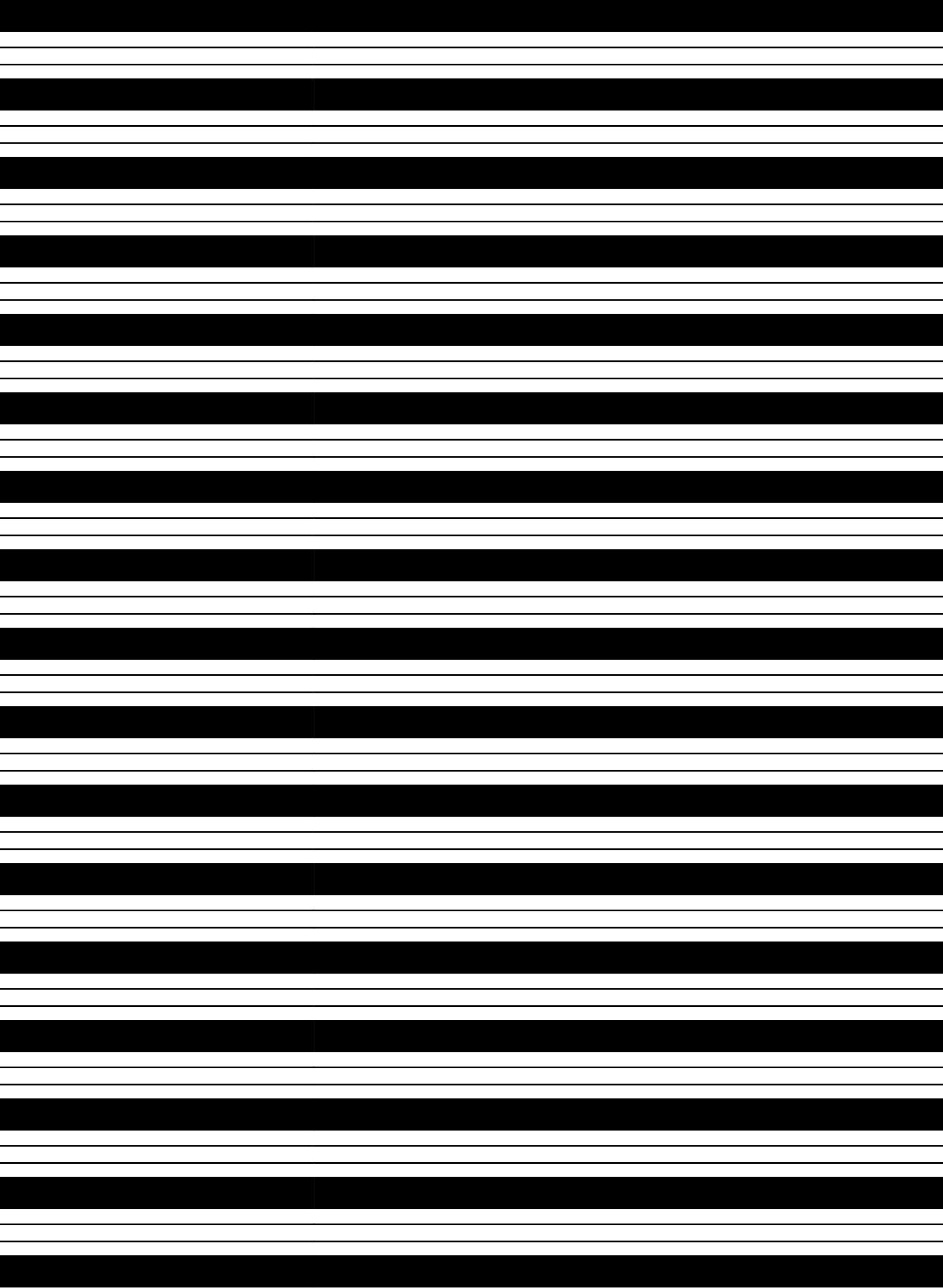


CONE

CENTENARY · WAY

Paradise
BIRMINGHAM



ONE

CENTENARY · WAY

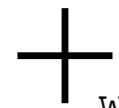
280,000 sq ft of prime office space in
Paradise Birmingham

+ One Centenary Way
creates a stunning
western landmark
for Birmingham
at the entrance
to the Paradise
development.

Contents

Introduction	04
Birmingham	08
Paradise	17
The Neighbourhood	30
One Centenary Way	38
Schedule of Accommodation	55
Specification	62

Paradise is more than just a business address.



With a collection of buildings and a mix of uses, it is the most dynamic space in Birmingham, attracting people for both business and pleasure.

One Centenary Way is more than just another building. It heralds the dawning of a new era of workspaces unlike anything previously seen in the city.

Prominently situated overlooking Centenary Square, the building marks a powerful entrance into the Paradise development.



One Centenary Way



+ A triumph of engineering and design, the building provides a striking contemporary counterpoint to the city's civic grandeur and has created a new icon for Birmingham's skyline.

Welcome to

BIRMINGHAM

The famed 'city of a thousand and one trades'.

One of Europe's fastest growing, youngest and most diverse cities. A place that is as modern as they come, yet has a world renowned heritage as a cradle of the industrial revolution and a reputation for doing things differently.

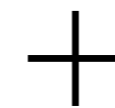
In the very heart of it all, adjacent to the Victorian Council House, Museum & Art Gallery and Classical splendour of the Town Hall, lies Paradise.

A whole new piece of city that reflects the ingenuity and collaboration of the past while fulfilling the need for the very latest in workplace thinking and destination place making.

View of One Chamberlain Square from Victoria Square



In the heart of the city and surrounded by Birmingham's major commercial, retail and leisure districts, Paradise facilitates business, cultural and social interactions all day long.



As part of the Colmore Business District, Paradise is creating a new professional and financial services hub at the heart of the city. But it offers so much more.

Access to immediate neighbours like Birmingham Museum & Art Gallery, the Town Hall and Centenary Square brings multiple cultural attractions within easy reach.

Whether it's picking up breakfast on the go, a lunchtime snack or ingredients for dinner later, Paradise's location makes things really easy.

The retail core of the city is just a couple of minutes' walk away, with the amenities, restaurants and shops of New Street, Grand Central, Bullring and the Mailbox all on the doorstep.

