

19 CORNWALL

Stand out in Birmingham

19cornwall.co.uk

Available from Q4 2024



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 terms of style, design, technology and sustainability. The project will provide 134,443 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 10,568 sq ft.



Atrium and meeting space, the heart of the building

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Total flexibility to accommodate
all of your business aspirations

Schedule of areas

FLOOR	SQ. M	SQ. FT
Sixth	1,535	16,519
Fifth	1,836	19,757
Fourth	1,955	21,043
Third	2,021	21,744
Second	2,067	22,246
First	1,960	21,130
Ground	1,115	12,004
Unit A	161	1,730
Unit B	407	4,384
Unit C	547	5,890
Total	12,490	134,443
Fifth private terrace	61	657
Communal terrace	113	1211

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



Floor Plans

Ground floor ~ 18,106 sq. ft



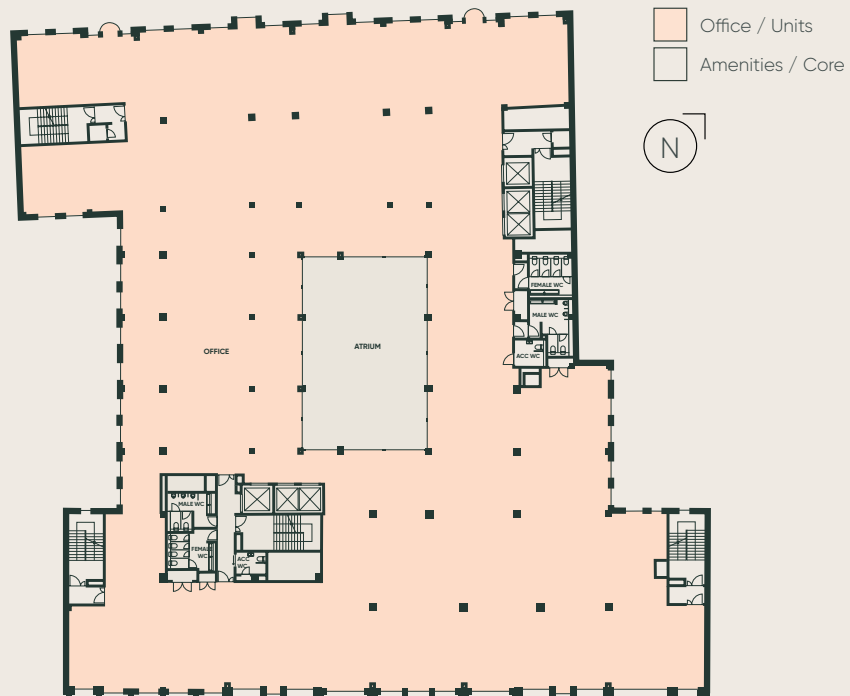
Fifth Floor ~ 19,757 sq. ft



Plans not to scale, for indicative purposes only

Floor Plans

Typical Upper floor ~ 21,477 sq. ft



Typical Upper floor ~ Floor Split



Indicative areas, based on IPMS

Plans not to scale, for indicative purposes only

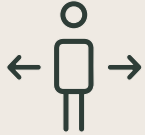
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Building [Accommodation](#) [Specification](#) [Location & Lifestyle](#) [Contact](#)

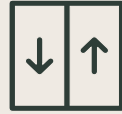


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Specification



General occupancy: 1 per 8 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



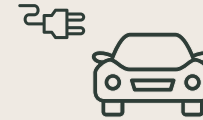
VRF comfort cooling and heating
with individual floor digital controls



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



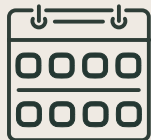
2 Ground Floor units available
with their own front door
off Cornwall Street



Dedicated Loading Bay

Current Proposed 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.

Current Proposed 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



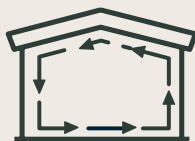
Data analysed as reports. Cloud tools allow comparisons in portfolio

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

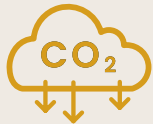


With sustainability at its core, 19 Cornwall is officially registered to achieve a NABERS Target Rating of 5 stars.

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 compliant 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 brown hair, wearing a bright yellow double-breasted suit and a white top, stands on a paved path next to a canal. She is holding a brown leather handbag. The path is bordered by a brick wall on the right and lush greenery on the left. A black boat with potted plants is on the left, and a blue boat is on the right. The word "Location" is written in large white serif font across the center.

