

# OOZELLS BUILDING



the building

# MODERN BUILD

The comprehensive refurbishment of the Oozells Building has been undertaken with the singular vision of creating a modern, desirable working environment fit for 21st Century occupiers.

From the newly clad frontage to the repositioned entrance and enhanced reception space, the Oozells Building provides an outstanding arrival experience for occupiers and visitors alike.

Externally, two roof terraces – one accessed from Oozells Square, the other for use by occupiers of the fourth floor suite – are being enhanced to provide secluded, peaceful outdoor space.



the building

# SPACE TO THINK

All vacant suites in the Oozells Building have been fully refurbished to Grade A quality.

The enhanced floorplates of up to 13,673 sq ft offer a clean, flexible environment that benefit from excellent natural light and views over the bustling environment of Broad Street and the peaceful oasis of Oozells Square.

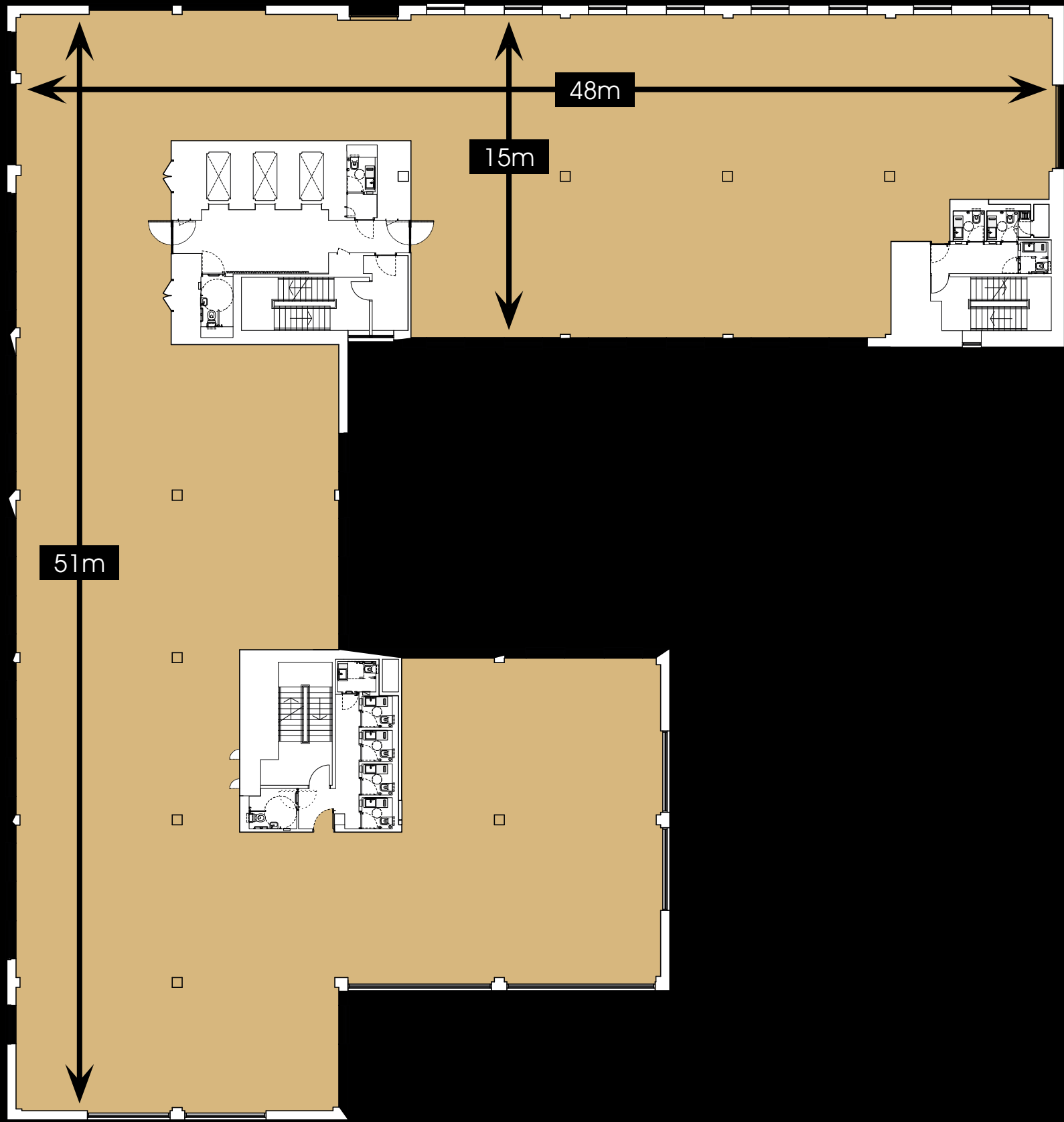
Exposed services take advantage of the impressive floor-to-ceiling height and a new air conditioning system offers improved occupational density.

