk

## SHOPPING AND LEISURE

- Apple Store - New Street 04 min walk
- Grand Central/John Lewis 05 min walk
- Bullring 07 min walk
- Selfridges 07 min walk
- The Mailbox 10 min walk
- Symphony Hall 15 min walk
- Brindleyplace 19 min walk



## CONNECTED

The building is perfectly positioned just two minutes walk from Snowhill Rail and Metro Station and only 5 minutes walk from Birmingham New Street Station.

Road access is from Colmore Row and links taxi, private car and commuter bus services, with numerous secure car parking facilities located within a few minutes walk.



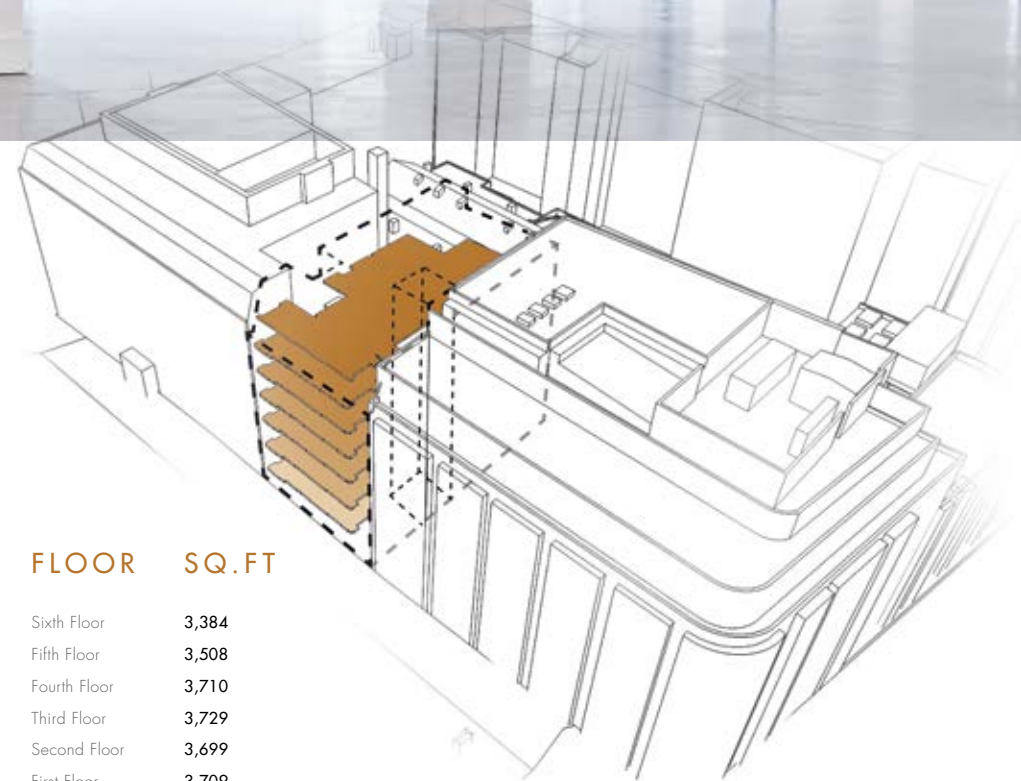


## INSIDE

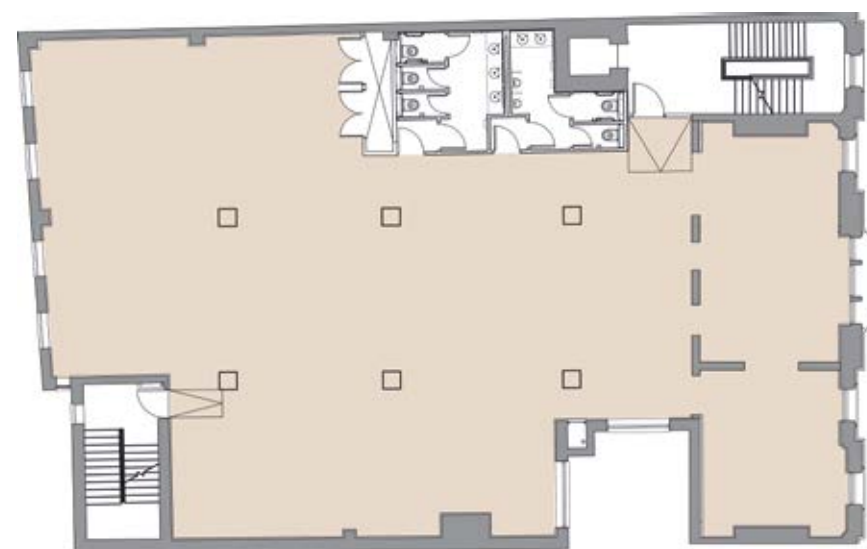
Each of the 6 beautifully refurbished floors has its own unique layout and character but all provide open plan efficient floor plates. Each floor has excellent natural light and a stunning outlook over St Philip's church yard toward the cathedral and benefits from high quality, individually tailored, private toilets.