Location

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Journey times



Platform to Platform

Train Times
from Birmingham New Street



Birmingham
Airport



Nottingham
Station



Manchester
Piccadilly



London
Euston



Liverpool
Central



Edinburgh
station



Metro line

Metro Times
from St. Chad's



Brindleyplace



Jewellery Quarter



The Hawthorns



HS2 line

HS2
from Grand Central



London



Wigan



Manchester

Expected between 2029 and 2033



Local Amenities

Bars & Restaurants

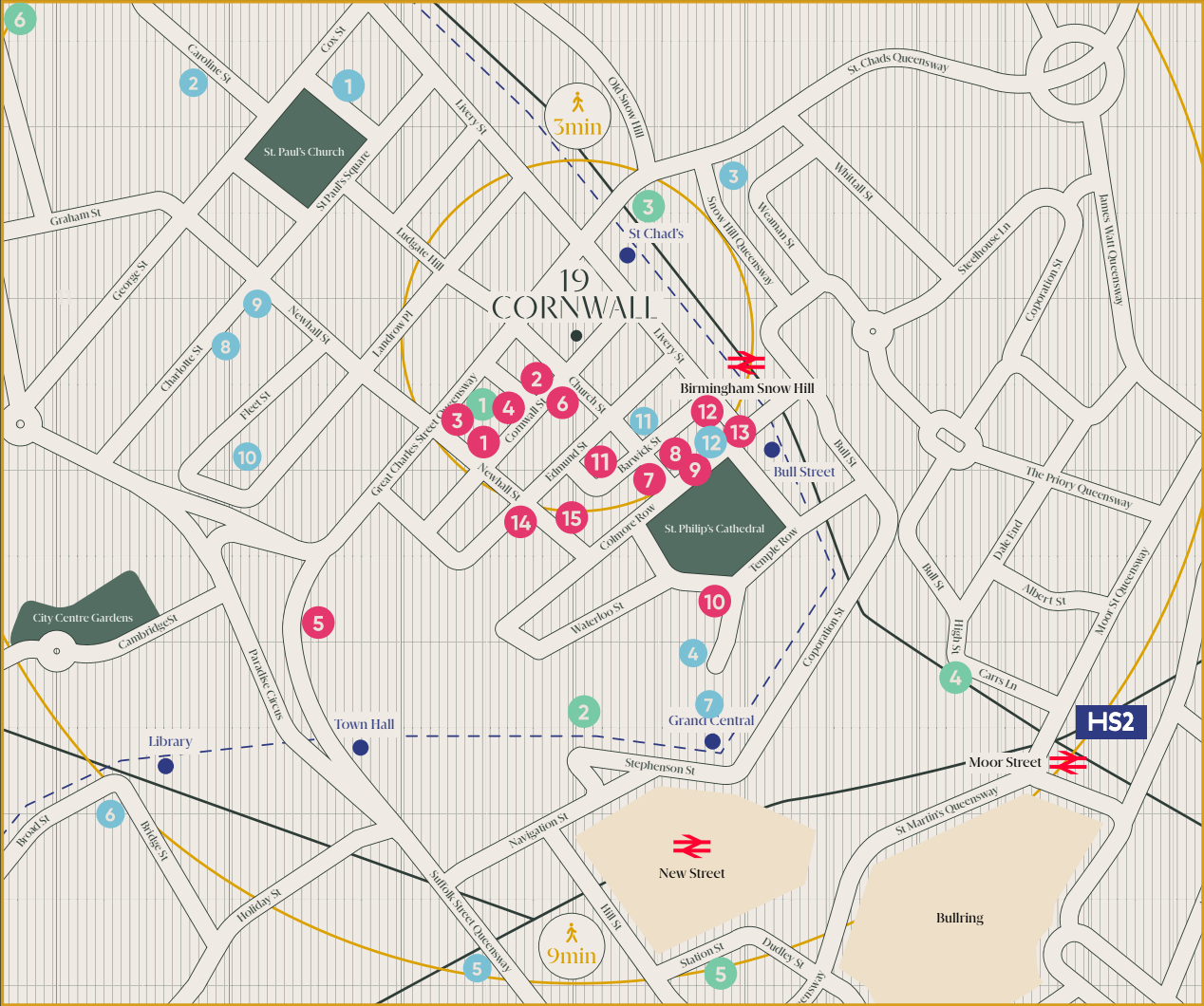
- 1 All Bar One
- 2 Purnells
- 3 Jojolounge
- 4 Zen Metro
- 5 Dishoom
- 6 Urban Cafe
- 7 Gaucho
- 8 Tattu
- 9 Gusto
- 10 The Ivy
- 11 The Roebuck
- 12 Primitivo
- 13 The Alchemist
- 14 Asha's
- 15 Pret A Manager