# THE HIGHEST SPECIFICATION

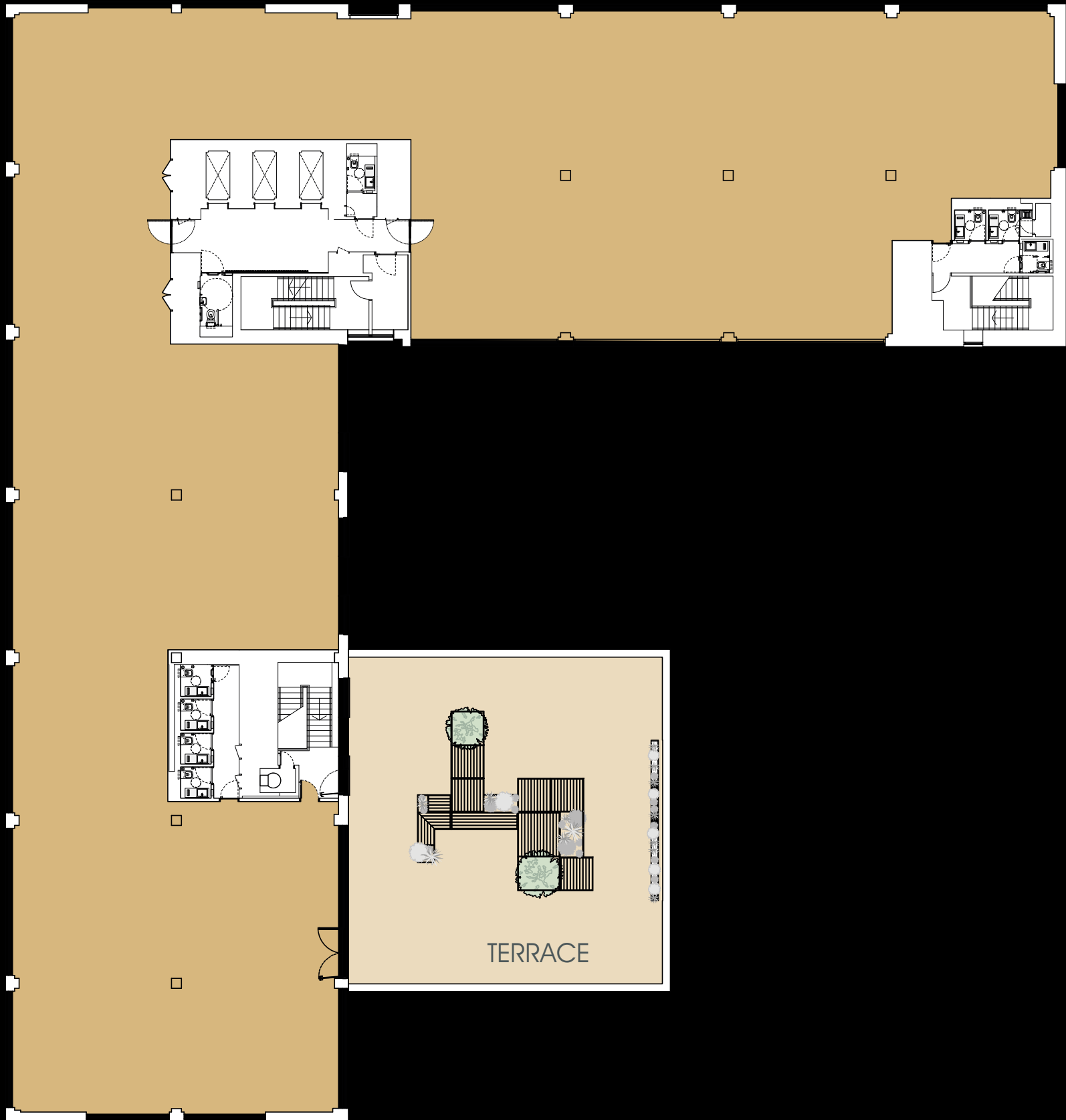
- Double height feature reception area with break out meeting space
- Large, regular open plan floorplates
- Exposed services featuring new VRF comfort cooling
- LG7 compliant LED luminaires
- 150mm raised access floors
- 4th floor roof terrace
- Contemporary WCs
- Basement showers, drying room and cycle parking
- Secure basement parking based on 1:1,000 sq ft ratio



