

Eleven Brindleyplace



Birmingham

OFFICE MARKET
FORUM

Central Birmingham Office Market Map

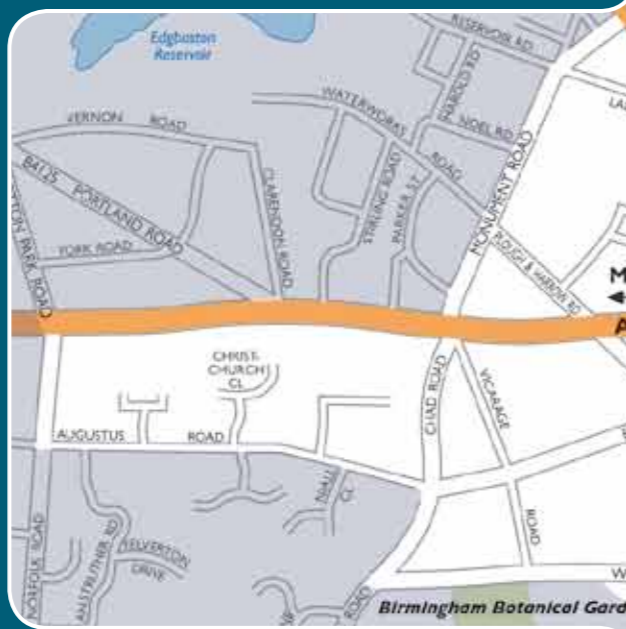
2011

Langley Point



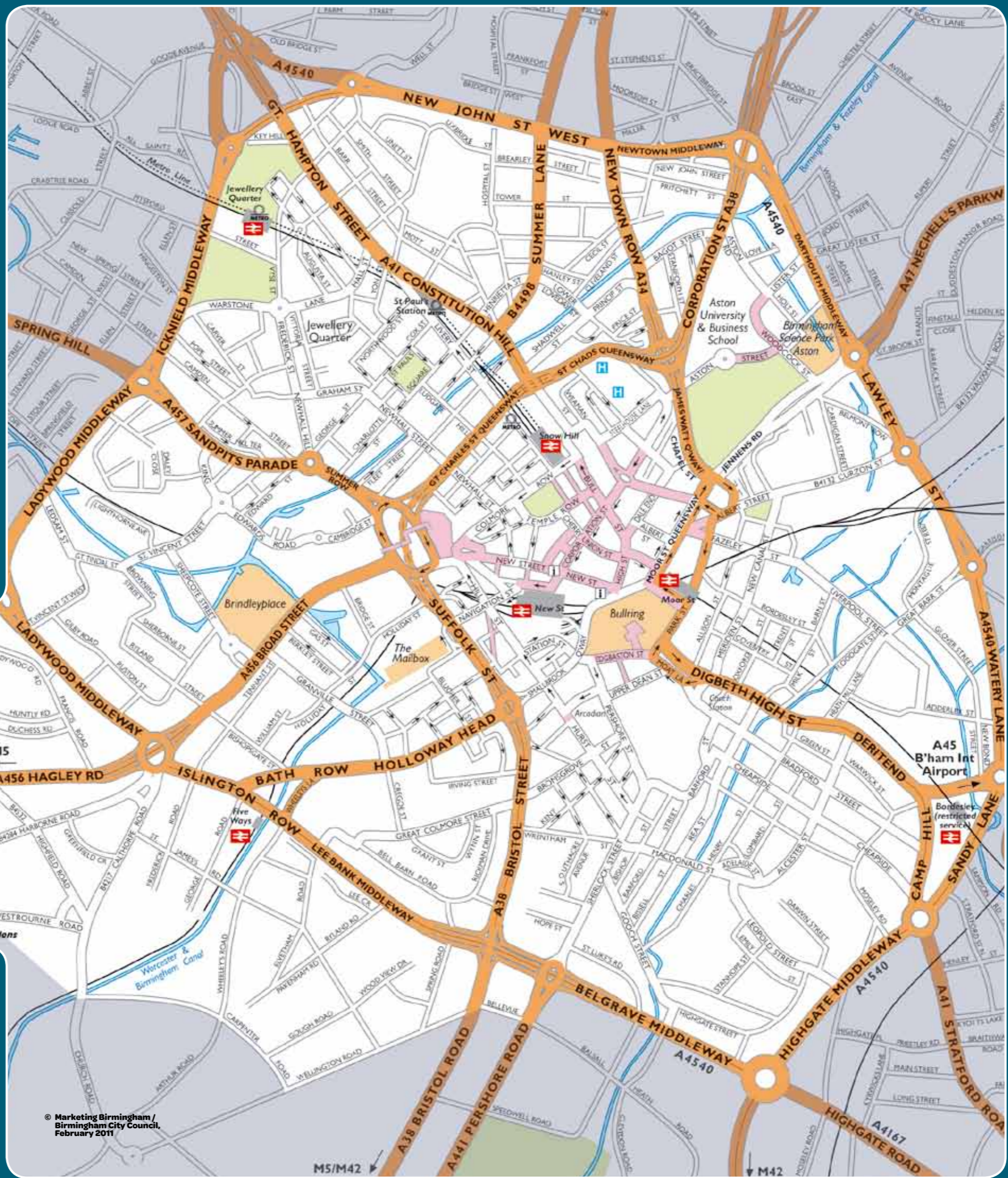
www.birminghamofficemarket.co.uk

45 Church Street



KEY

- Pedestrian Areas
- City Centre
- Key Landmarks



Colmore Plaza



Two Colmore Square



One Snowhill



Baskerville House



Newhall Square - Pipeline



Two Snowhill - Pipeline



Zellig



3 Priestley Wharf

The Cube

OUR MISSION

Birmingham Office Market Forum was established in 2007 to present a co-ordinated voice to investors, developers and occupiers about Birmingham's city centre office market.

The Forum brings together the city's leading office agents and Business Birmingham.

Since its formation, the Forum has worked closely with Birmingham City Council on a number of inward investment projects, as well as promoting the city at conferences.

The 2011 Map provides an essential update on office market activity throughout the previous year as well as information about the range and quality of Birmingham's office stock.

BIRMINGHAM DEMOGRAPHICS AND LABOUR MARKET

Total population
1,028,900

Working age population (within a 30 minute drive)
638,200

Growth in working age population to 2015
31,900

% Growth in working age population to 2015

Birmingham +5.0

England +2.9

Service sector employment

407,700

Finance and business sector employment

64,300

Professional staff

63,800



Source: Marketing Birmingham

INVESTMENT

Investment levels have increased throughout 2010 reaching new heights with a total of £430m transacted during the year, which was more than a 100% increase on 2009.

This has been driven by the significant weight of money seeking exposure to prime, well let assets, principally driven by UK and overseas institutions.