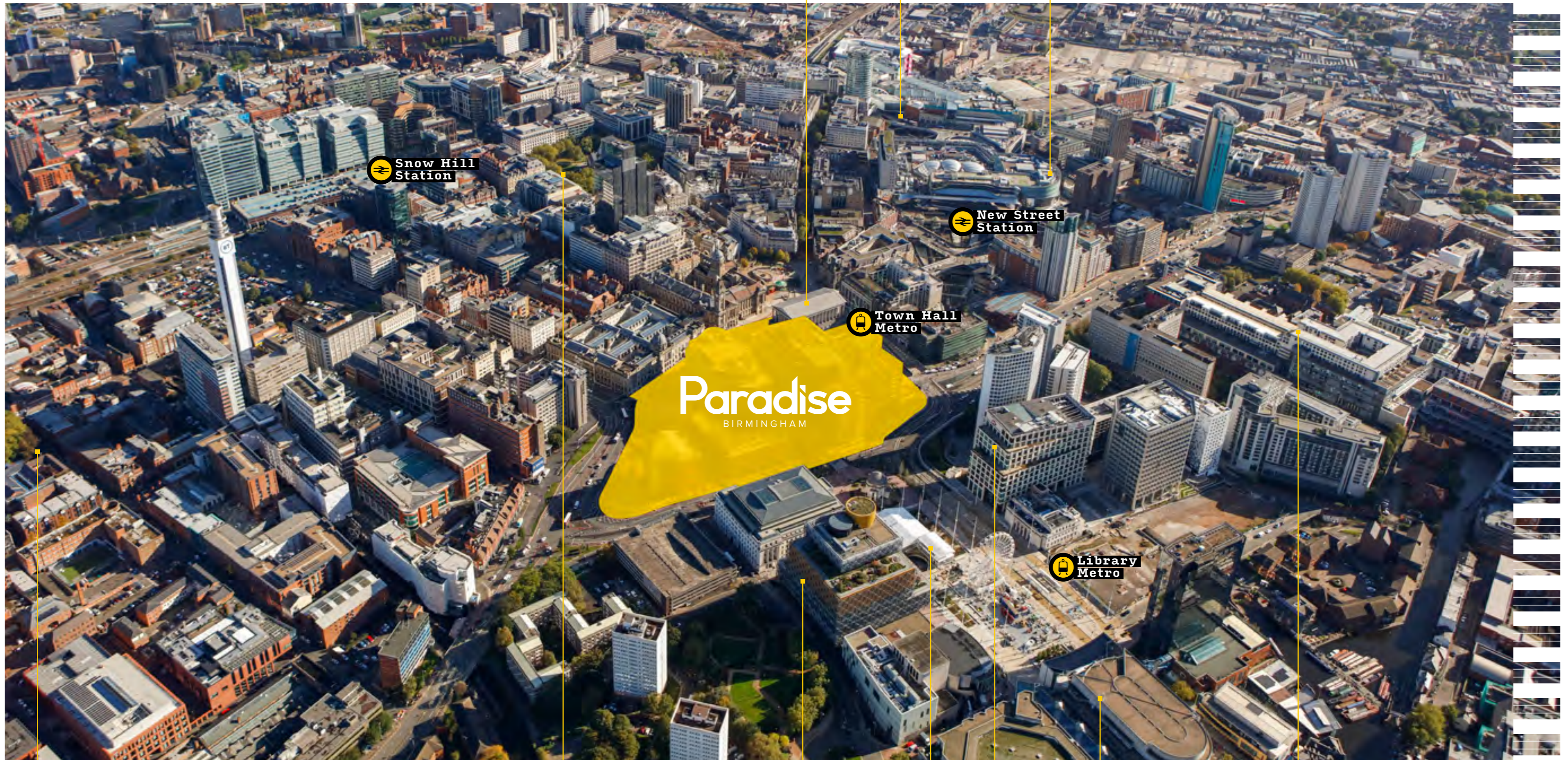
Another short walk away is Brindleyplace and the wider Broad Street district, as well as the city's famed canals.

Easy commuting is facilitated from the Town Hall tram stop that places other city centre and regional destinations just a short distance away.

With large scale expansion plans for the Metro underway, even more connections will open up in the decade to come as more residential parts of the city come within easy reach.



At the heart



Jewellery Quarter

Colmore Row

Library of Birmingham

Centenary Square

Arena Central

ICC & Symphony Hall

Mailbox

+ Paradise offers a unique location in the very heart of Birmingham and the heart of Britain.

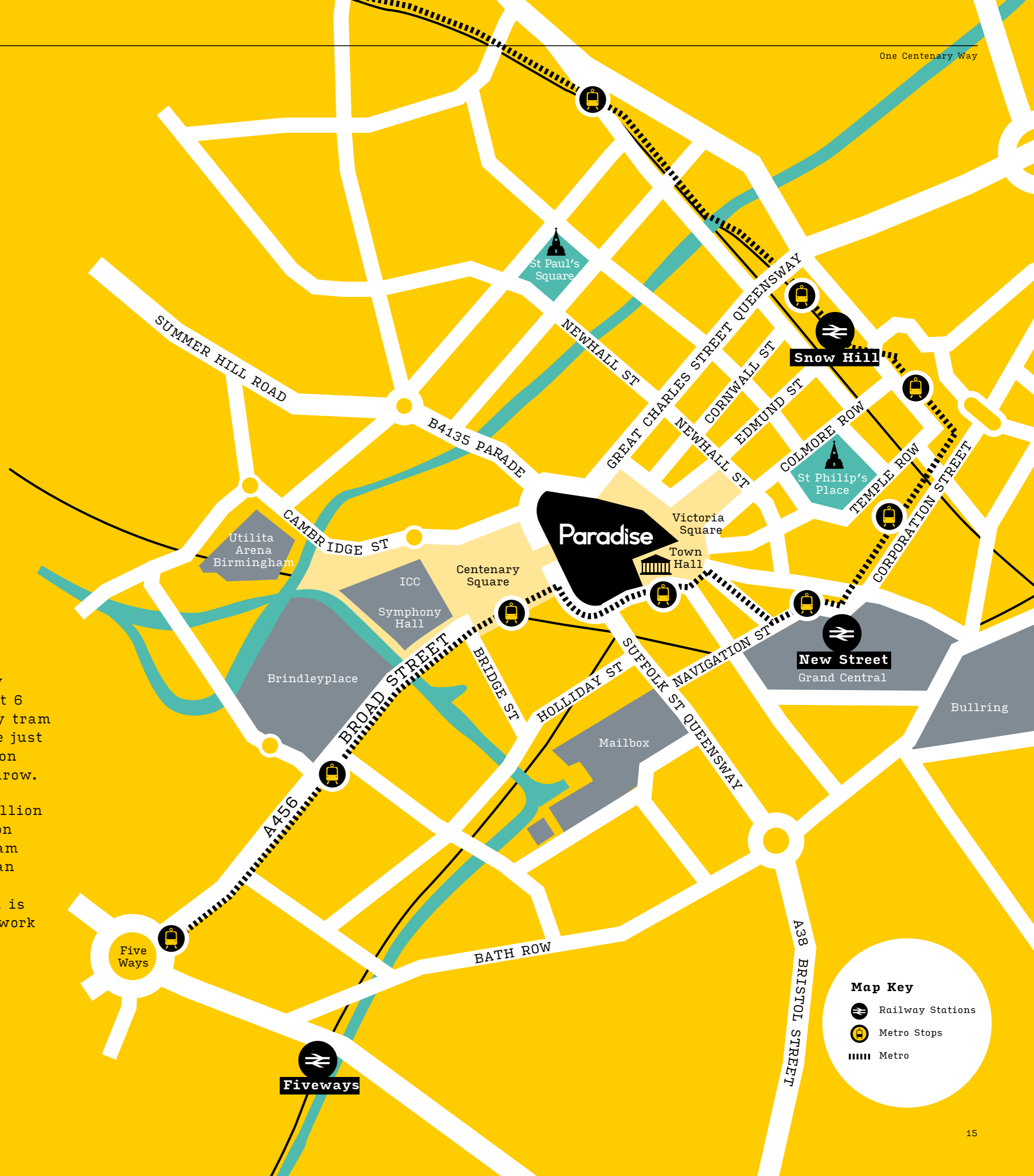
With a dedicated tram stop and being just a short walk to the city's leisure and retail districts, Paradise offers an unbeatable position.