availability



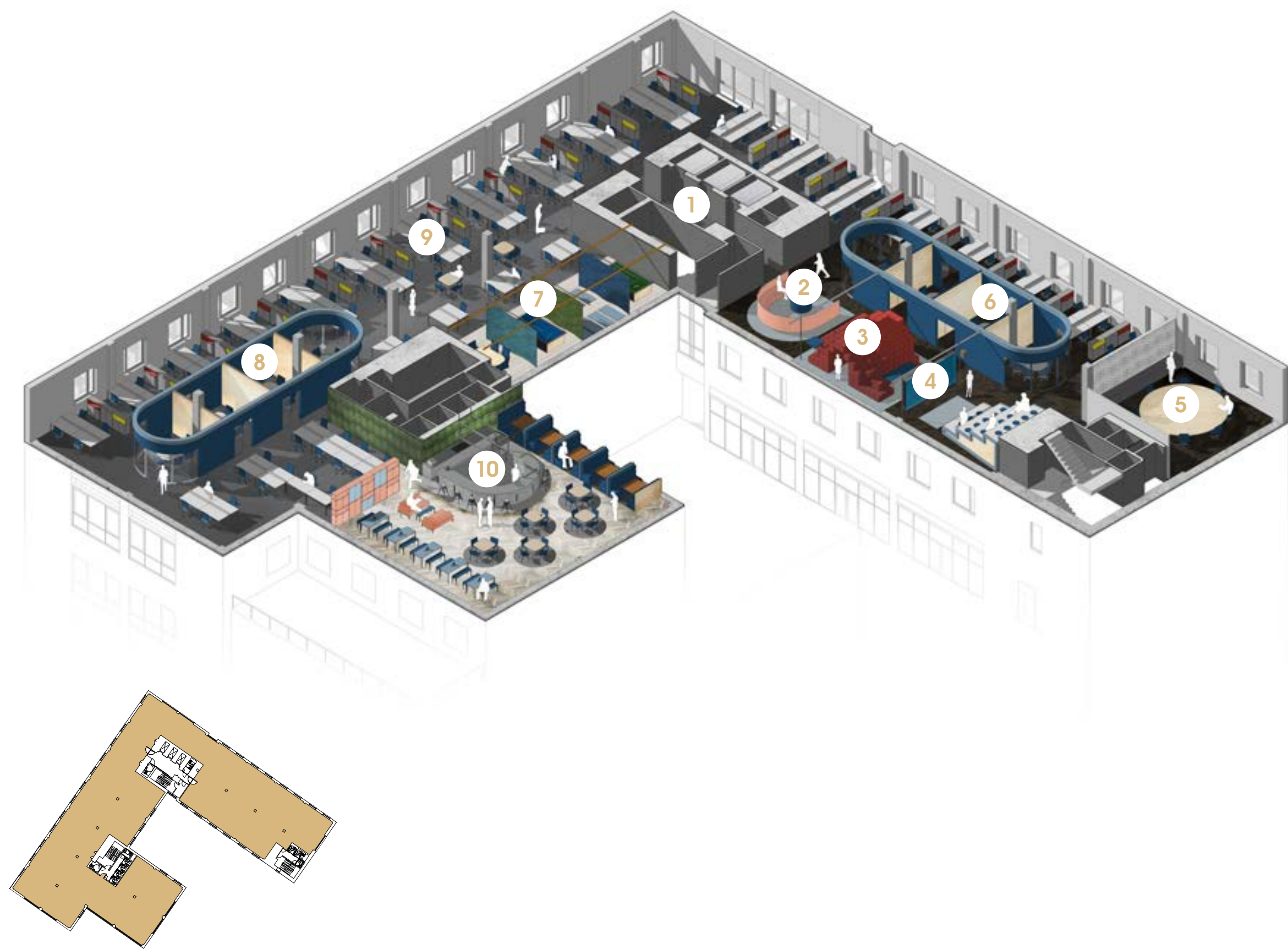
**THIRD FLOOR**  
13,673 SQ FT | 1,270 SQ M



