



THIRTY-FIVE  
NEWHALL  
BIRMINGHAM

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

# CONTENTS

CLICK TO NAVIGATE

## THE BUILDING

- Specification
- Sustainability
- Sky-lounge

## THE PLANS

- Accommodation Schedule
- Basement
- Ground
- Typical floor plate

## THE LOCATION

- Amenities
- Connections

## CONTACT DETAILS



# THE BUILDING



# A PLACE THAT HAS ALL YOU NEED TO THRIVE

Located in the heart of Birmingham's business district 35 Newhall will provide 54,369 sq ft of best-in-class, sustainable and wellness-focused office accommodation.

35 Newhall is undergoing a complete refurbishment. A full replacement of the exterior cladding system and a comprehensive refurbished interior which will transform the building to offer a modern workspace with state of the art facilities and feature a 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.

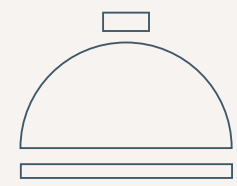






# STEP INSIDE FOR A MODERN WORKSPACE EXPERIENCE

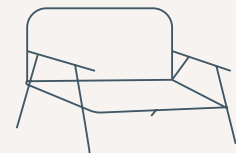
With impressive natural light, a communal breakout lounge, biophilia and high quality finishes, 35 Newhall's reception delivers a striking first impression for occupiers and clients.



CONCIERGE



WIFI



SEATING



COFFEE MACHINE



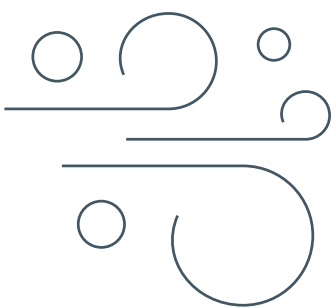
BIOPHILIA







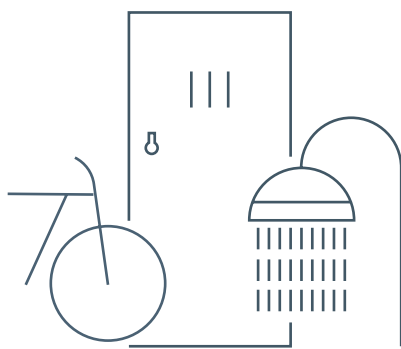
# SPECIFICATION



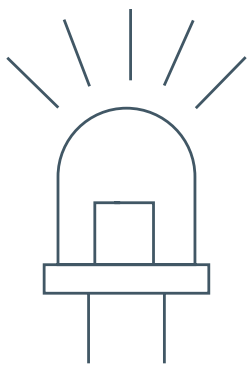
**FRESH AIR VENTILATION**  
12 litres per second per person  
of filtered & conditioned air  
to maintain CO2 levels



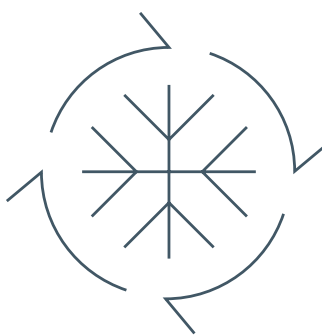
**THE SKY LOUNGE**  
Rooftop communal  
lounge and terrace



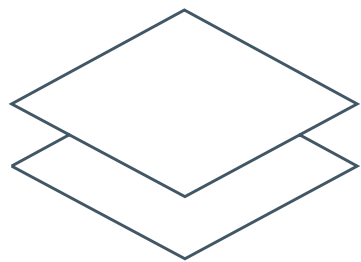
**WELLBEING FACILITIES**  
44 bike racks, 7 showers,  
44 lockers



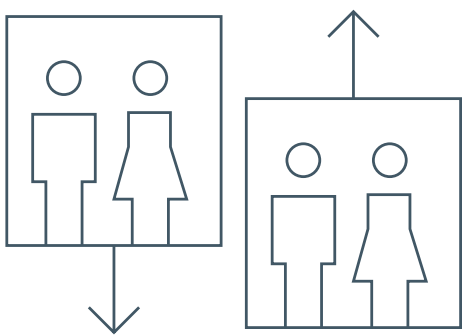
**CEILING & LIGHTING**  
Exposed M&E solution with  
pendant LED lighting &  
automatic day-light dimming



