

19 CORNWALL

Stand out in Birmingham

19cornwall.co.uk

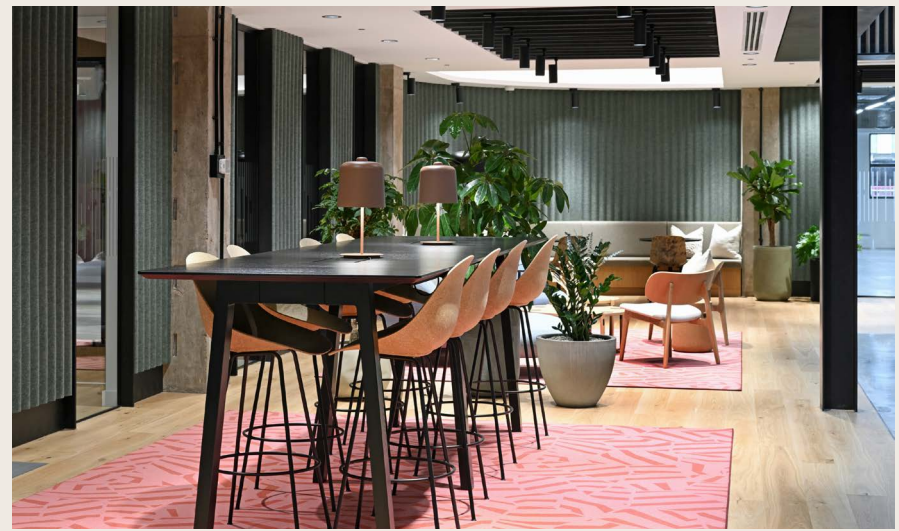


We know workspace, the value of thoughtful design and that your brand's home is an extension of its culture, fostering productivity and wellbeing.

19 Cornwall is a unique back to frame redevelopment in the heart of Birmingham's Traditional Core. With an aim to be the exemplar in style, design, technology and sustainability. The project provides 134,488 sq ft of new Grade A space, with flexible open plan floor plates of c.20,000 sq ft and divisible into a range for sizes from 5,600 sq ft.



Atrium and meeting space, the heart of the building.







Interactive SMART
Technology throughout
the building

19
CORNWALL





Schedule of areas

FLOOR	SQ. M	SQ. FT
Sixth	1,531	16,475
Fifth	1,831	19,711
Fourth	1,965	21,158
Third	2,016	21,696
Second	Squire Patton Boggs	
First	Kier Construction	
Ground		
Unit A	Rociale	
Unit B	Workman LLP	
Unit C	542	5,832
Total	7,884	84,872
Fifth private terrace	61	657
Communal terrace	113	1211

Property measurements stated are in accordance with International Property Measuring Standards.