**FOURTH FLOOR**  
11,232 SQ FT | 1,043 SQ M  
N/A (Exclude Terrace)\*

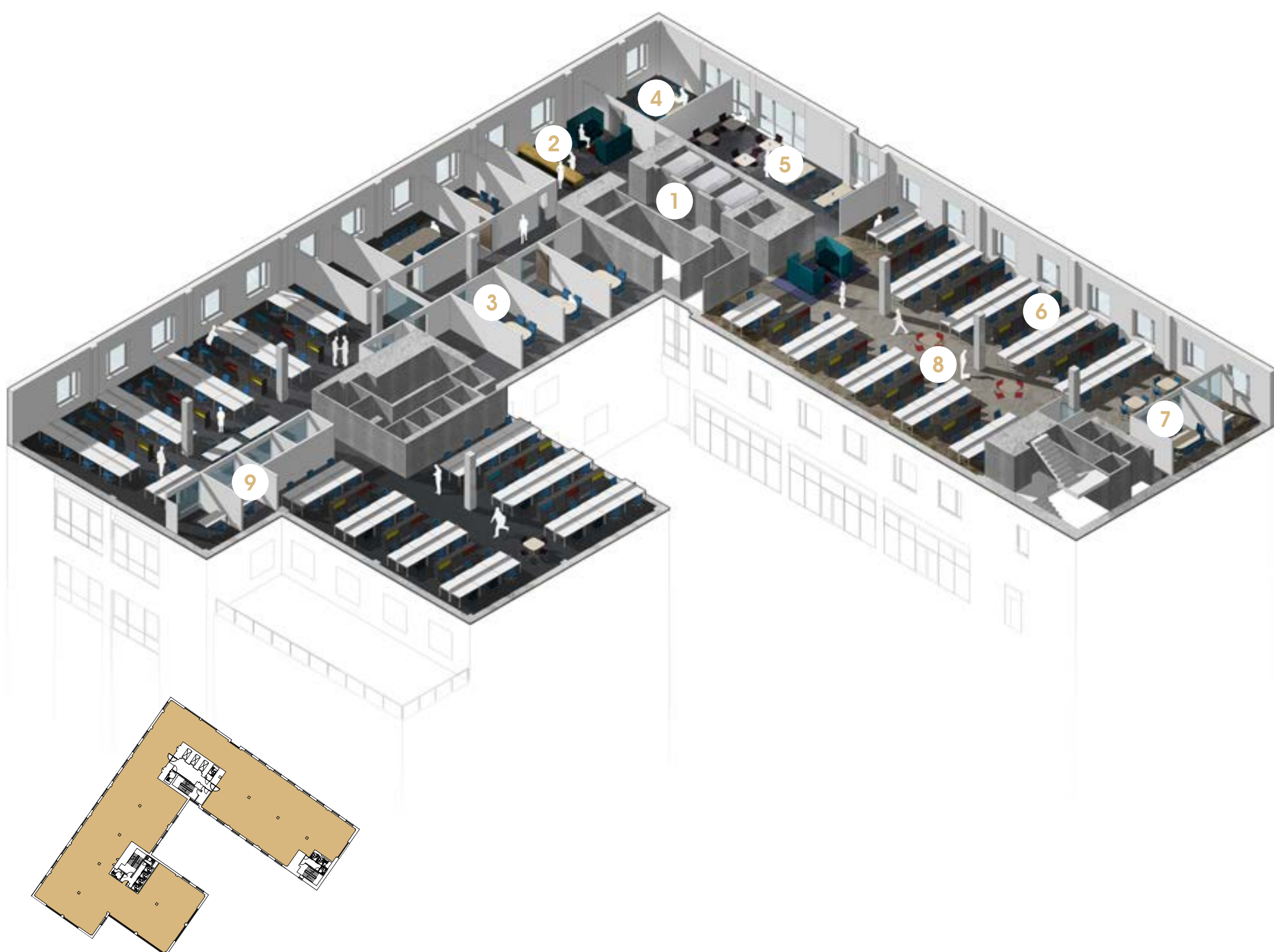


FLOOR	SQ FT	SQ M
<b>SECOND</b>	1,865	173
<b>THIRD</b>	13,673	1,270
<b>FOURTH*</b>	11,232	1,043



**INDICATIVE LAYOUT THIRD FLOOR** 1:10 DENSITY

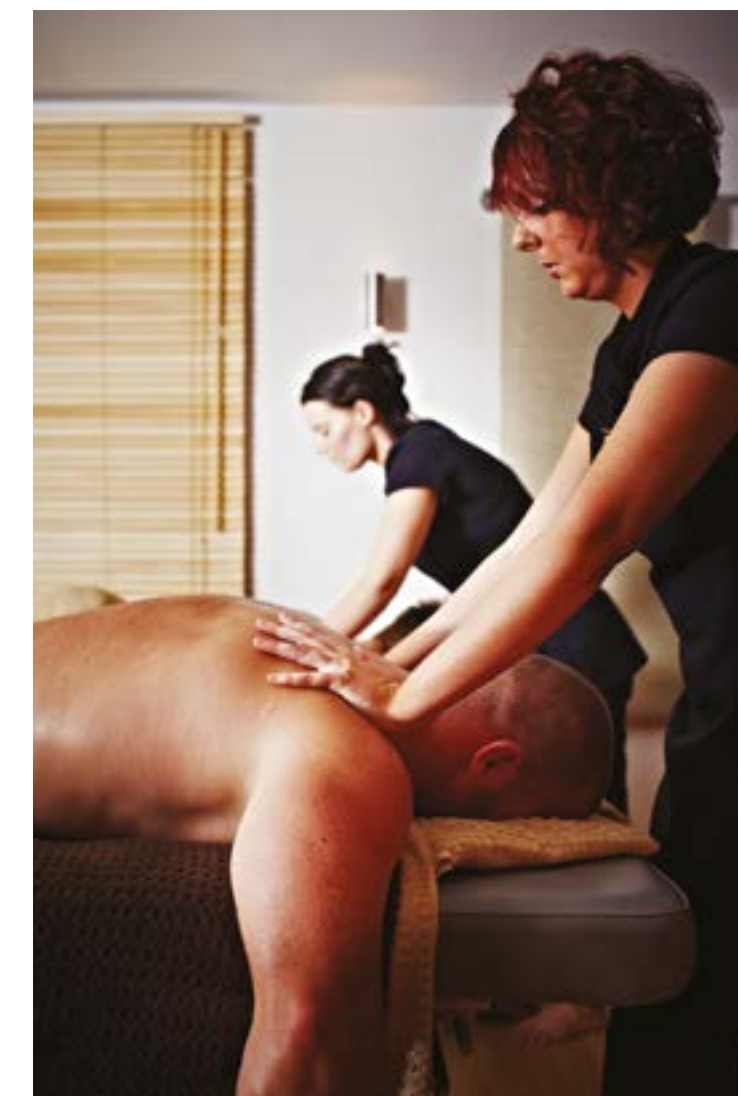
1. LIFT CORE | 2. CLIENT LOUNGE | 3. LOCKER MOUNTAIN | 4. IDEAS FORUM  
5. SEMINAR ROOM | 6. MEETING SUITE 'LANDSIDE' | 7. STAFF COLLABORATION SUITE  
8. MEETING SUITE 'AIRSIDE' | 9. WORKSTATIONS | 10. STAFF LOUNGE



**INDICATIVE LAYOUT THIRD FLOOR** 1:8 DENSITY

1. LIFT CORE | 2. RECEPTION | 3. MEETING SUITE | 4. SEMINAR TRAINING  
5. STAFF CAFÉ | 6. WORKSTATIONS | 7. EXECUTIVE SUITE  
8. BREAK OUT | 9. PROJECT ROOM

# BODY BUILDING



The Brindleyplace estate offers occupiers a unique proposition within the Birmingham office market.