Just minutes from Grand Central and New Street as well as road and tram links, being part of Paradise brings not just a commercial advantage, but a sense of being at the heart of a much wider business community.

Birmingham also offers a flourishing international airport with 150 destinations operated by more than 50 airlines.

With HS2 arriving in the city in 2029, Paradise will be just 6 minutes from Curzon Street by tram and Birmingham will then be just 40 minutes from central London and 1 hour from London Heathrow.

As a city of more than 1.1 million people and a wider conurbation of some 3 million, Birmingham has its own extensive suburban rail network as well as an expanding tram system which is set to quadruple its route network over the coming 15 years.





Welcome to

PARADISE

+ Paradise is an estate built on the best of the past with a firm eye on the future.

In a post Covid world the intelligent use of space has never been more relevant or important.

The commercial space across the estate enables occupiers to tailor their client areas and workspace to their own requirements with large, open floorplates and future proof features like inter-floor access points.

SMART sustainability features are also present in all of the Paradise buildings, giving the estate another edge to its spaces and amenities.



Chamberlain Square

The Paradise

MASTER-PLAN

+ The Paradise masterplan comprises 10 individually designed new buildings and three new squares set in outstanding public space.

Accessibility and connectivity are at the heart of the plan, opening up new vistas and pedestrian routes across the city.

Paradise is to be completed over three phases, the first of which has delivered two new office buildings overlooking an enhanced Chamberlain Square.

One Centenary Way is the first building for Phase Two, overlooking the newly transformed Centenary Square with further office buildings, public squares and a hotel following in subsequent phases.



Phase One

One Chamberlain Square

PwC
Dishoom
Albert's Schloss

Two Chamberlain Square

Atkins
Cazenove Capital
Cubo
DLA Piper
F1@ Arcade
Knights Plc
Mazars
MEPC
Rosa's Thai
Vinoteca
Yorks

Phase Two

One Centenary Way

280,000 sq ft
Arup
Goldman Sachs
JLL

Three Chamberlain Square

185,000 sq ft

Octagon

370 Build to Rent homes

Hotel

152 bed high quality hotel

Ratcliff Square

Phase Three

Three Congreve Square

120,000 - 175,000 sq ft

Two Centenary Way

90,000 - 105,000 sq ft

One Congreve Square

100,000 - 165,000 sq ft

Congreve Square

3

NEW PUBLIC SQUARES

70K

SQ FT OF
RETAIL

£1.2bn

investment into the city

50K

SQ FT OF
LEISURE
USES

High
Quality
Hotel

370

NEW HOMES

100

BRAND NEW
HIGH QUALITY
BUILDINGS

12,000

jobs upon completion,
creating hundreds of jobs
during construction

up to

550

car parking spaces

1.74M

SQ FT OF CONTEMPORARY OFFICE SPACE

What our
occupier's say...

ARUP

The world's leading structural engineers and one of the UK's foremost professional services firms, Arup.



“

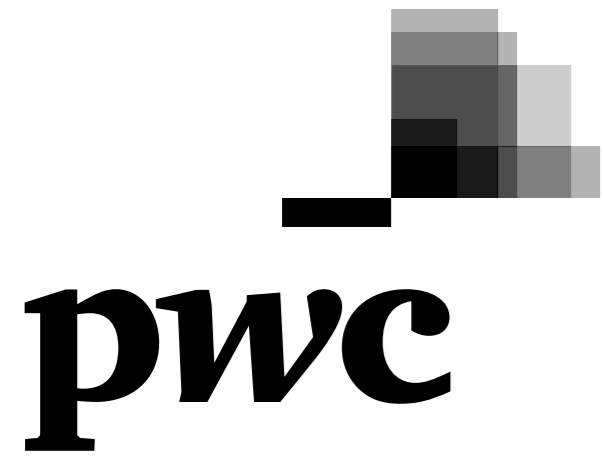
We are incredibly proud of this new location and the role it will play in bringing 1,000 jobs to the city centre.

Mark Jones, Birmingham office leader at Arup.

Press play to watch interview with Mark Jones, Arup

Arup's arrival at One Centenary Way in 2023 will involve creating a new office campus in the heart of the city for its 1,000 Midlands' staff.

Taking 68,000 sq ft across three floors and with its own ground floor presence, Arup will establish itself as a major new occupier within the city centre and at Paradise.



By committing early to One Chamberlain Square, PwC worked in collaboration with the Paradise team contributing to and influencing design ideas to create a truly bespoke and innovative working space for its 2,000 strong Birmingham team.



One Chamberlain Square



This is a once in a generation move for the firm and is PwC's single largest investment outside London.

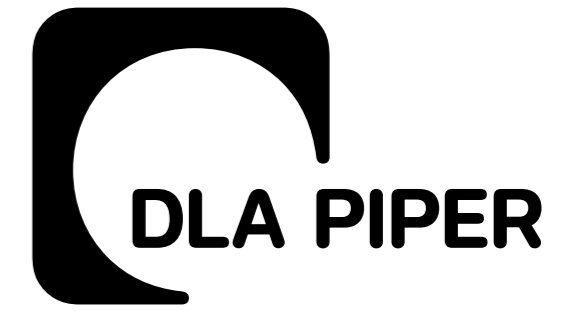
Matthew Hammond, PwC



Press play to watch interview with Matthew Hammond, Midlands Region Chairman, PwC

As part of its ambitious growth plans for the region DLA Piper has taken 40,000 sq ft of space across the top two floors of Two Chamberlain Square.

They have been joined by Knights, Mazars and Atkins in what has become a new professional services hub for the city.



Where's the best place to grow. Where's the most exciting place in the city. It's Paradise.