Total flexibility to accommodate all of your business aspirations



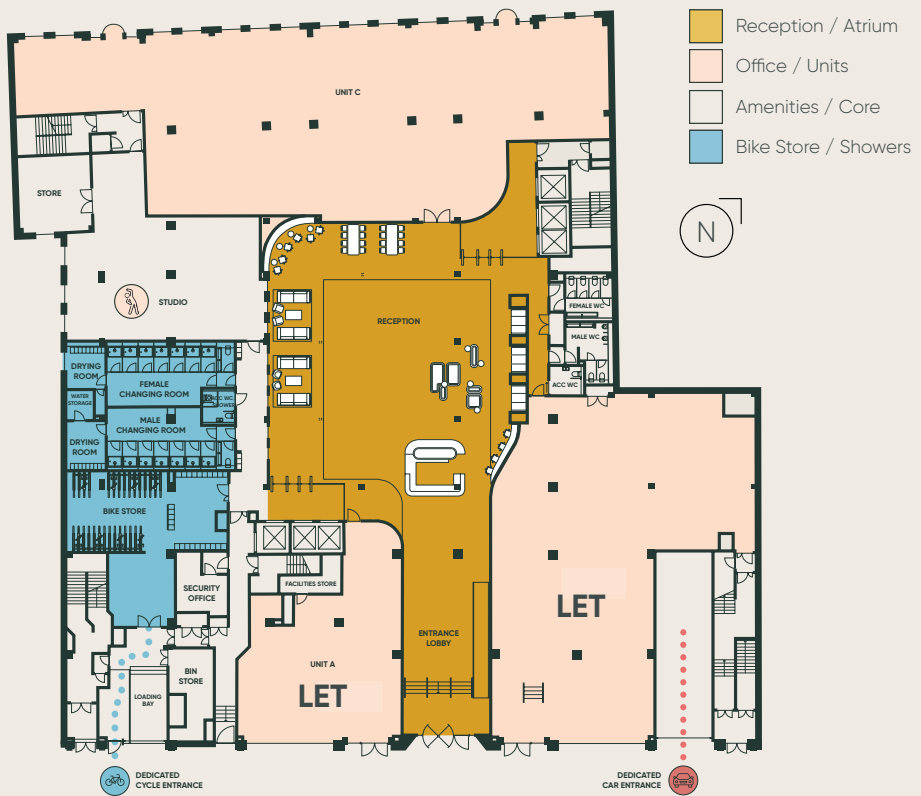
Modern open plan
office areas with lift
and stair access

19
CORNWALL

Floor Plans

Ground floor ~ 5,832 sq. ft

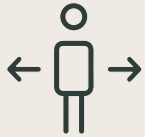
Fifth Floor ~ 19,711 sq. ft



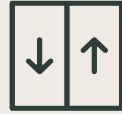
Plans not to scale, for indicative purposes only



Specification



General occupancy: 1 per 10 sq m



6 x10 person passenger lifts



Minimum 3.1m floor-to-soffit height, and average 2.7m+ floor-to-ceiling



Communal roof terrace on 5th floor, with additional private roof terrace for 5th floor tenant



1,725 sq. ft studio space with additional storage



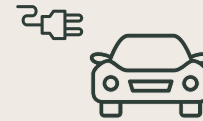
VRF comfort cooling and heating with individual floor digital controls



74 secure cycle spaces with lockers, maintenance station and charging points



Showers: 7 male, 7 female and 1 disabled



150 secure car parking spaces, 24 of which have electrical vehicle charging



New LED lighting and control: presence detection and daylight sensing



Generous double height Entrance



Brand new reception, 5,700 sq. ft and 32 m high which can double as an event space



Lounge and workspaces available on the Ground floor



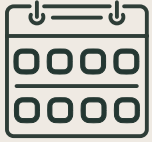
2 Ground Floor units available with their own front door off Cornwall Street



Dedicated Loading Bay

Smart Technology Specification

Resource booking



Studio space.
Intuitive experience on
app and web

Passport entry



Enables fast, intuitive and seamless
experiences throughout the
building

Information



Occupancy, air quality and power
consumption live. Welcome guests,
list events and activities

Enhanced concierge



Providing supportive
services for tenants

Bookable facilities



Book shared facilities

Studio space



Select gym session from wall
mounted panel. Cleaning services
dispatched on utilisation

Fault reporting/management



Raise issues in CAFM system/
directly to operator. Generate alerts
and notifications for operator
team members

24/7 access



Multifactor authentication requiring
out of hours visitors to verify
themselves

Car park entrance



ANPR Cameras. Traffic light
indicate it's safe to enter.
Intercom available

Controlled parking



Showing messages on
digital signage.