With more time than ever being spent at work, Brindleyplace also offers occupiers a range of on-site amenities, including a florist, gym, barbers and convenience shops, with two public squares providing quiet outdoor environments away from the office.

For those that need to grab a quick bite to eat, there are a number of grab-and-go options available to occupiers, while for lengthier lunches, client entertainment or unwinding after work, the estate's diverse selection of canalside bars and restaurants provide a wealth of options.

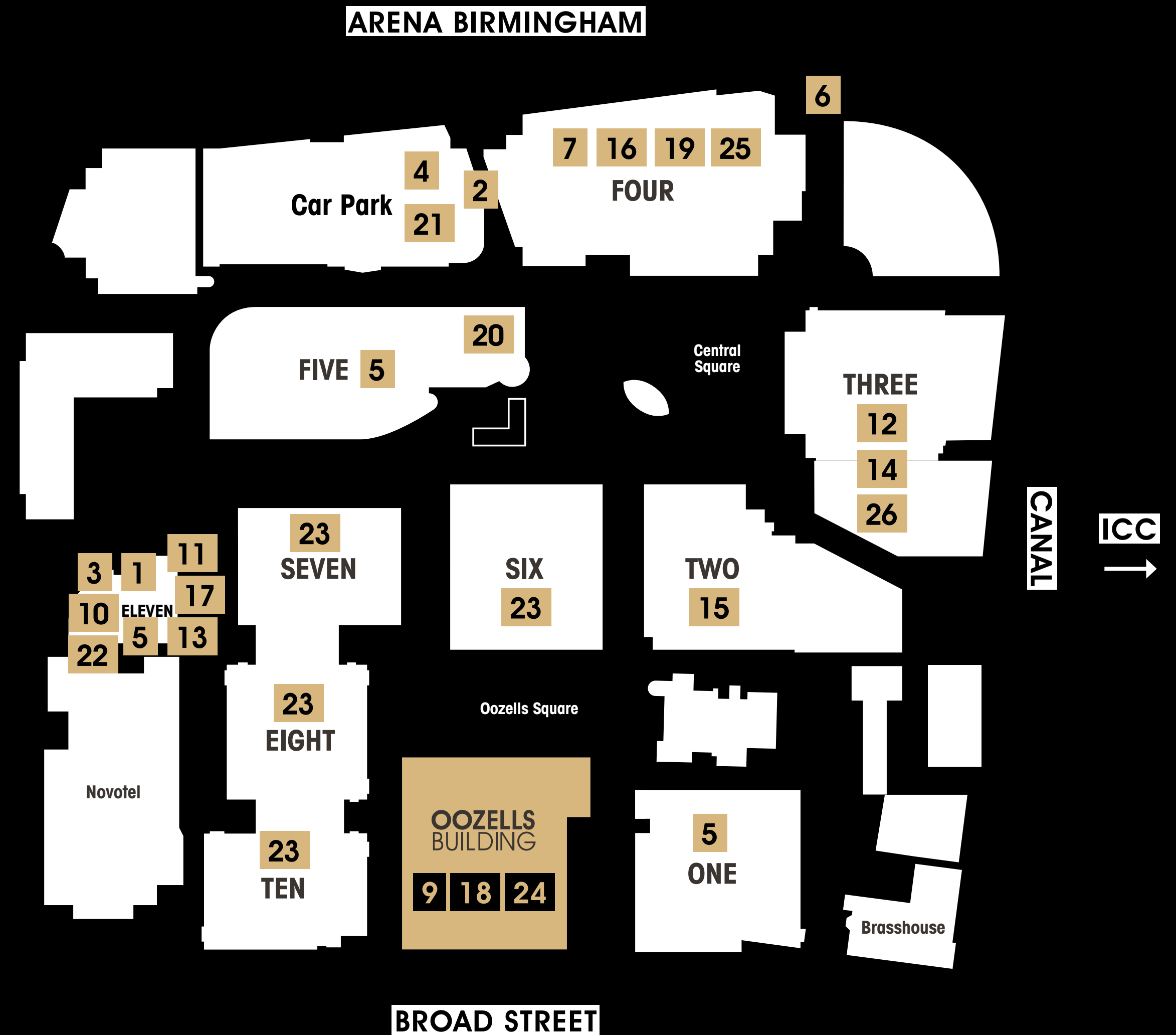
# IN GOOD COMPANY

## BUSINESS

1. **Aston Carter**
2. **Brindleyplace Management Office**
3. **Capita**
4. **Capital Autowash**
5. **Colliers International**
6. **Cycle Chain**
7. **Deloitte**
8. **Deutsche Bank**