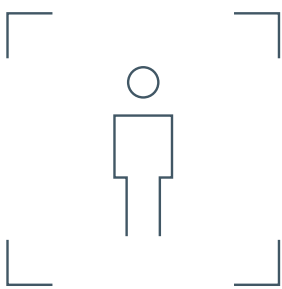
**HEATING & COOLING SOLUTION**  
VRF cooling & heating with high  
efficiency heat recovery



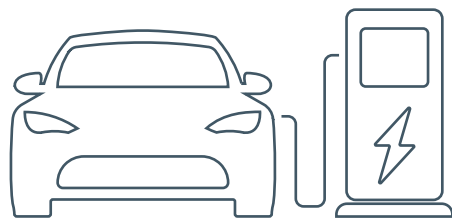
**RAISED ACCESS  
FLOOR HEIGHT**  
From 150mm



**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 will provide 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

**BREEAM<sup>®</sup>**  
**EXCELLENT**

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

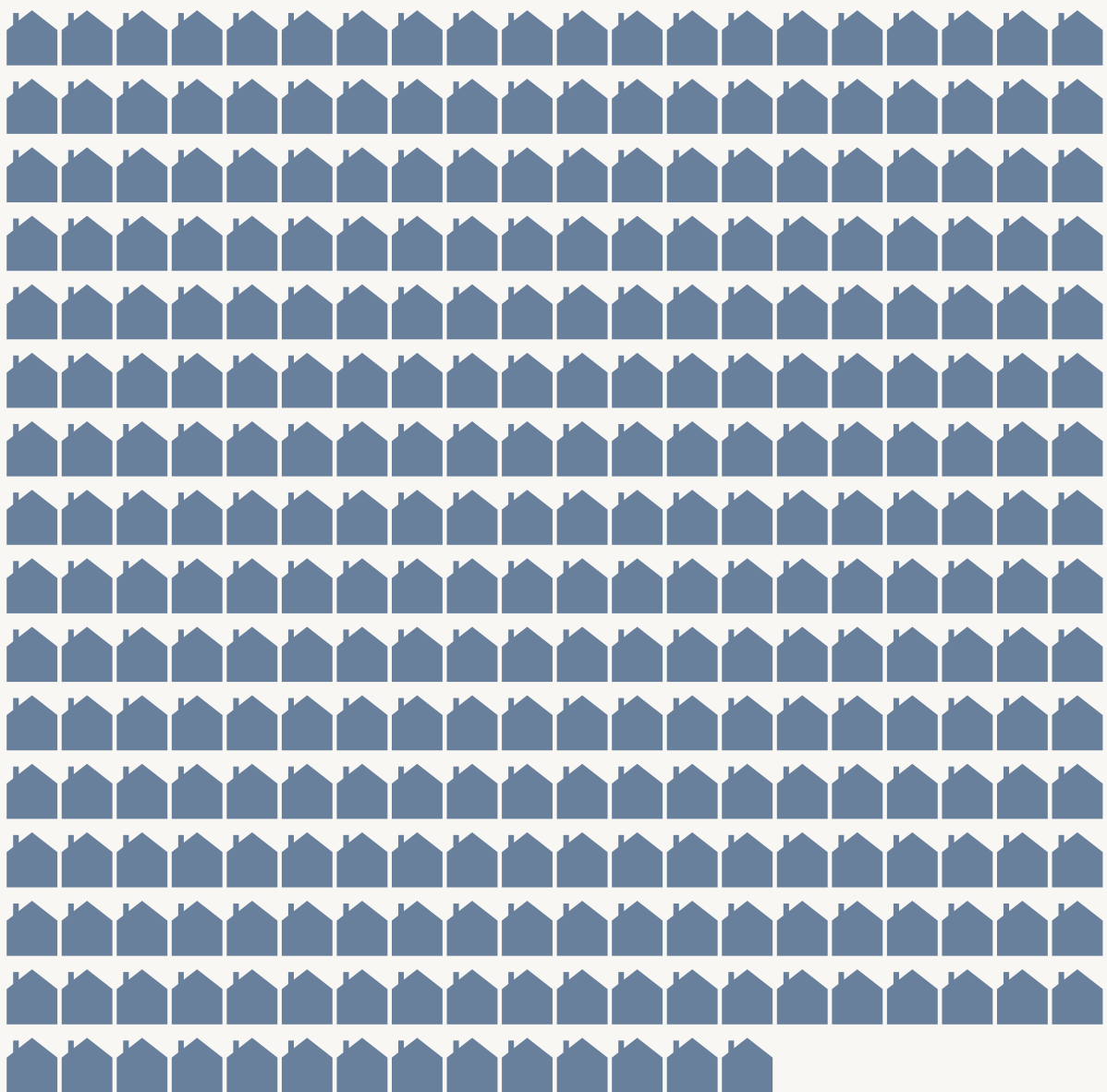
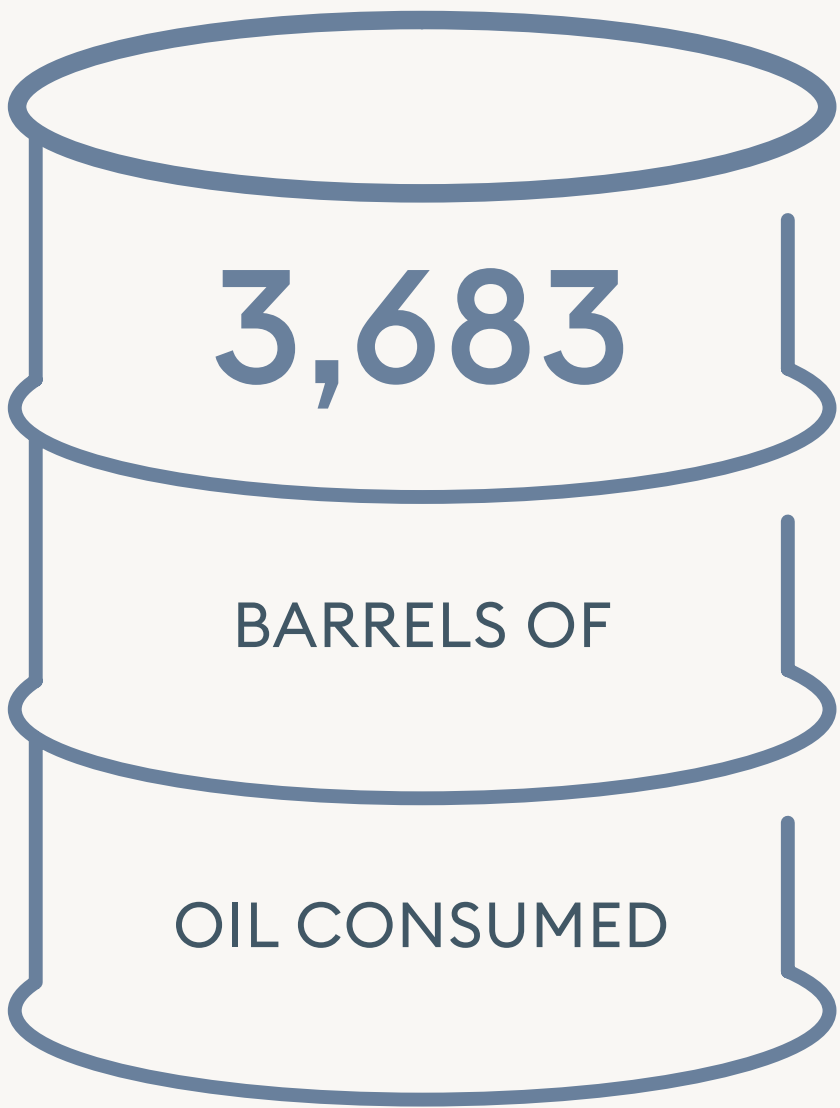




# CUTTING CARBON

**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.



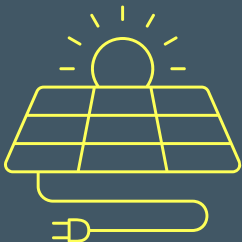
314 HOMES' ELECTRICITY USE FOR ONE YEAR



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



# THE SKY LOUNGE



Solar PV Panels



Living Garden Wall



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<br>IPMS 3                         | SQ M<br>IPMS 3 |  |
|------------------------------|-----------------------------------------|----------------|--|
| FIFTH<br>Terrace             | 743                                     | 69             |  |
| FIFTH                        | 8,202                                   | 762            |  |
| FOURTH                       | 9,537                                   | 886            |  |
| THIRD                        | 9,601                                   | 892            |  |
| SECOND                       | 9,601                                   | 892            |  |
| FIRST                        | 9,569                                   | 889            |  |
| GROUND<br>Suite 1<br>Suite 2 | 5,134<br>1,981                          | 477<br>184     |  |
| BASEMENT                     | Including 19 car spaces & 6 EV chargers |                |  |
| TOTAL                        | 54,369                                  | 5,051          |  |