Trevor Ivory, Birmingham Managing Partner, DLA Piper



Press play to watch interview with Trevor Ivory, DLA Piper

Two Chamberlain Square



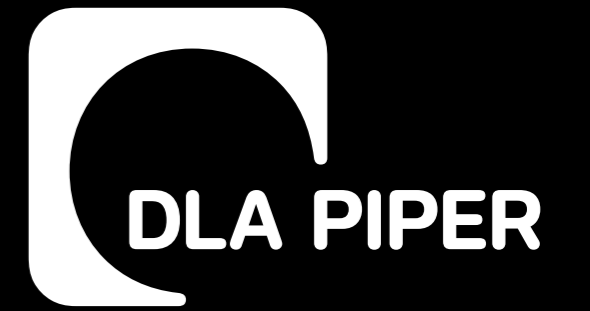
As chosen by:

ARUP

ATKINS

Cazenove
Capital

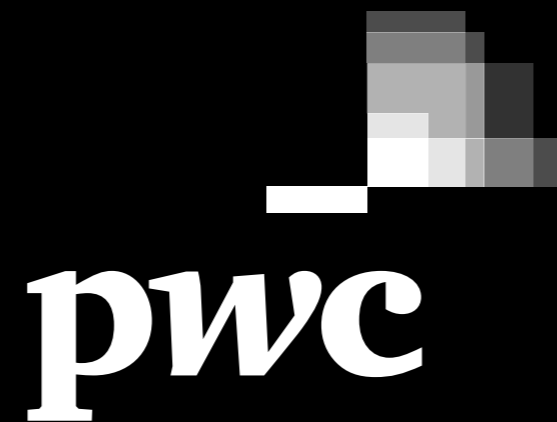
Cubo



Knights plc



MEPC



ALBERTS
SCHLOSS

Dishoom
FROM BOMBAY WITH LOVE

ARCADE

ROSA'S
THAI CAFE

VINOTECA

Yorks

Welcome to the **NEIGHBOURHOOD**

+

Paradise is not just about office space, it's about creating a new destination, a new piece of city and a hub of favourite restaurants, cafés and bars.

With a continued emphasis on the highest possible quality of both public and private space and bringing first-time operators to Birmingham, Paradise will transform the leisure offering in this part of the city.



Paradise stays animated and full of life around the clock, a huge asset for not just the public realm but also for adding to the safety and security of the development.



17M

people walk through Paradise every year.

Paradise
has already
attracted
exciting new
restaurant
and bar
operators to
Birmingham.

Bavarian restaurant Albert's Schloss offers a unique eating, drinking and entertainment venue for the city.

It joined the already popular Dishoom with its exceptional blend of Indian and Irani influences all day long, from breakfast through to supper and Rosas Thai Cafe serving authentic Thai dishes for lunch and dinner seven days a week.

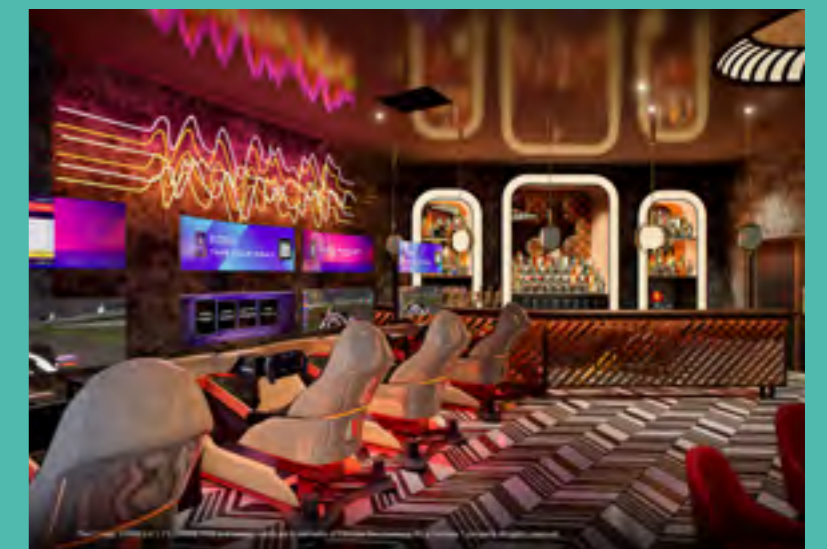
Award winning wine bar and Mediterranean eatery Vinoteca spills out onto Chamberlain Square and Yorks Cafe, the award winning Birmingham coffee roasters and eatery, which will deliver on the all-day café culture with top quality coffee and original food will open its doors in 2023.

F1® Arcade will open in autumn 2023 and will offer an immersive, cutting-edge F1 racing simulation experience.



ALBERTS
SCHLOSS

F1® ARCADE



Dishoom

FROM BOMBAY WITH LOVE



VINOTECA

ROSA'S
THAI CAFE



Yorks



Welcome to

ONE CENTENARY WAY

Building
INNOVATION
from the outside in

+

One Centenary Way is an elegant, sustainable and distinctive structural landmark.

A structural-led design, keeps the building authentic and true to its unique location.

Prominently situated overlooking Centenary Square, the smart enabled building marks a striking arrival into the Paradise development.

Accessed off the new pedestrian Centenary Way, the main reception space creates a professional and welcoming activated space with a dramatic double height lobby area. The area is defined by exposed internal columns and floor beams that echo the external architecture of the façade.



13

STOREY

14

SHOWERS
& ASSOCIATED
LOCKER ROOM

SMART

access to
services,
information
and facilities

Access to

330

basement car
parking spaces

Target Energy
Performance
Certificate
'B' rating

280,000

SQ FT GRADE A BUILDING

150

MM RAISED FLOOR

ALL ELECTRIC

Target BREEAM
'EXCELLENT'
rating

2,750

mm ceiling height

144

DEDICATED
BASEMENT
CYCLE SPACES



View along Centenary Way

A sense of arrival

+

The double height entrance on Centenary Way brings life and activity to the upper ground floor giving a real sense of arrival.

The stunning entrance atrium highlights the exposed steel frames inside and out, and is complemented by natural materials and contemporary fittings.



One Centenary Way Reception



One Centenary Way Reception

Fit for purpose

Paradise offers a plethora of leisure opportunities across the estate and a new gym on the ground floor of One Centenary Way will overlook Western Terrace.

Further leisure units at One Centenary Way will bring more amenity to the building.

One Centenary Way also features the city centre's first dedicated Cycle Hub with changing and storage space as well as maintenance facilities.



Cycle amenities

An extremely well-equipped and accessible cycle hub for the whole estate will be created as part of One Centenary Way.

The Paradise masterplan is all about creating new connections across the city and being a centre of sustainable development. An increase in cycling provision and use across the city will therefore be supported with relevant infrastructure and the cycle hub is one part of this.