9. Free Radio
10. Friend LLP
11. Global Radio
12. GVA
13. Hettle Andrews & Associates Ltd
14. Landmark
15. Lloyds Banking Group
16. Mercer
17. MSO Workspace Ltd
18. Odgers Berndtson/Berwick Partners

19. PageGroup
20. Places Birmingham
21. Q-Park
22. Robert Walters
23. The Royal Bank of Scotland
24. Unity Trust Bank
25. Vail Williams
26. Willis Towers Watson



# IN GOOD COMPANY

RESTAURANTS

- 1. Bank
- 2. Café Rouge
- 3. Carluccios
- 4. CAU
- 5. Cielo
- 6. Coast to Coast
- 7. Edmunds Bistro de Luxe
- 8. Gourmet Burger Kitchen
- 9. handmade burger Co.
- 10. OKO
- 11. Piccolino

BARS & CAFÉS

- 12. Pizza Express
- 13. Recess
- 14. Siamais
- 15. The Smoke Haus
- 16. wagamama
- 17. Zizzi

LEISURE

- 18. Bannatyne's Health Club
- 19. Crescent Theatre
- 20. Ikon Gallery
- 21. The National SEA LIFE Centre

BARS & CAFÉS

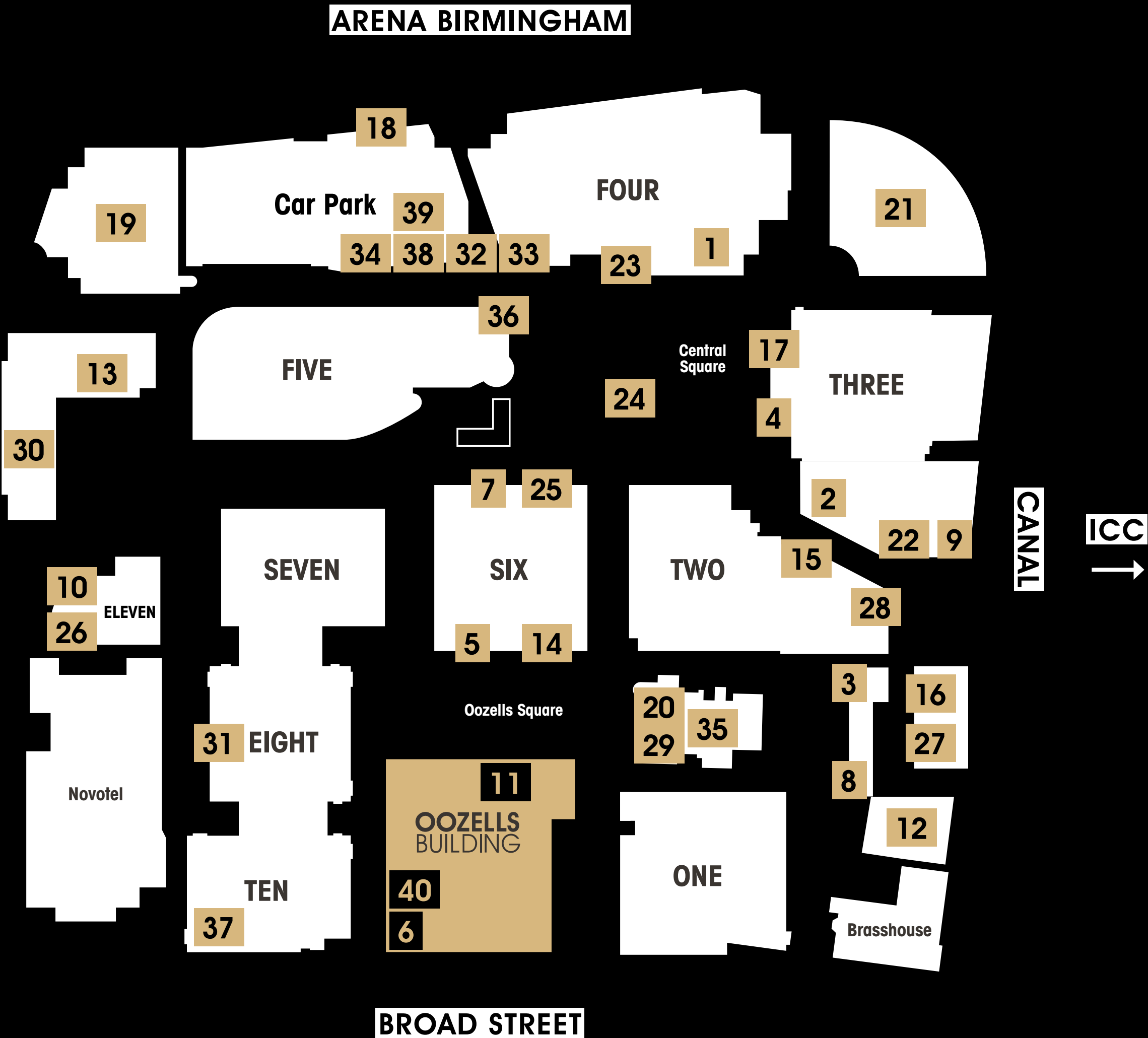
- 22. All Bar One
- 23. Caffè Nero
- 24. Costa Coffee
- 25. EAT
- 26. Nuvo
- 27. Pitcher & Piano
- 28. Slug & Lettuce
- 29. York's Bakery Café