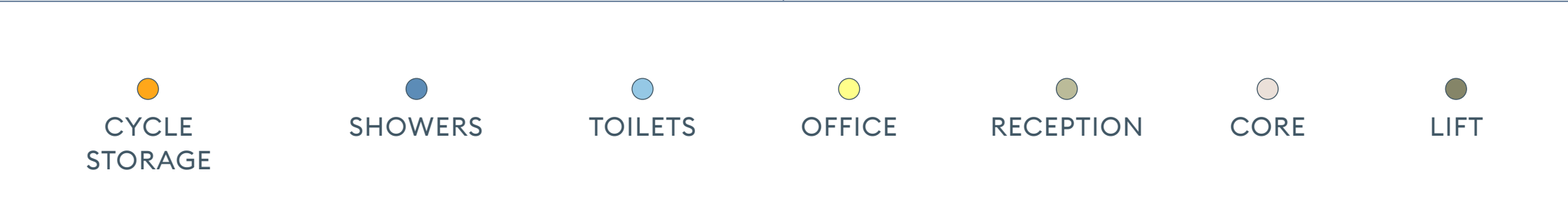


# BASEMENT



# GROUND FLOOR

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









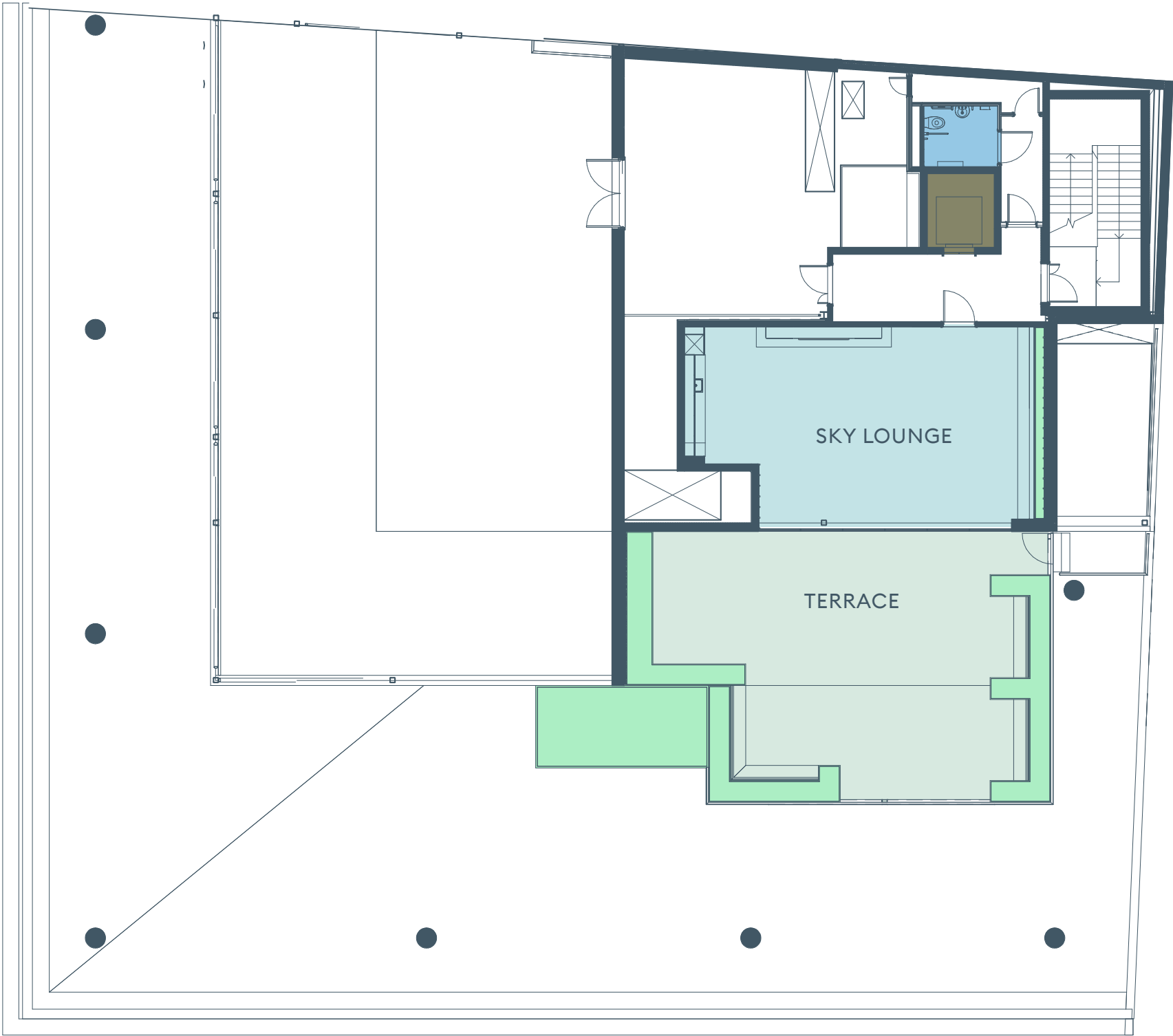
# FLOORS 1-5

9,569 sq ft / 889 sq m



# FIFTH FLOOR TERRACE

743 sq ft / 69 sq m



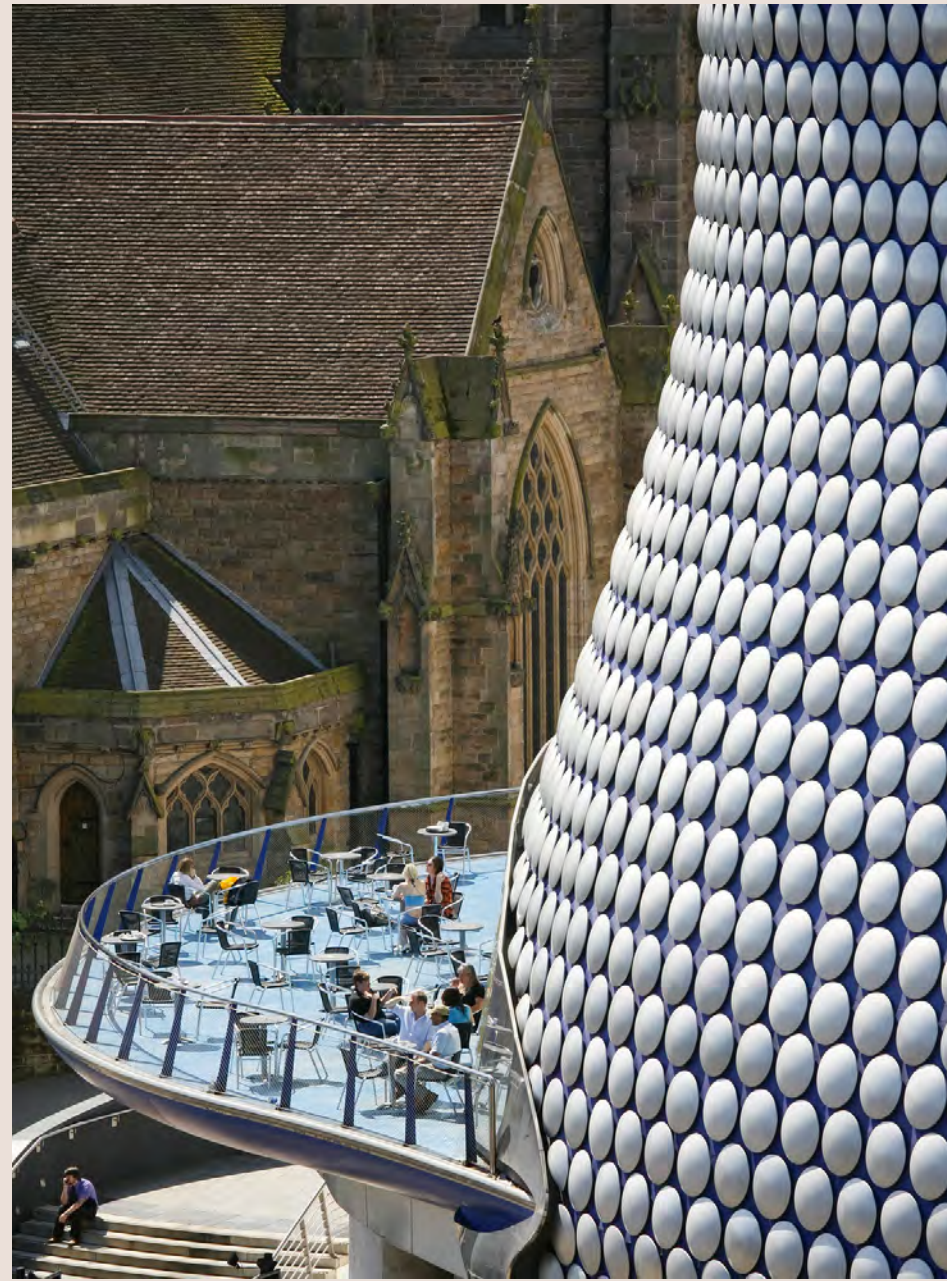