Smart Technology Specification

Meeting invitation



Easy to understand communication to visitors. Smart pass code, host contact details, Wi-Fi Instructions

Smart pass



Seamless visitor experience. Welcome visitors by name

Wi-Fi access



A Wi-Fi access code is automatically generated for all guests

Wayfinding



Help guests orientate within the building. Signpost people towards amenity space and events

Data analysis



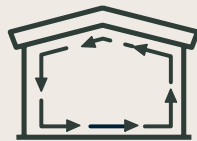
Data analysed as reports. Cloud tools allow comparisons in portfolio

Capacity Management



Ensure compliance with building and fire regulations. Trigger event based cleaning activities

Environmental sensing



Understanding of air quality. Alert sent to Operator if falls below KPI. Create reports to demonstrate air quality

Loading access



Couriers contractor-like access, limited to loading bay area. Notifications of courier deliveries

Command & Control



Flexible command and control interface. Remote access to dashboards and control interface

WiredScore Enabled



WiredScore certification recognizes and promotes best-in-class digitally connected buildings

Sustainability



With sustainability at its core, 19 Cornwall is officially registered to achieve a NABERS Target Rating of 5 stars.

With the highest standards of environmental design which strongly focuses on reducing energy consumption. The building will be net zero carbon in operation aligned with a 'Paris-proof' science-based trajectory to limit temperature increases to 1.5 degree by 2050. Predicted energy use is 65% lower than a typical building regulations complaint office building.

The embodied carbon impact of the design has been carefully considered. A responsible approach has been taken to the building specification, reducing the quantities of materials and finishes used, using low carbon materials where possible and using recycled materials or materials with high recycled content.

This results in the embodied carbon impact of the building being around 75% lower than a typical new build office.



Net Zero Carbon
in operation



Base Building Energy will achieve
the UKGBC Energy Performance
2025-2030 Interim Target



Delivering excellent



Achieving 'A' rating



4000 sq ft of PV panels



Targeting WELL Gold

A woman with long dark hair, wearing a bright yellow suit and a brown handbag, stands on a paved canal bank. To her left is a dark boat filled with various potted plants. To her right is a blue boat. The background features a brick wall and lush greenery. The word "Location" is overlaid in large white serif font across the center of the image.