The rise has been driven by two significant transactions which were:

- £126m sale of One Snowhill to Commerz Real in Q1
- Hines/Moorfield's purchase of five buildings at Brindleyplace for £190m in Q3

Other significant deals within the city centre include:

- The acquisition of Rutland House by Aviva Investors for £28.5m
- M&B Fleet St acquired for £40m by a private investor
- F&C's purchase of Bank House for c. £20m



DEVELOPING
SCIENCE
FOR THE
FUTURE

High Speed 2

A WELL
CONNECTED
GLOBAL
CITY

OFFICE DEVELOPMENT PIPELINE

- Central Birmingham has a total office stock of 1747m sq ft
- Vacant supply amounts to approximately 3,99m sq ft and falls in a range of buildings from Grade A to more cost effective accommodation
- 750,000 sq ft of this comprises new or comprehensively refurbished Grade A accommodation which is available for immediate occupation

Office Completions During 2010

- The Cube – 68,150 sq ft remaining to let
- Zellig – 36,000 sq ft remaining to let
- 40 St Paul's Square – 10,418 sq ft remaining to let

Under Construction as at March 2011

- Two Snowhill – 70,000 sq ft available, completion late 2012/early 2013
- Upper Dean Street – 10,000 sq ft available, completion late 2012/early 2013
- Woodcock Street – fully occupied, completion autumn 2011



Proposed New Street Station



Edgbaston Cricket Ground

PERFORMING
ON AN
INTERNATIONAL
STAGE

OFFICE TAKE UP AND MAJOR DEALS

2010	Q1	183,348 sq ft
	Q2	101,465 sq ft
	Q3	262,050 sq ft
	Q4	121,529 sq ft
	Total	668,392 sq ft

2009	Q1	110,976 sq ft
	Q2	86,060 sq ft
	Q3	340,833 sq ft
	Q4	119,411 sq ft
	Total	657,280 sq ft

2010 MAJOR DEALS

- Calthorpe House – 107,044 sq ft – The Binding Site
- Baskerville House – 40,632 sq ft – Office of Legal Complaints
- Two Colmore Square – 13,500 sq ft – BPP
- Eleven Brindleyplace – 11,428 sq ft – Friend LLP
- 45 Church Street – 9,097 sq ft – Mazars LLP