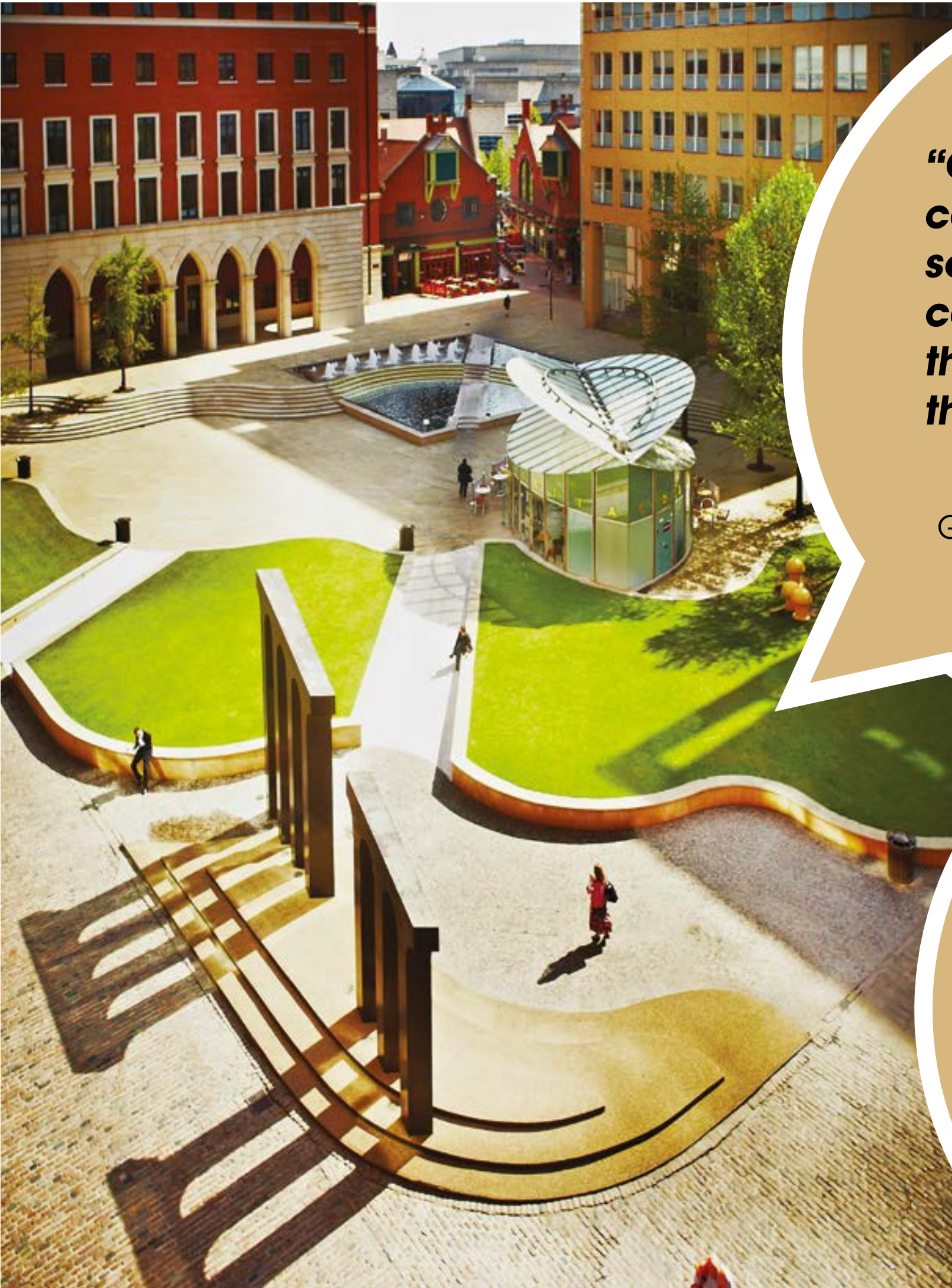
ACCOMMODATION

- 30. Hilton Garden Inn
- 31. SACO Apartments

RETAIL

- 32. Baguette du Monde
- 33. Boots
- 34. Ethos
- 35. Ikon Shop
- 36. Places Birmingham
- 37. Sainsbury's Local
- 38. SPAR
- 39. SUBWAY
- 40. The Gentleman Barbers





***“Overlooking the canal, our visitors can see the impact of our conservation work with the Canal & River Trust for themselves.”***