### OFFICE PERFORMANCE SPECIFICATION

- Grade A Specification
- New VRF air-conditioning throughout independently controllable floor by floor
- Designed to accommodate up to 1 person per 8 sq m design density
- Raised access floors throughout
- Secure basement cycle, changing and shower facilities
- PV roof panels providing electricity to run the common services of the building
- Refenestrated throughout to also include full height glazing on the 6th floor
- New 10 person passenger lift serving all floors



FLOOR	SQ. FT
Sixth Floor	3,384
Fifth Floor	3,508
Fourth Floor	3,710
Third Floor	3,729
Second Floor	3,699
First Floor	3,709
Ground Floor	2,650
<b>TOTAL</b>	<b>24,389</b>



EXAMPLE FLOOR PLATE



## SUSTAINABILITY

Sustainability is in our DNA

4 St Philip's utilises the latest renewable energy saving and harvesting technologies to provide a class leading sustainable environment.

### 🏠 Energy Saving Technologies

- Currently one of the most energy efficient heating/cooling systems available, which incorporates heat recovery.
- Thermal modelling has been undertaken to target key areas to improve the building's insulation characteristics.
- LED lighting is incorporated throughout.

### 🔋 Energy Harvesting Technologies

- A 10kWp Photovoltaic solar panel system is installed on the roof which will generate electricity for the core areas of the building.

### £ Financials

- A target zero energy cost to run the core areas of the building.
- The Government paid annual subsidy (Feed in Tariff) will be transferred to the service charge. This provides a long term financial cash benefit to reduce the running costs of the building.

By utilising these technologies it is anticipated that this will lead to savings of 94 tonnes of CO<sub>2</sub> per annum.

### Energy Performance...

Estimated EPC B.