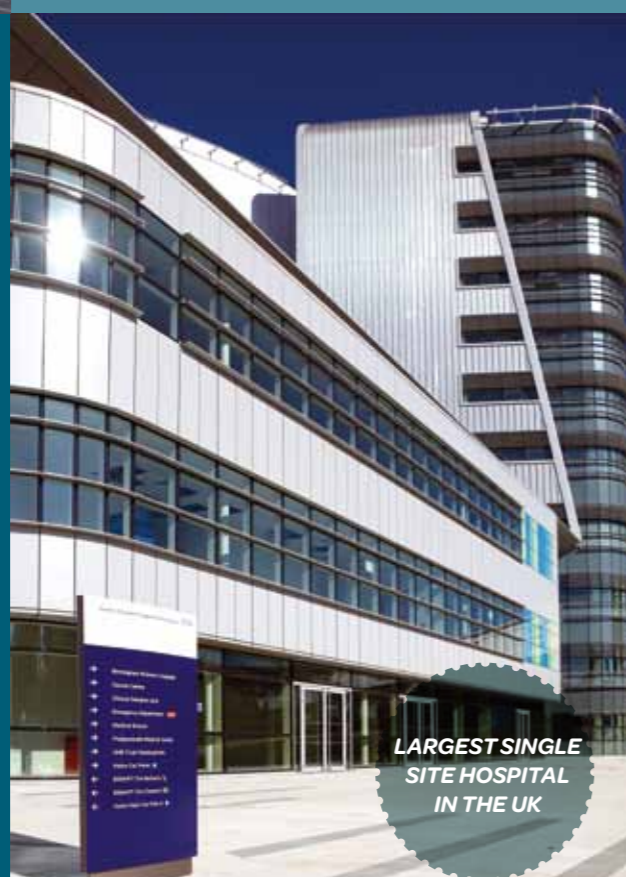
SECOND
HIGHEST RETAIL
SPEND IN
THE UK

BIRMINGHAM'S MAJOR OFFICE OCCUPIERS

- Amey
- Atkins
- Aviva
- Barclays
- BBC
- BT
- Capita
- Deloitte
- Deutsche Bank
- Direct Line
- Eversheds
- HSBC
- KPMG
- Lloyds
- Legal & General
- Microsoft
- NatWest
- Network Rail
- Office for Legal Complaints
- Pricewaterhouse Coopers
- The Royal Bank of Scotland
- RSA
- Wesleyan
- Wragge & Co
- Zurich

BIRMINGHAM MEANS BUSINESS – JUST 10 REASONS WHY...

- Access to 4,300,000 people of working age population within a one hour drive of the city centre
- Over 64,000 undergraduates attend the city's five universities with access to a talent pool of 50,000 graduates from the wider West Midlands region
- 65,000 strong financial and business services sector
- Second highest retail spend in England
- World standard research excellence in medical technologies and advanced engineering
- Entirely digital telecoms network
- Gross Value Added for the wider region of some £85 billion
- Over 98% of the UK market – customers and businesses – lie within a 4 hour drive of the city
- Air, road and rail connections provide access to 400 million people in the rest of Europe
- 126 direct destinations from Birmingham Airport



LARGEST SINGLE
SITE HOSPITAL
IN THE UK

CONNECTIVITY

HS2

High Speed 2 (HS2) is a proposed high-speed railway between London and Birmingham, and once completed, would provide journey times from Birmingham to London of 49 minutes (a reduction from the already impressive 1hr 20min travel time). If approved, construction would begin in 2017 with the first trains planned for 2025. Linking Birmingham to London by HS2 could help further inward investment into the city.

NEW STREET STATION

The redevelopment of New Street Station will provide easier and clearer access to entrances and platforms, and a better experience for visitors to the city.

The redevelopment of New Street Station is currently underway, scheduled for completion in 2015.

BIRMINGHAM METRO

The Metro extension will provide a fast link from New Street Station to the established business district at Snow Hill and Colmore Row, and will connect to the existing line at Snow Hill Station.

Construction is scheduled to begin during 2012, with services planned to start in 2015.



OVER 64,000
UNDER-
GRADUATES

BUSINESS BIRMINGHAM

Birmingham has vast resource to help energise your business and power your ambitions. Home to world class companies, cutting edge R&D facilities, innovative entrepreneurs and renowned universities, it is a city of real creativity that delivers the ideas, entrepreneurial spirit and work ethic needed for business success.

The city has so much to offer. Well connected and centrally located, Birmingham provides the scale and size to service the largest of business functions, coupled with its existing and emerging talent pool which provides access to a working age population of 4.3m within one hour's drive and over 40,000 highly skilled graduates every year.

Business Birmingham - the city's inward investment programme is your link to establishing or growing your presence in the city. We are your access point to Birmingham's business networks and here to help you benefit from the city's strong enterprise culture. We provide comprehensive support and work with our clients as strategic partners to create relevant business solutions.

www.businessbirmingham.com

Birmingham Office Market Forum Members:

- BNP Paribas Real Estate
- CB Richard Ellis
- Colliers International
- Cushman & Wakefield
- Drivers Jonas Deloitte
- DTZ
- GBR Phoenix Beard
- GVA
- Jones Lang LaSalle
- King Sturge
- Knight Frank
- KWB
- Lambert Smith Hampton
- Marketing Birmingham
- Savills
- Vail Williams



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All content provided in this document is believed to be correct at time of going to press.

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