Location

Journey times



Platform to Platform

Train Times
from Birmingham New Street



Metro line

Metro Times
from St. Chad's

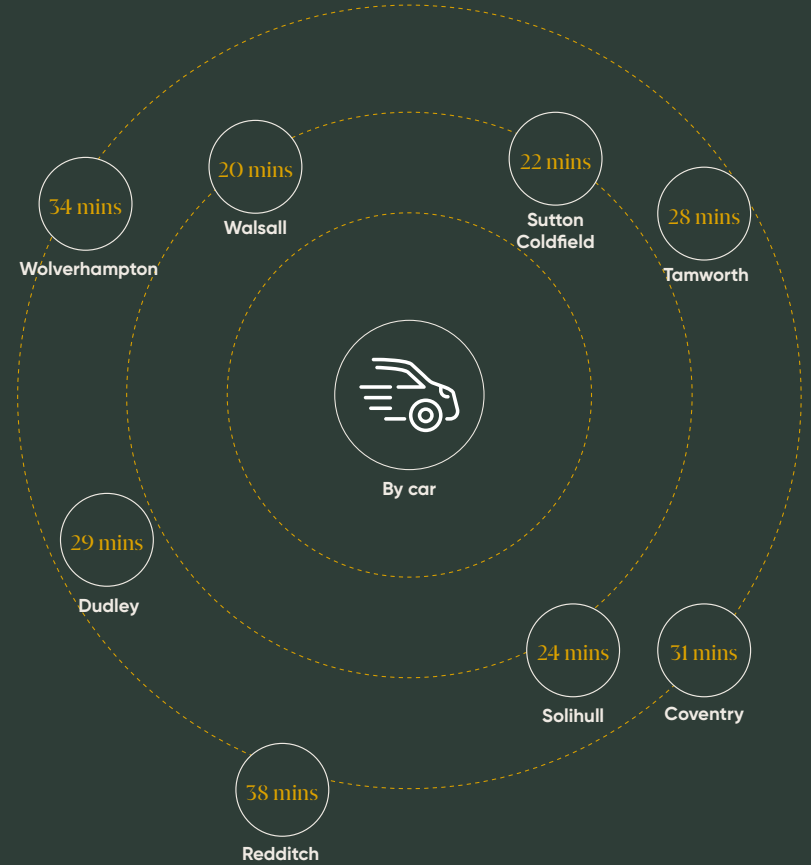


HS2

HS2 line
HS2 from Grand Central



Expected between 2029 and 2033



Local Amenities

Bars & Restaurants