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 David Lloyd Blaze
- 2 F45
- 3 Pure GYM
- 4 The GYM group
- 5 Mosi
- 6 SMR Fitness

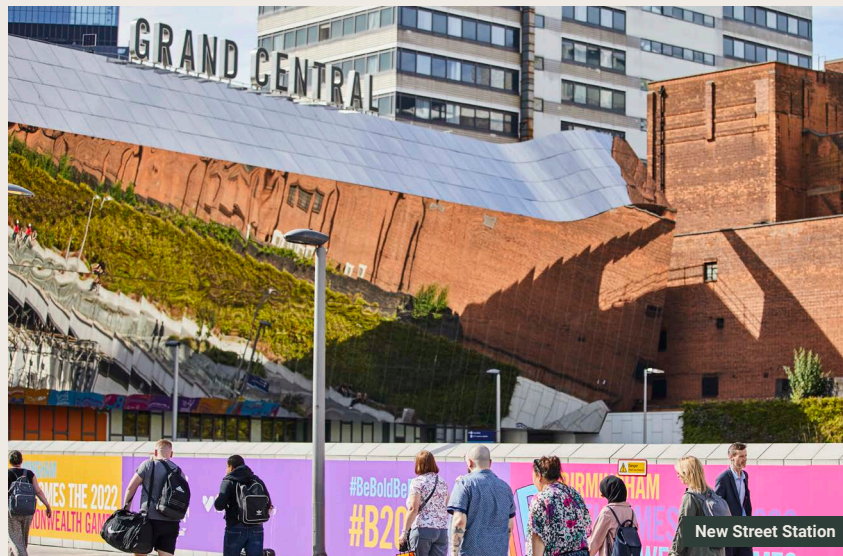
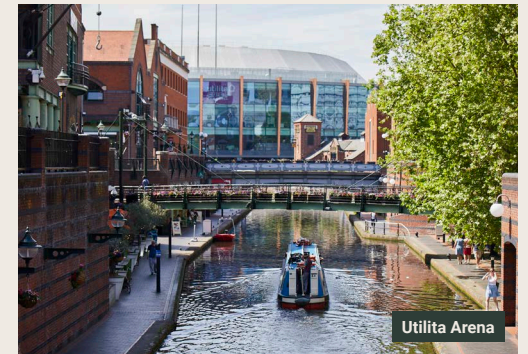


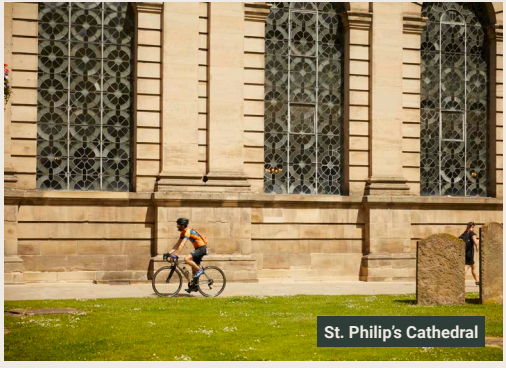
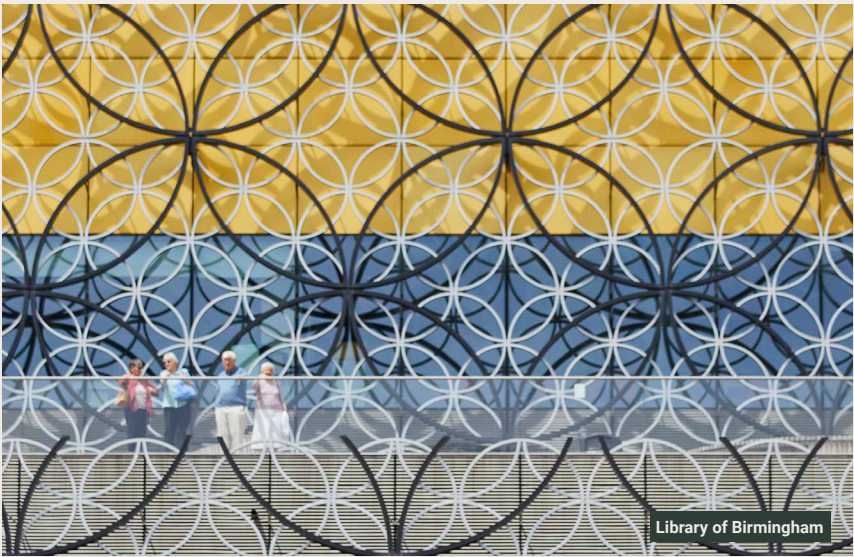
Local Occupiers

Key Occupiers ●

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







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.



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A development by Kier Property

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