One Centenary Way has its own dedicated 144 space cycle store with 14 showers and associated lockers accessible only to occupiers ensuring that building users benefit from the increased amenities at Paradise.

up to

350

cycle hub spaces



Access to

330

secure basement
car parking spaces





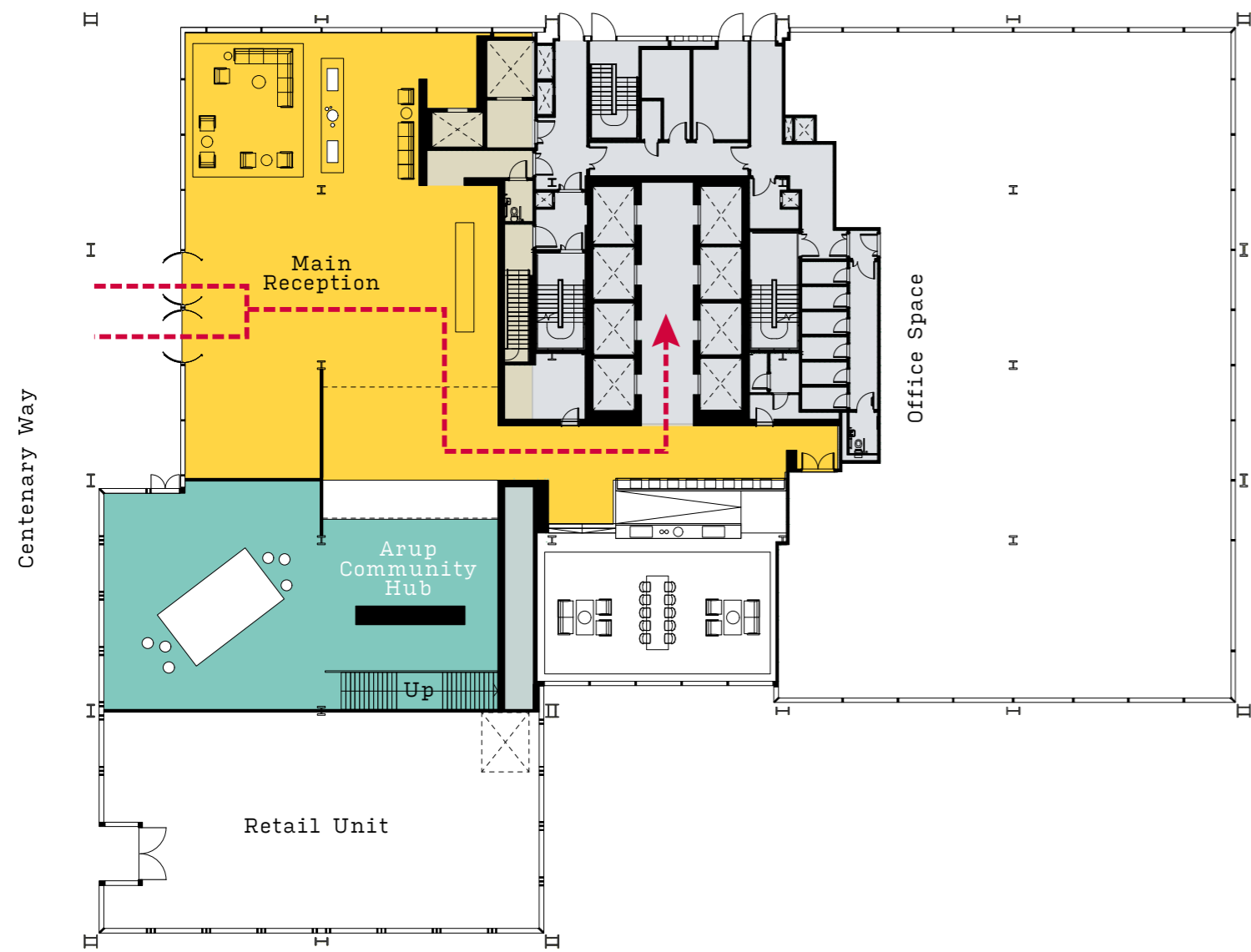
Schedule of AREAS

Floor	NIA sq ft
Level 12	Let to Goldman Sachs
Level 11	Let to Goldman Sachs
Level 10	Let to Goldman Sachs
Level 09	Let to Goldman Sachs
Level 08	22,896
Level 07	22,913
Level 06	22,913
Level 05	22,913
Level 04	(Part Let to JLL) 9,167
Level 03	Let to Arup
Level 02	Let to Arup
Level 01	Let to Arup
Upper Ground	
Retail	2,900
Office	8,443
Let to Arup	3,091
Ground	
Retail	4,961
Cycle Hub	144 spaces
Total Areas	
Total Office	277,833
Total Retail	7,861
Total	285,694

- Office space available
- Restaurant/retail units available
- Let space

All measurements provided are Net Internal Areas calculated in line with RICS Code of Measuring Practise, 6th Edition (IPMS calculations are available upon request).