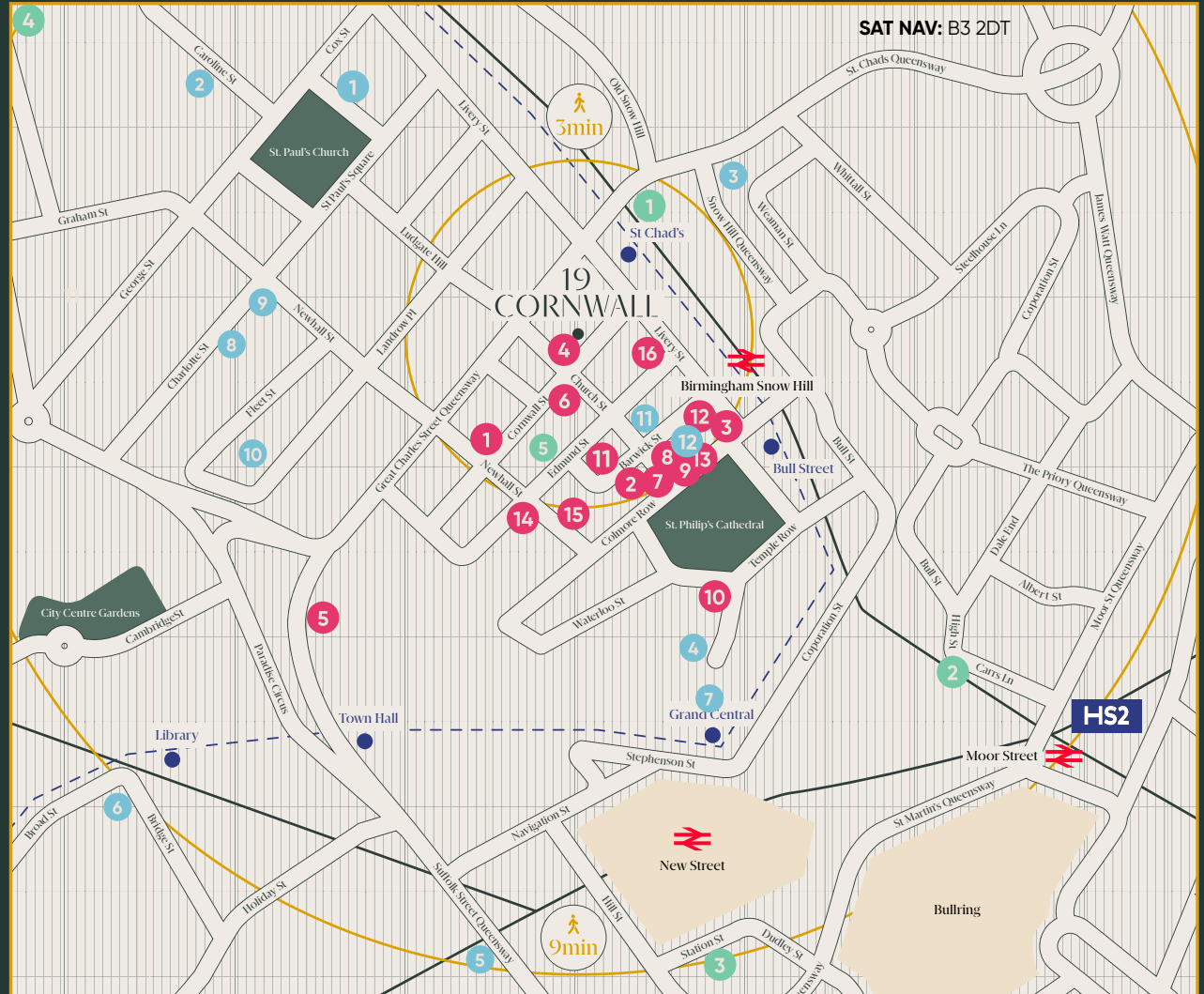
- 1 Cylla
- 2 Fazenda
- 3 Pasture Birmingham
- 4 The Old Royal
- 5 Dishoom
- 6 Tiger Bites Pig
- 7 Gaucho
- 8 Tattu
- 9 Gusto
- 10 The Ivy
- 11 The Roebuck
- 12 Primitivo
- 13 The Alchemist
- 14 Asha's
- 15 Pret A Manager
- 16 The Old Contemptibles