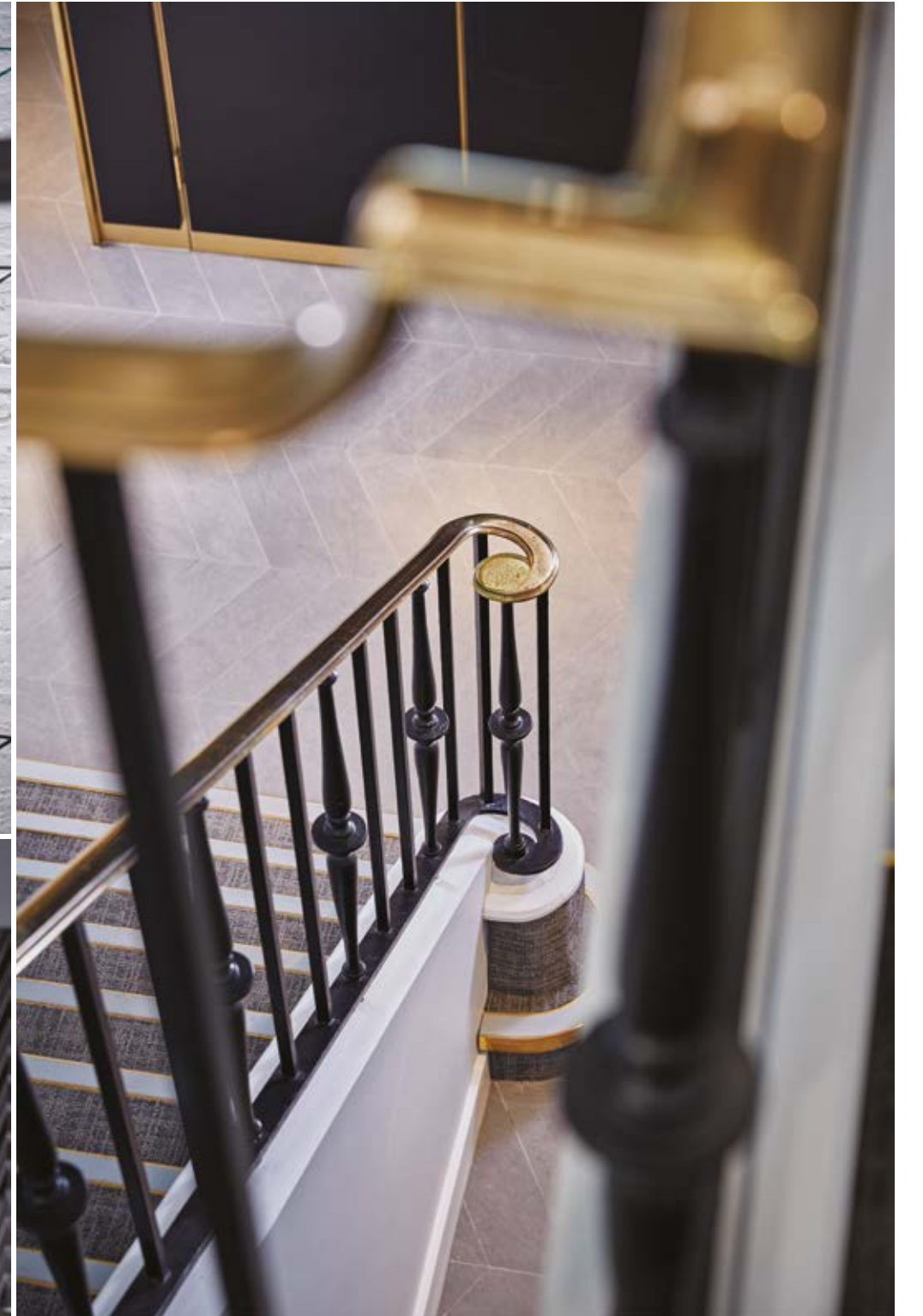










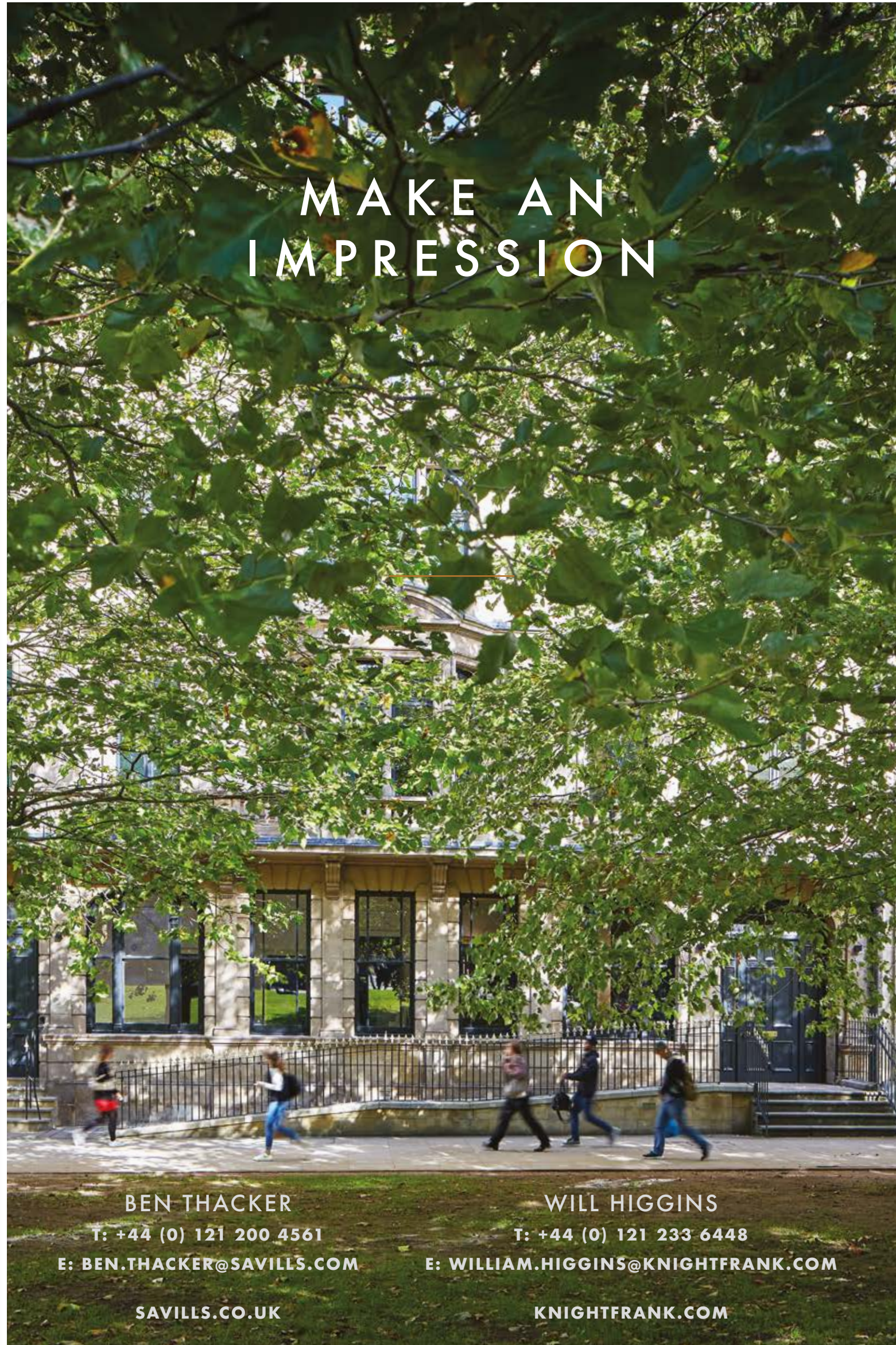








# MAKE AN IMPRESSION



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