Reception



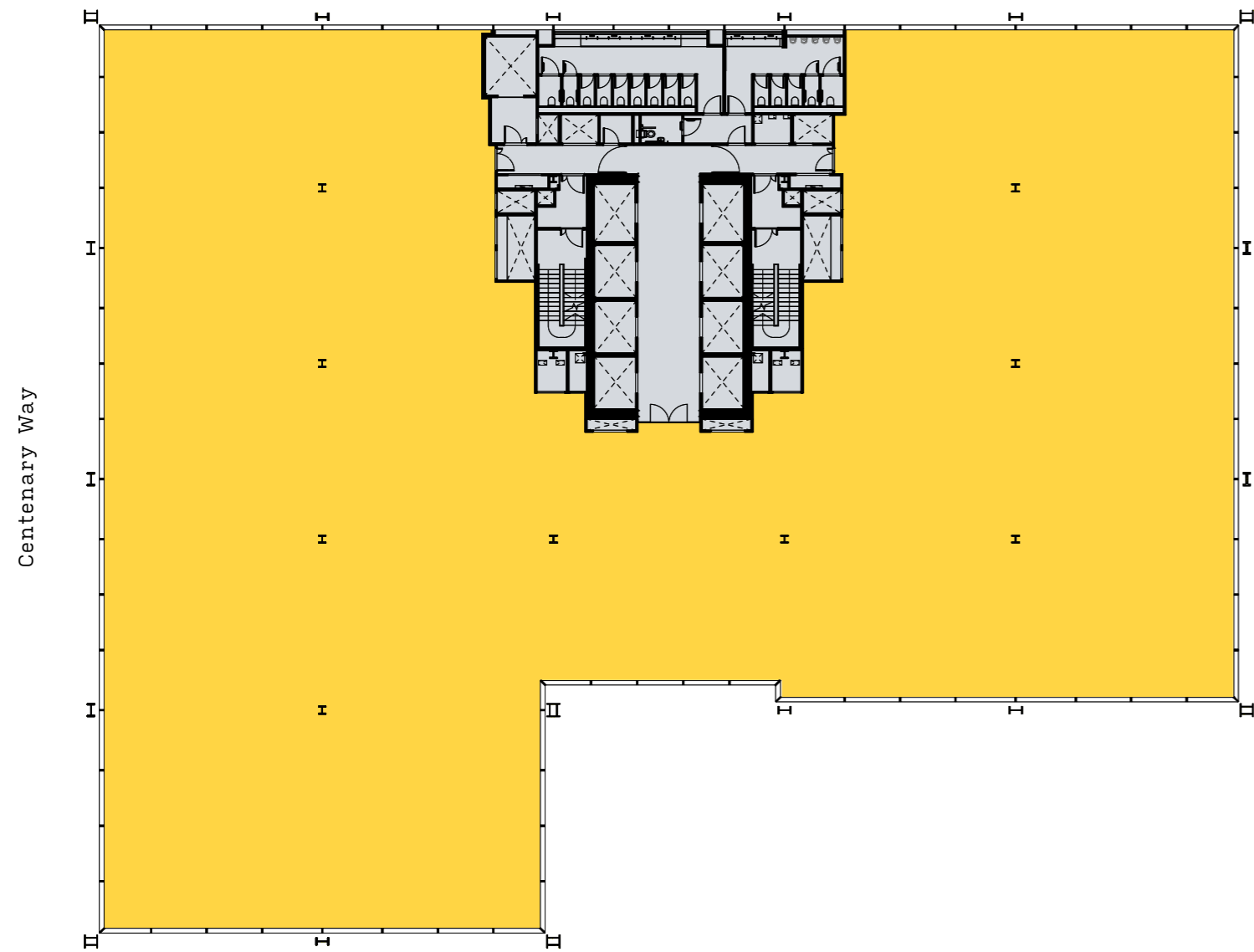
- - - - - Entrance Route
- Main Reception
- Arup Community Hub