Amy Langham  
General Manager, SEA LIFE Centre

***“Having amenities like ours on their doorstep is a real benefit to office workers at Brindleyplace.”***

Dan Barnfield  
General Manager, Bannatyne's

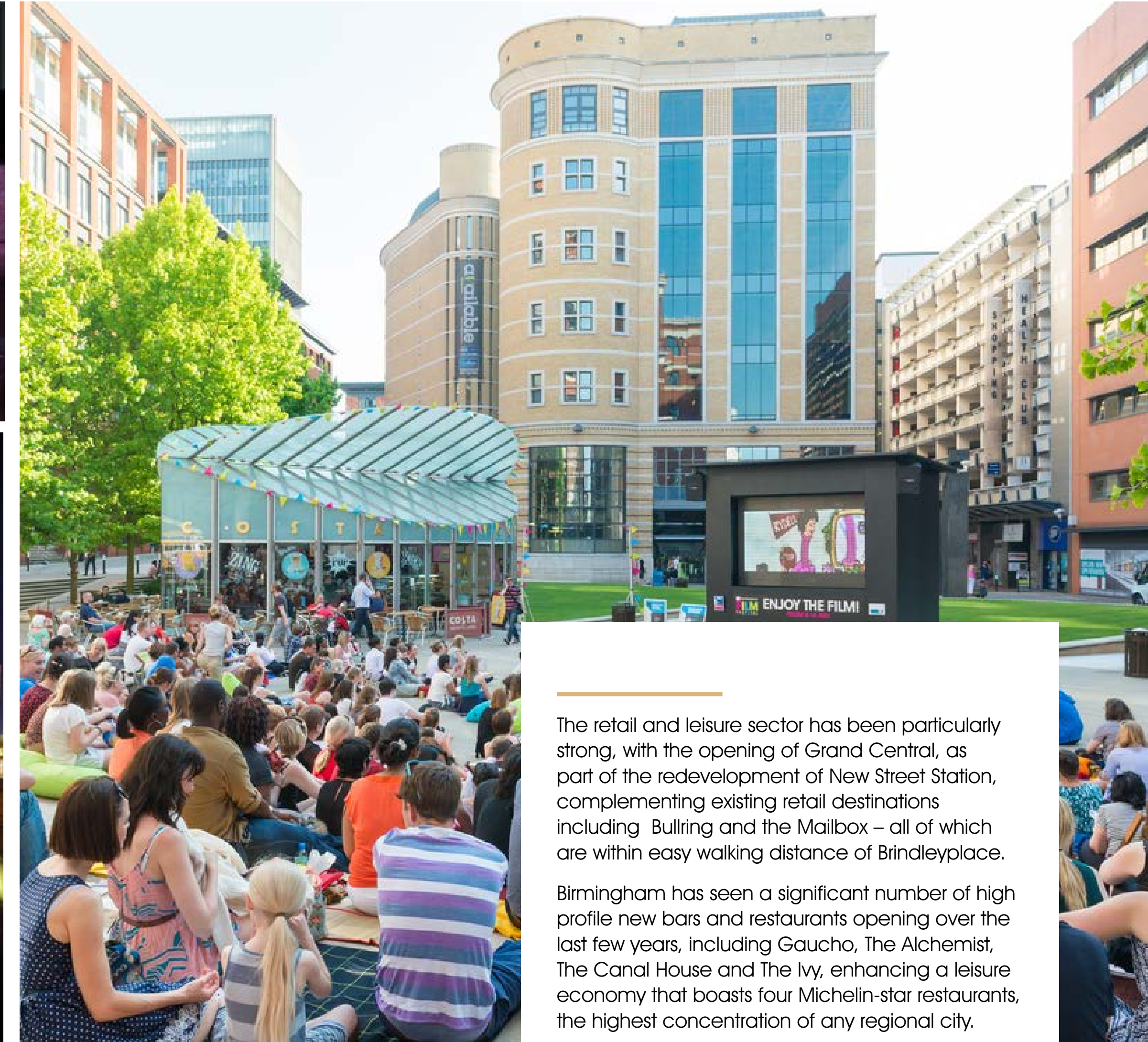


***“As part of the Brindleyplace estate we are in a great position to promote our productions and entertain audiences throughout the year.”***

Andrew Lowrie  
Chairman, Crescent Theatre



## neighbours



The retail and leisure sector has been particularly strong, with the opening of Grand Central, as part of the redevelopment of New Street Station, complementing existing retail destinations including Bullring and the Mailbox – all of which are within easy walking distance of Brindleyplace.

Birmingham has seen a significant number of high profile new bars and restaurants opening over the last few years, including Gaucho, The Alchemist, The Canal House and The Ivy, enhancing a leisure economy that boasts four Michelin-star restaurants, the highest concentration of any regional city.

# IDEAL LOCATION

**Birmingham Airport**

Brindleyplace's central location adjacent to Broad Street ensures that it is accessible to all, regardless of how people choose to commute.

The national motorway network is accessible via the A38(M), while the redeveloped New Street Station, providing connections to destinations across the country, is just a 10 minute walk away. Moor Street and Snow Hill, Birmingham's other key railway stations, are also within walking distance.

The area will further benefit from the ongoing extension to the Midland Metro tram, with a stop planned for delivery adjacent to the site entrance on Broad Street, shortly after the Centenary Square stop opens in 2019.



for office enquiries please contact the joint agents:

**brindleyplaceb**