# THE LOCATION





# 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 Stretery
- 5. Primitivo
- 6. Sabai Sabai
- 7. Bodega
- 8. Fazenda
- 9. Gaucho
- 10. Land
- 11. Loki
- 12. Fumo
- 13. San Carlo
- 14. The Oyster Club
- 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

OCCUPIERS

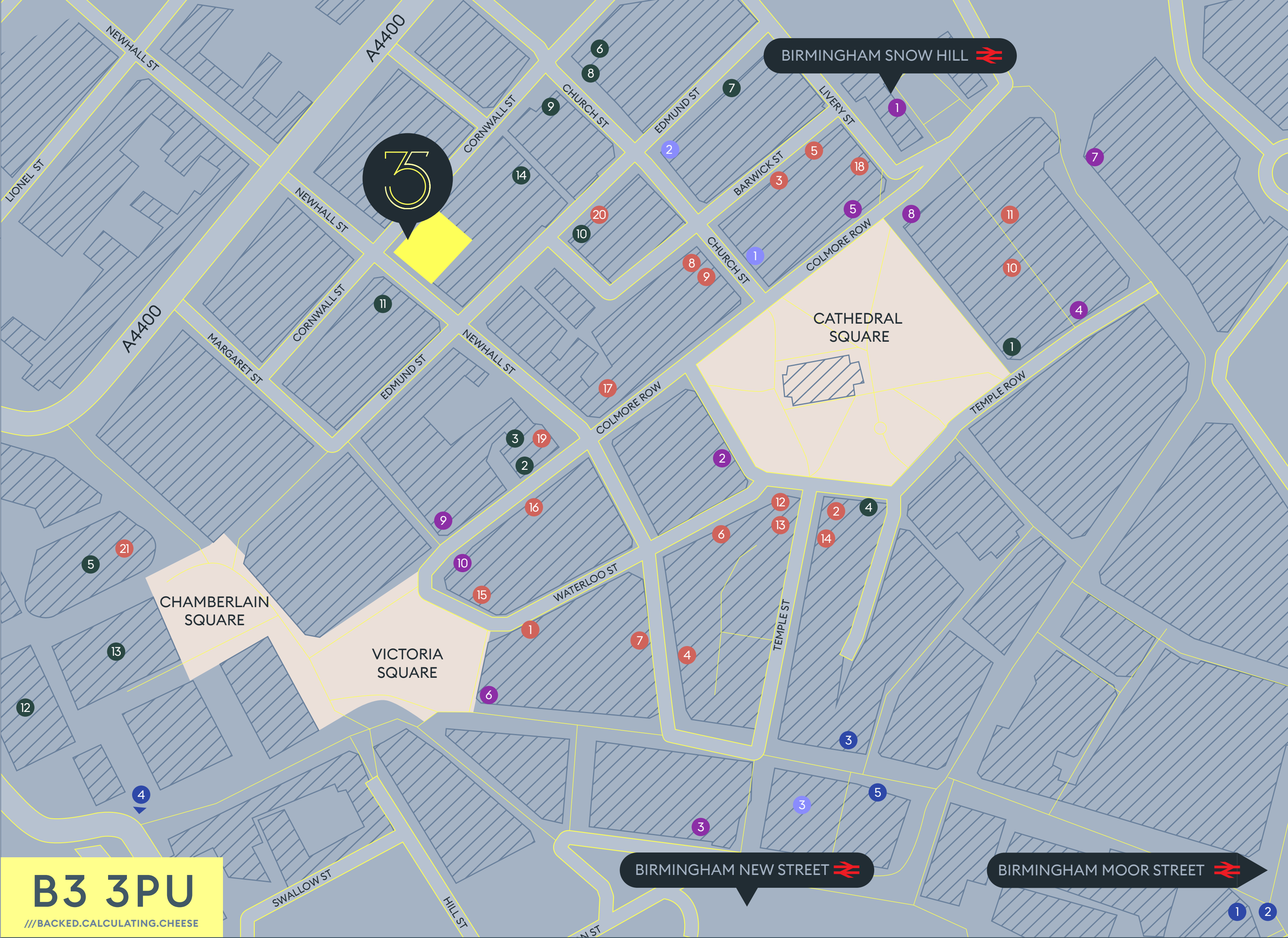
- 1. RBS
- 2. Grant Thornton
- 3. Shoosmiths
- 4. Rothschild
- 5. PwC
- 6. Turner Townsend
- 7. Gleeds
- 8. Brown Shipley
- 9. Squire Patton Boggs
- 10. Mace
- 11. Hill Dickinson
- 12. Goldman Sachs
- 13. DLA Piper
- 14. Anthony Collins Solicitors

