



LIVERY STREET

20,556 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 COMING TO 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.

High quality, contemporary office space that has been recently refurbished to the highest standards, 10 Livery Street is now available to let for the very first time.

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.



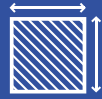


DOUBLE HEIGHT
RECEPTION AREA

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



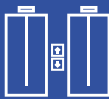
Metal-tiled suspended ceilings with floor to ceiling height of 2.7m



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



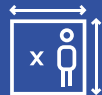
Recessed LED lighting



26 car parking spaces with EV charging points



Full access raised floors with clear height of 150mm



The building and services are designed for an occupancy level of one person per 10 sq m



EPC B(43) Rating





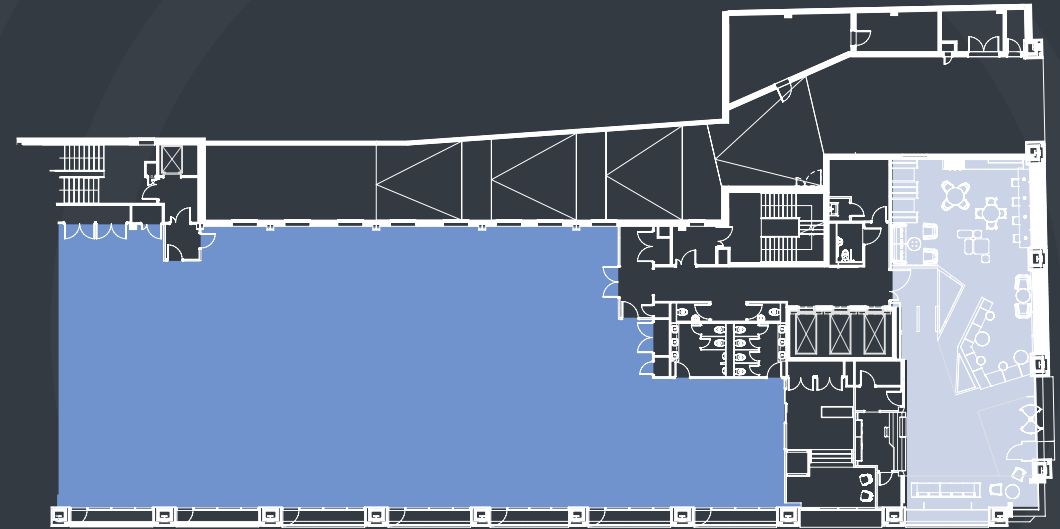
BUT FIRST,
COFFEE

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	11,371	1,056
1ST FLOOR	LET TO DIRECT LINE	
GROUND FLOOR: OFFICE / RETAIL / LEISURE	6,919	643
TOTAL	20,556	1,909

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: 11,371 SQ FT



3RD FLOOR

AVAILABLE: 2,266 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 Allianz
- 13 Investec
- 14 Hays
- 15 DWF
- 16 Shakespeare Martineau
- 17 HS2 Construction HQ
- 18 Gowling WLG
- 19 Knight Frank

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 All Bar One
- 11 Adam's
- 12 Rudy's Neopolitan Pizza
- 13 Revolución de Cuba
- 14 The Ivy
- 15 Gaucho Grill
- 16 Gusto
- 17 Alchemist
- 18 200 Degrees Coffee
- 19 Anderson & Hill
- 20 Tattu Restaurant and Bar
- 21 Primitivo

HOTELS

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

GYMS & LEISURE

- 1 Blaze Studio
- 2 MK Health Club
- 3 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, Brown Shipley, Lockton and Bell Penny
- 5 BNP Paribas
- 6 Barclays Wealth & Investment Management
- 7 Wesleyan Assurance
- 8 Irwin Mitchell, Hogan Lovells, Investec and Aecom
- 9 Browne Jacobson, Gallagher, Knight Frank, RSM
- 10 Ramboll
- 11 Ranstad
- 12 Lockton
- 13 Turley

● RETAIL & AMENITY

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

● POINTS OF INTEREST

- 1 Mailbox
- 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



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

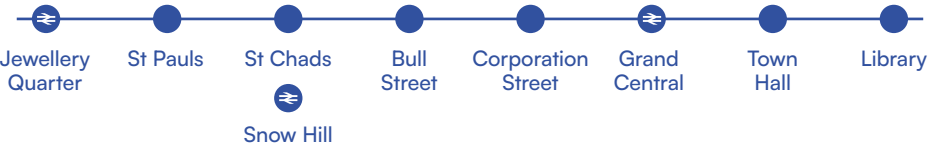
AIR

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

GEORGE JENNINGS

george.jennings@avisonyoung.com
07900 678 125



LIVERY
STREET



JONATHAN OTTEWELL

jottewell@savills.com
07972 000 150

AVISON YOUNG and SAVILLS for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of AVISON YOUNG and SAVILLS has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2024

Crafted by CAB Property.