Hotels

- 1 Saint Pauls House
- 2 Bloc Hotel Birmingham
- 3 Hampton by Hilton
- 4 Macdonald Burlington
- 5 Malmaison
- 6 Hyatt Regency
- 7 Staying Cool
- 8 Staycity Aparthotels
- 9 Travelodge
- 10 Ibis Birmingham
- 11 Hotel du Vin
- 12 The Grand Hotel

Fitness

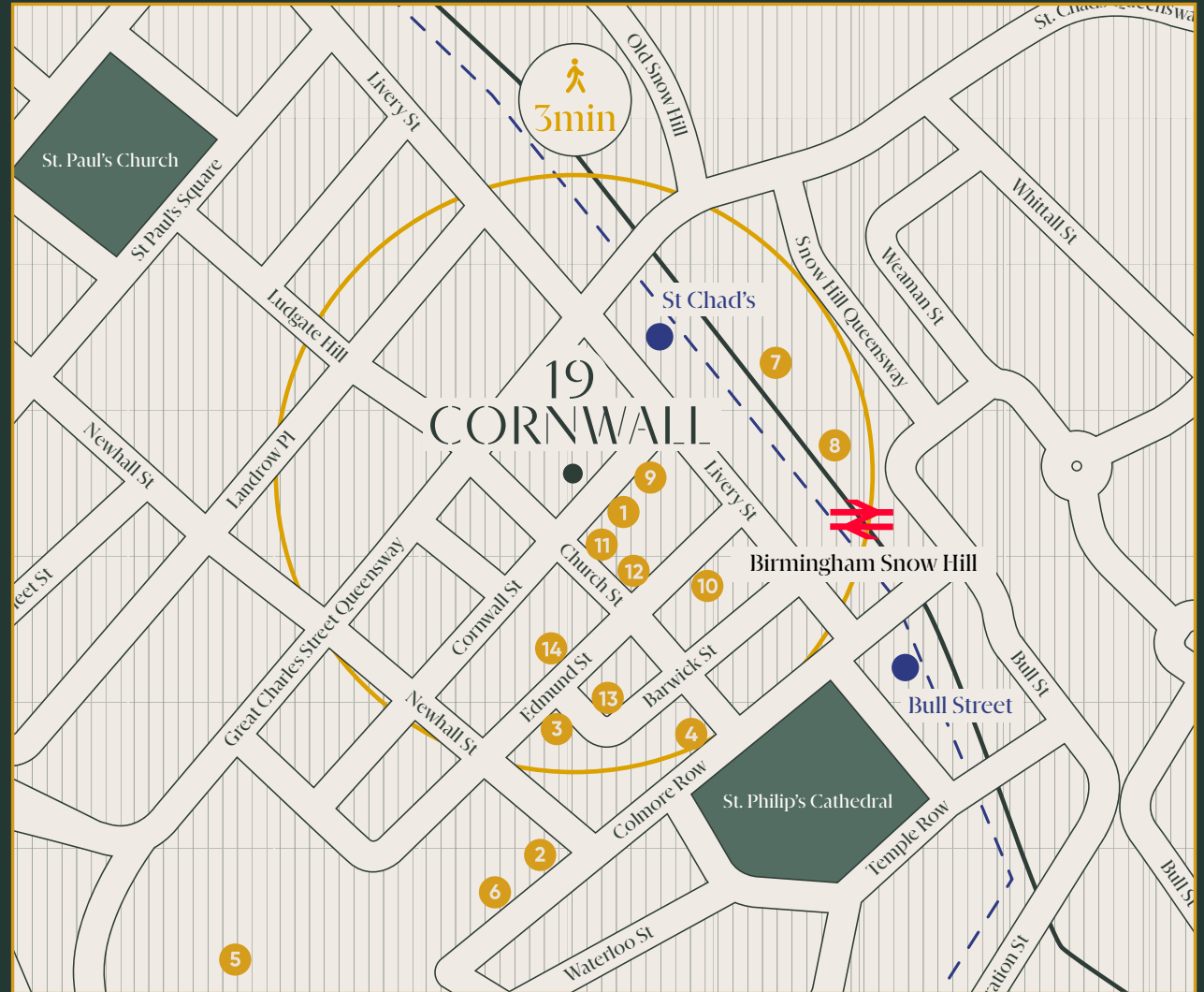
- 1 Pure GYM
- 2 The GYM group
- 3 Mosi
- 4 SMR Fitness
- 5 Strong