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



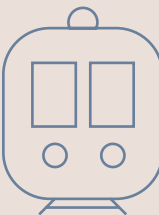
Birmingham Snow Hill  
4 Mins

Birmingham New Street  
8 Mins

Birmingham Moor Street  
11 Mins

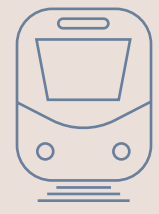


# CONNECTIONS



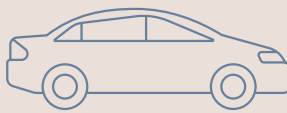
METRO

- Jewellery Quarter 5 min
- Town Hall 5 mins
- New Street 5 mins
- The Hawthorns 12 mins
- Edgbaston 14 mins
- Wolverhampton 43 mins



TRAIN

- Birmingham Airport 9 mins
- London 1hr 20mins
- Bristol 1hr 23mins
- Manchester 1hr 29mins
- Leeds 1hr 58mins



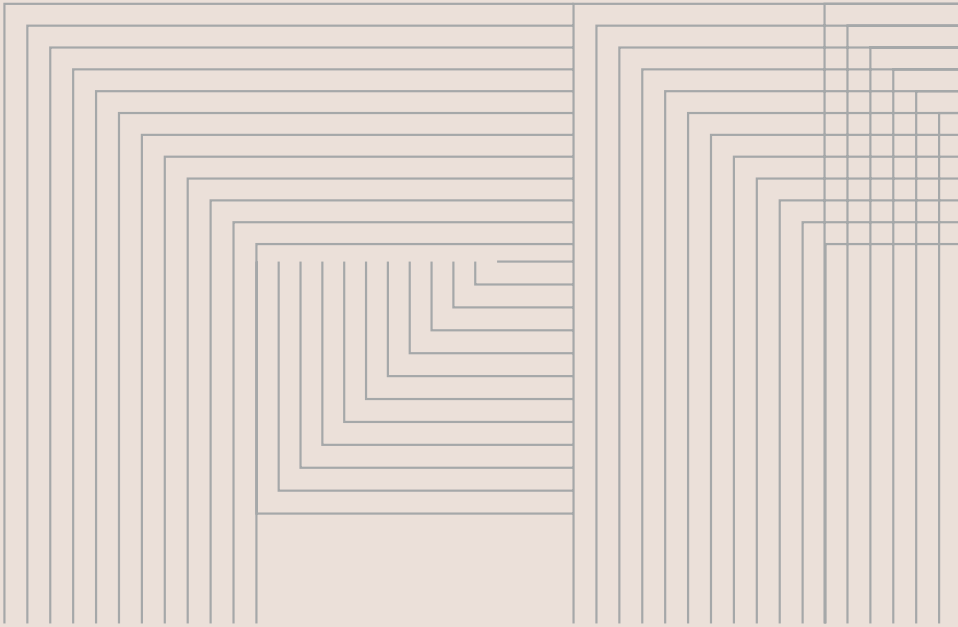
CAR

- M6 1.5 miles
- Birmingham Airport 14 miles
- Coventry 25 miles
- Manchester 87 miles