12
11
10
09
08
07
06
05
04
03
02
01
UG



Level 02-04

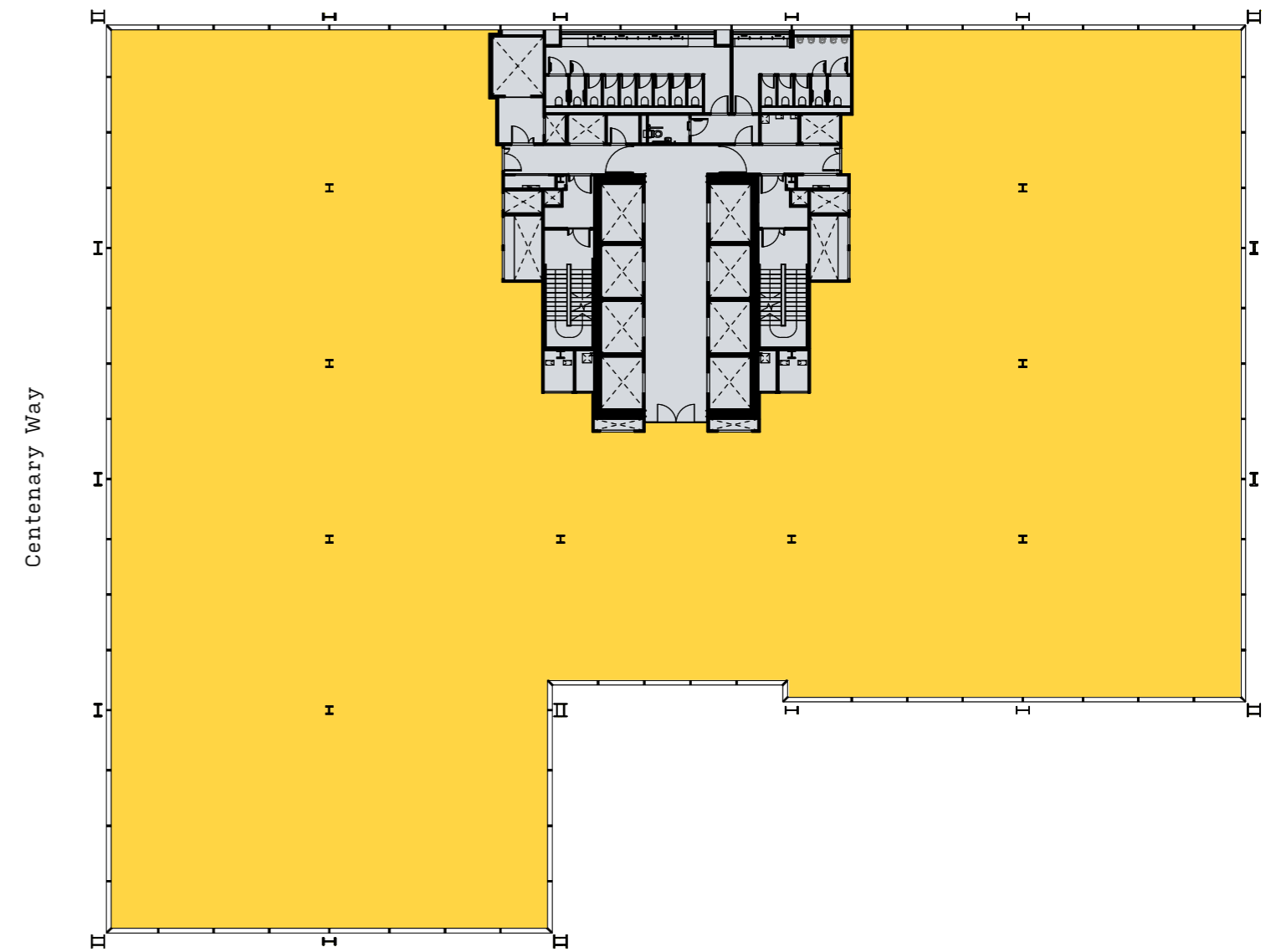
22,913 sq ft



12
11
10
09
08
07
06
05
04
03
02
01
UG

Level 05-07

19,035 sq ft



12
11
10
09
08
07
06
05
04
03
02
01
UG



One Centenary Way Typical Floor

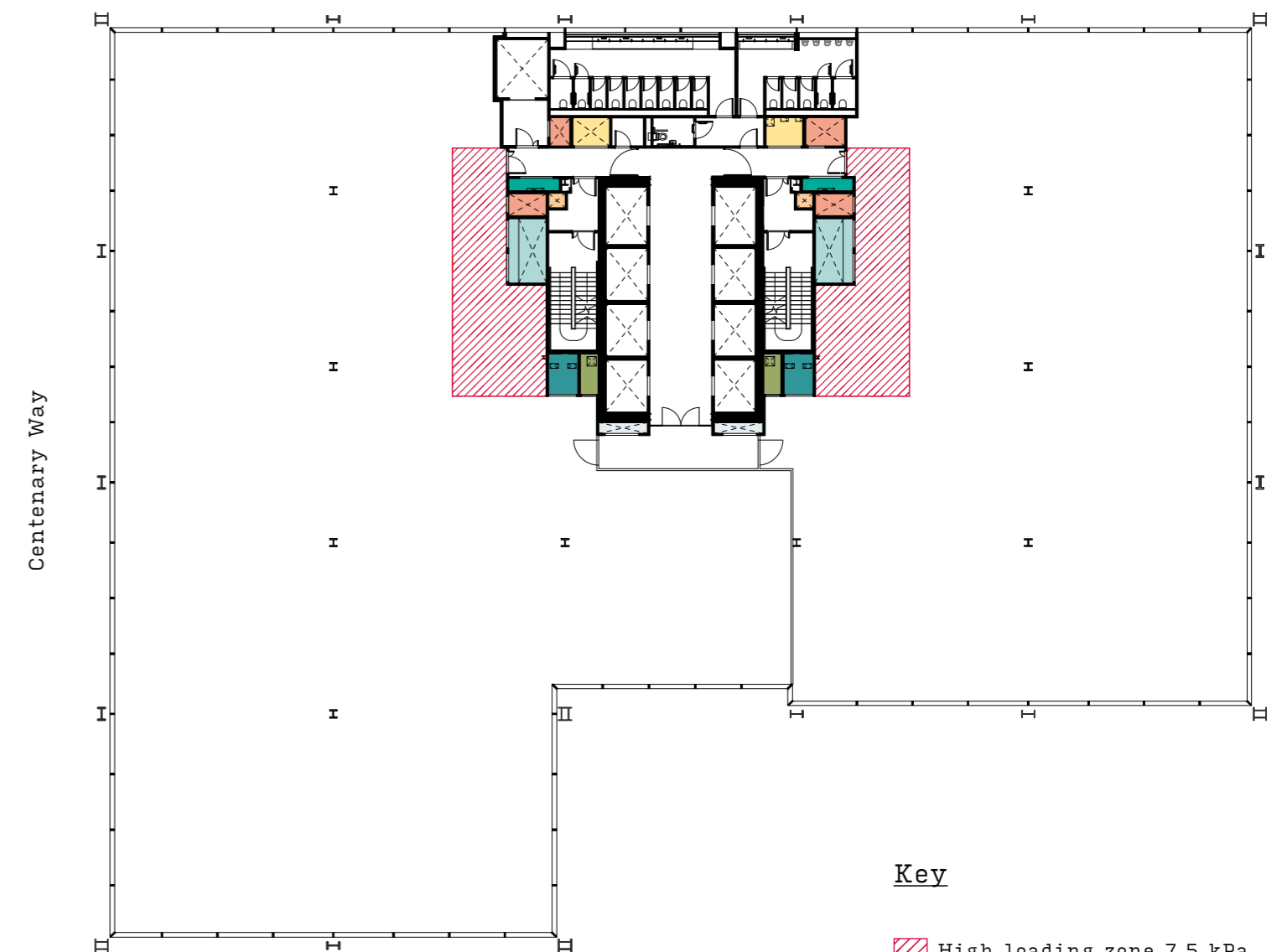
First class specification

+ One Centenary Way provides a bright and spacious working environment with the highest specification to meet future business needs.

- Impressive fully manned reception
- Target BREEAM 'Excellent' rating
- Target Energy Performance Certificate 'B' rating
- Comprehensive integrated security system complete with CCTV
- High efficiency dimmable LED lighting, complete with automatic daylight compensation & presence detection control
- Floor to ceiling glazing
- Clear floor to ceiling height of 2,750mm
- Fully accessible 150mm raised floors
- Comfort cooling via high efficiency 4 pipe chilled water fan coil units and perimeter heating via low temperature hot water heat emitters
- Eight, high speed, 17 person passenger lifts + one goods lift
- Male, female and disabled toilets on each floor
- 108 basement car parking spaces
- 144 cycle spaces
- Shower room and changing facilities
- Allowance for knockout panels for interconnecting floors
- Designed to density of 8 sq m (can accommodate 6 sq m in areas)

Technical Plan

A 3-way split can be achieved subject to modifications to base build.



Key

- High loading zone 7.5 kPa
- Tenant Riser*
- Smoke Riser
- Mech Landlord Riser
- Landlord Electrical Riser
- Mech Riser
- Vent Riser
- Electrical Riser
- Comms Riser
- Sprinkler Riser

* Riser can be used to accommodate kitchen extract option. Space to be on a pro-rata basis dependant on floor area.