Local Occupiers

Key Occupiers ●

- | | | | |
|---|-------------------------------|----|-----------------------------------|
| 1 | Interpath
Lockton | 10 | RSA
Wates |
| 2 | Arcadis
Grant Thornton | 11 | Wilkes Partnership
Randstad |
| 3 | Gateley Plc
Pinsent Masons | 12 | Smith Cooper
MRI International |
| 4 | Mills & Reeve | 13 | Oxygen Finance
Mace |
| 5 | Eversheds Sutherland | 14 | Alvarez |
| 6 | Gowling WLG
HS2 | | |
| 7 | KPMG | | |
| 8 | Sedgwick
Kroll | | |
| 9 | Kainos
Beazley Insurance | | |





Centenary Square



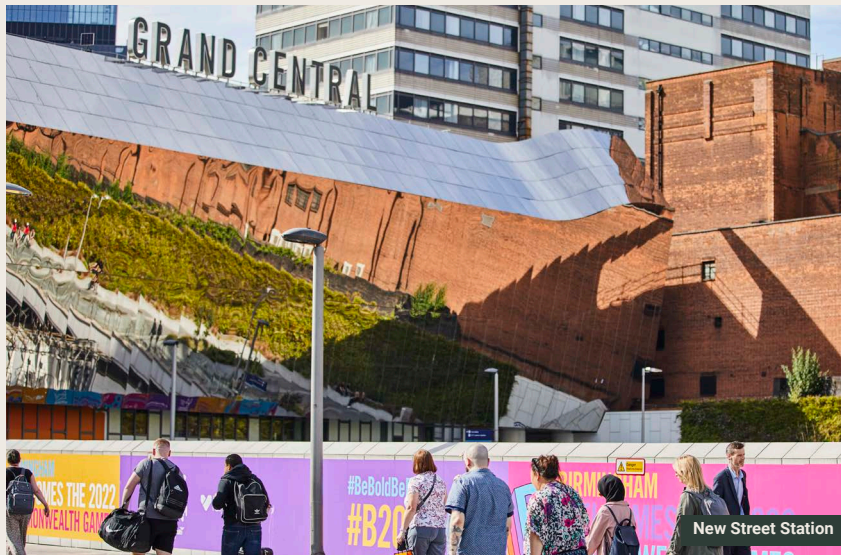
Brindleyplace



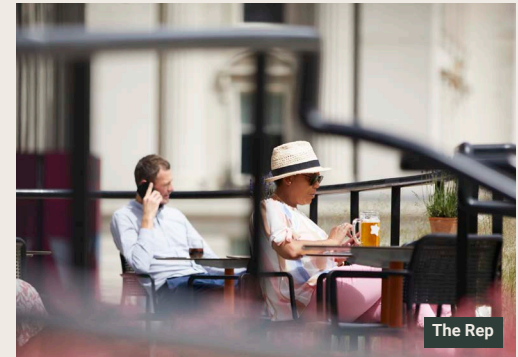
Temple Row



Utilita Arena



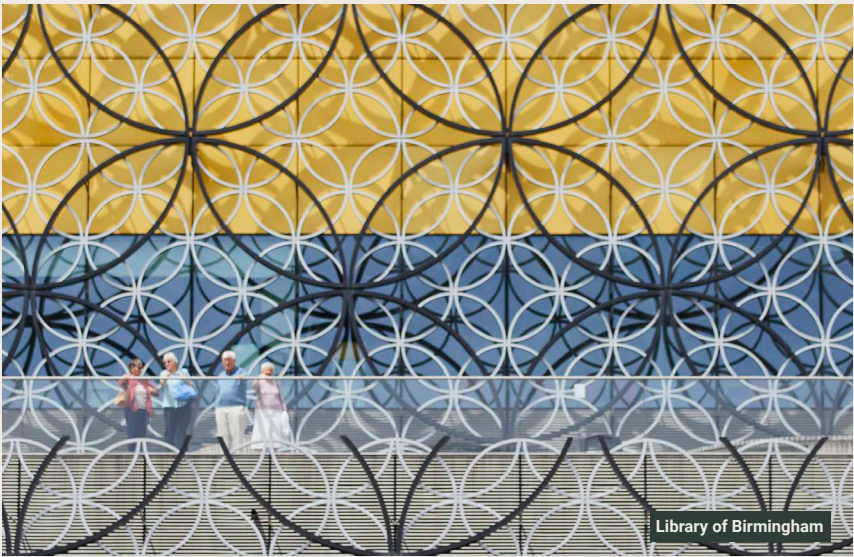
New Street Station



The Rep



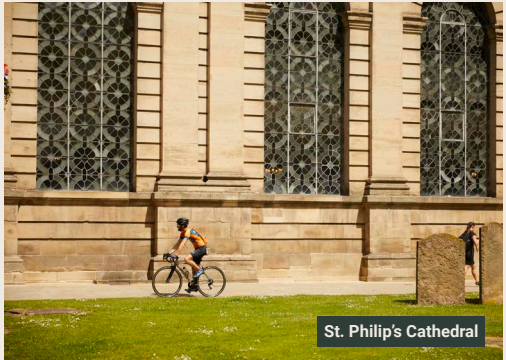
New Street Station



Library of Birmingham



Cornwall Street



St. Philip's Cathedral



Colmore Row



Birmingham/Worcester Canal

Investment Key facts



The UK's first 5G test bed



8 universities and world-class research institutions produce 55,000 graduates yearly



Rolling out 100% superfast broadband coverage



Birmingham has more start-ups than any other city outside London*



Over 1.3M of the West Midlands population is under the age of 25. The region's talent is backed by a UK government deal to further digital and technical skills



HS2 will bring the city of London within 38 minutes of the region



With a GVA growth rate of 22.4% over the last 5 years the West Midlands has one of the fastest growing economies of any combined authority in the country



Regional economy is one of the highest in the UK



The West Midlands combined authority area has the largest economy of any combined authority area in the country with a GVA of £92 billion



Birmingham airport currently serves 150 direct global destinations plus a further 50 airlines



Manufacturers including Jaguar Land Rover, Mondelez, and Changan have R&D centres in the West Midlands



The region is at the heart of the UK with 90% of the UK's market in reach within four hours drive time

*18,590 set up in 2018, according to the Centre for Entrepreneurs.

CBRE

Theo Holmes
Theo.Holmes@cbre.com
07967 802656



CUSHMAN &
WAKEFIELD

David Rigby
David.Rigby@cushwake.com
07730 735 889



A development by Kier Property



Subject to contract. CBRE for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither CBRE, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. April 2026.