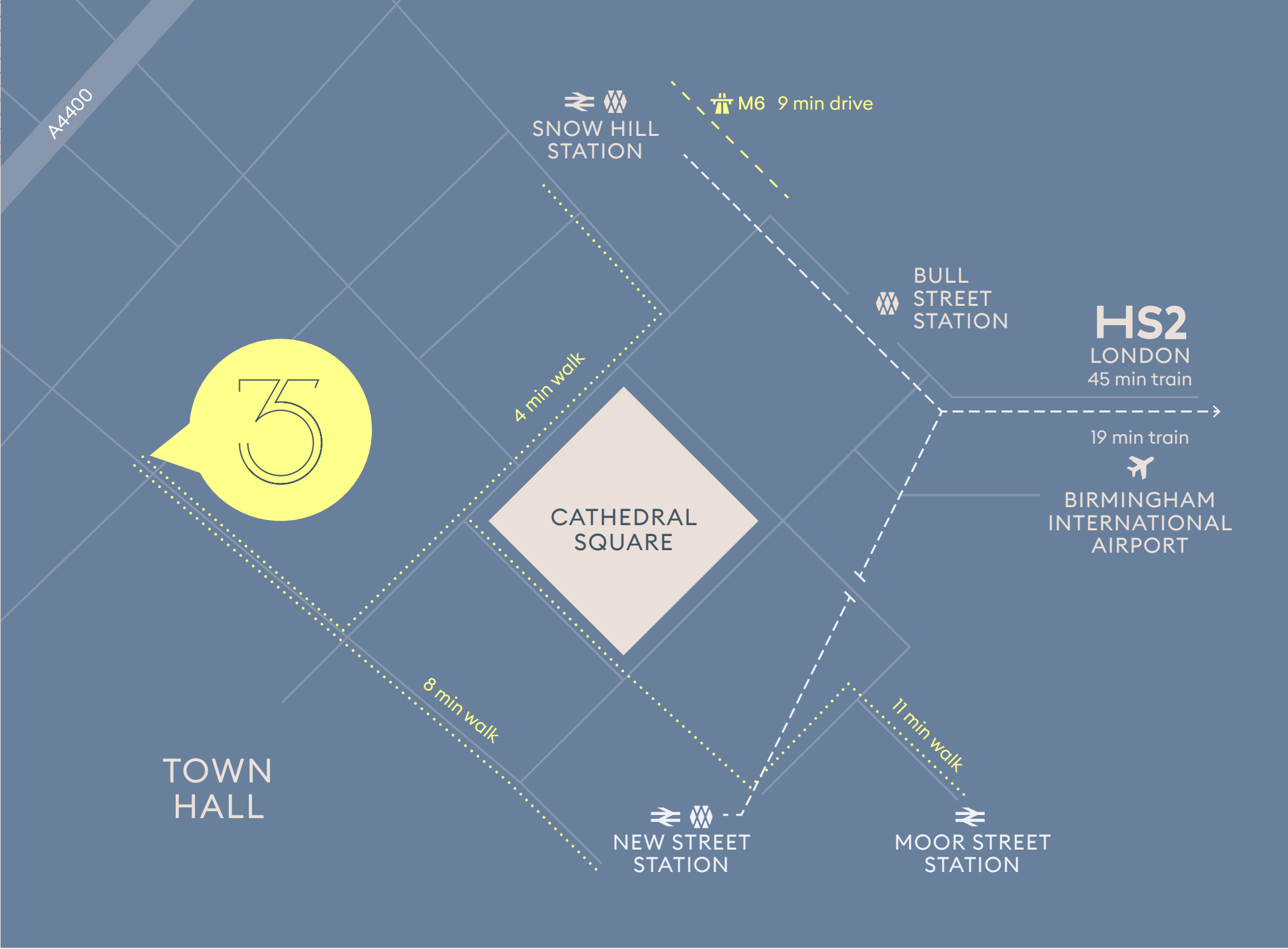


BICYCLE

- Edgbaston 12 mins
- Moseley 20 mins
- Harborne 23 mins
- Black Lake Park & Ride 30 mins
- Solihull 50 mins
- Sutton Coldfield 1 hr



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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