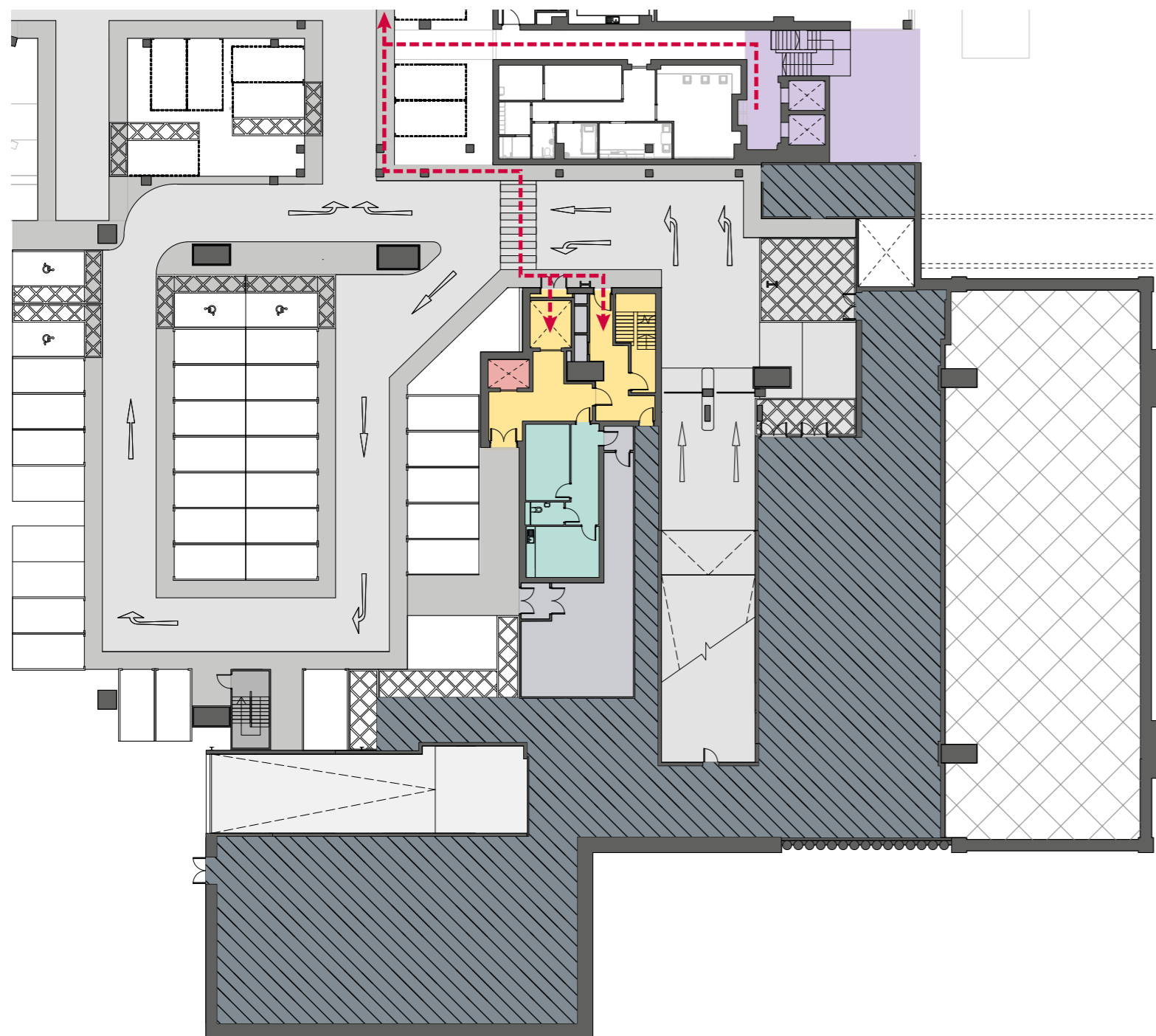
Integrated car parking

One Centenary Way will have a comprehensive integrated 24 hour security system complete with CCTV, plus 24hr guards, 365 days per year.

The building also offers access to 330 secure basement car parking spaces. There is also 144 dedicated cycle spaces. Direct access into the building is via a dedicated passenger lift and stairs.

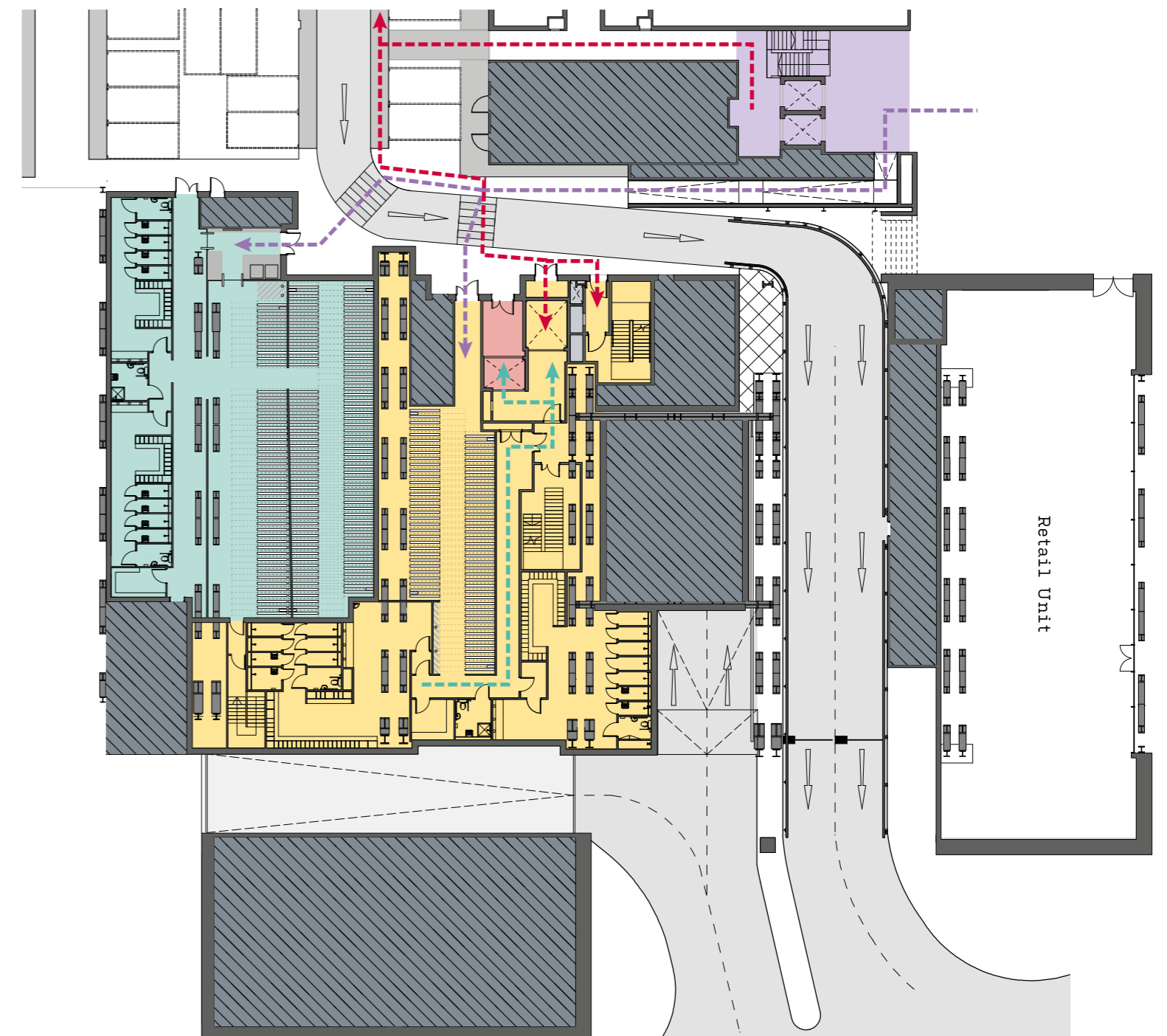
Basement

- One Centenary Way Main Core
- Staff Welfare
- Reception Passenger Lift
- Route from Main Pedestrian Core



Lower Ground

- Private Cycle Store
- Public Cycle Hub
- Reception Passenger Lift
- Cycle Route
- Route from Main Pedestrian Core
- Route within Cycle Store to One Centenary Way



+ The new Western Terrace opens out from One Centenary Way giving access to high-quality public realm, the proposed neighbouring brand new hotel, Town Hall and Paradise Street.



+ One Centenary Way will become one of the smartest workspaces in the city, representing the very future of 21st century buildings.

View from One Centenary Way terrace



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YOUNG**

CBRE

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onecentenaryway.co.uk