



LUMINA

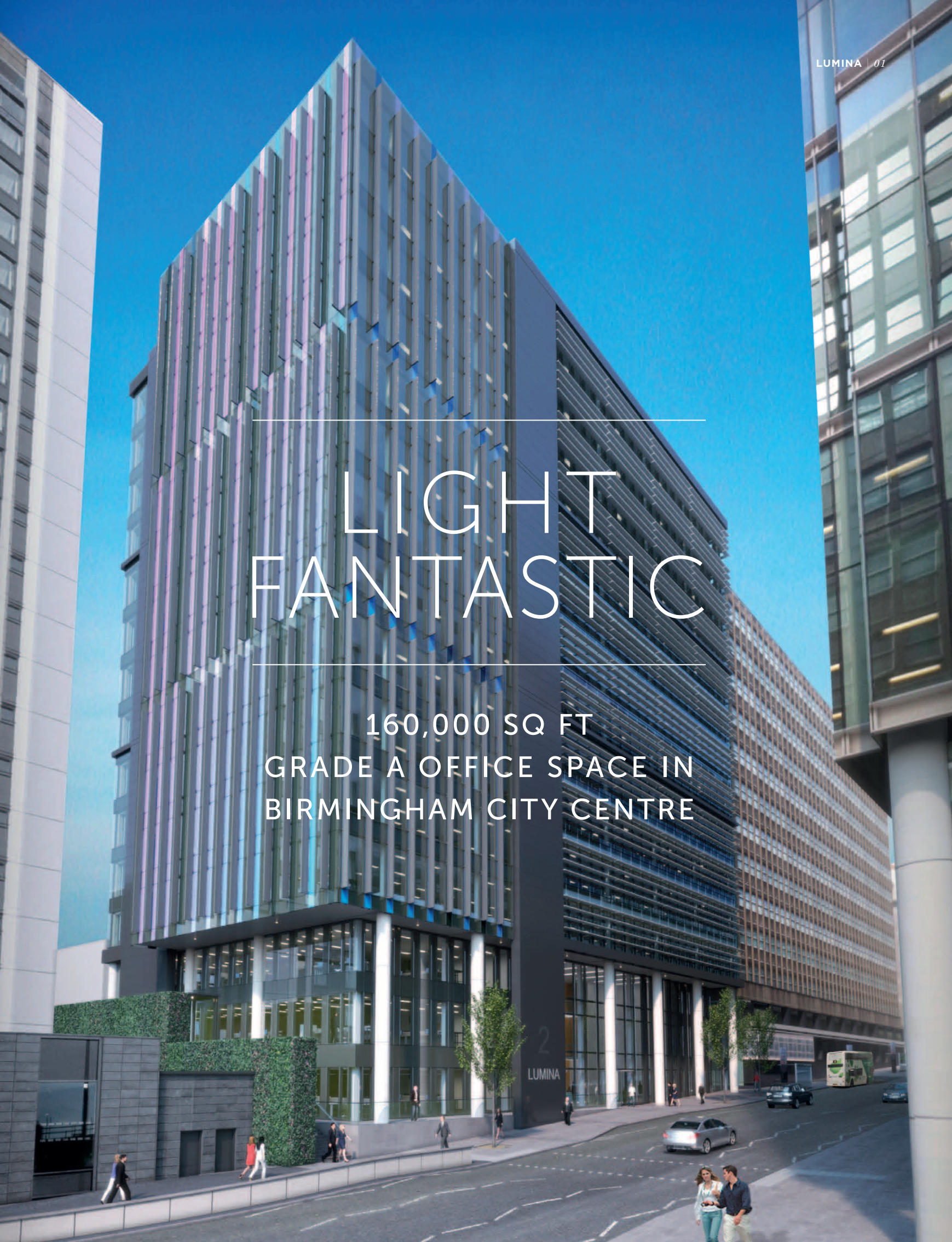
SNOW HILL | BIRMINGHAM

160,000 SQ FT GRADE A OFFICE SPACE
IN BIRMINGHAM CITY CENTRE

LIGHT FANTASTIC

160,000 SQ FT
GRADE A OFFICE SPACE IN
BIRMINGHAM CITY CENTRE

2
LUMINA







A NEW SHINING LIGHT FOR BUSINESS

Lumina will bring a new generation of Landmark office space to the heart of Birmingham's City Core.

Consisting of 12 upper floors of 12,152 sq ft, its glazed elevations will ensure the floorplates benefit from an abundance of natural light and an excellent working environment.

In the heart of the Central Business District and within close proximity to Birmingham's key transport hubs and amenities, Lumina is well positioned for all business needs.

Features include:

- Prestigious CBD location
- Panoramic city views
- Triple height reception
- BREEAM 'Excellent' rating
- Typical 12,152 sq ft floorplates
- Minimal internal columns maximises internal space
- Excellent levels of natural light
- High quality finishes
- Floor to ceiling height of 2.7m
- Four Pipe Fan Coil Air-conditioning system
- Fully Raised Access floors
- LED lighting
- Design occupancy of 1:8 sq m
- 46 secure basement car spaces and cycle spaces with changing facilities
- Targeting EPC 34B





MAKING LIGHT WORK

SUMMARY SPECIFICATION



The Lumina building will accommodate 161,847 sq ft of net floor space which is flexible and predominately column free. Typically the upper floorplates provide 12,152 sq ft of net floor space and are configured to allow for a mid-split of the floorplate if required.

The main pedestrian entrance to the building is located off Snow Hill Queensway and access for servicing and parking is from Weaman Street at the Upper ground level. There is a 3 storey high arcade to Snow Hill Queensway which will relate to the similarly scaled base of the building opposite. The entrance lobby of the building is a 3 storey volume that will provide an imposing arrival space.

The office building is designed to achieve an 'EXCELLENT' BREEAM rating.

46 car parking spaces are incorporated in the basement, including 3 disabled bays. There will also be 16 motorbike spaces and 80 cycle spaces in a dedicated cycle storage room, with associated cycle changing facilities.

The floor to floor storey height of the building is nominally 3200 mm, which will provide a floor to ceiling height of 2700 mm to office areas, and all circulation areas, and a minimum of 2400 mm in toilet areas. A fully accessible raised access floor is incorporated allowing flexibility of fit out. Office loading of 3.0 kN/m² with a further allowance of 1.0 kN/m² for lightweight partitions, plus 7.5% of office floor areas with increased imposed loads of 7.5kN/m².

General design occupancy is 1:8 m², with a 50%/50% split for sanitary provisions at 80% occupancy. Lift provision design occupancy of 1:8 m² NIA per person. Means of escape is designed for 6 m² per person.

Disabled Provision

Showers and disabled toilets/showers shall be provided in accordance with all relevant legislation and building regulations.

Lifts

The building will be served by a central core incorporating a group of 7 passenger lifts and 1 firefighting lift. This achieves the design standard for LB [8 BCO] target performance for the up-peak and lunchtime peak traffic periods.

Suspended ceilings

The office areas will have a fully accessible lay-in grid suspended ceiling with pre-finished white perforated metal ceiling tiles. It is the project team's intention for the building to have a full LED luminaire installation, to provide the best internal illuminated environment, to prolong lamp life, and significantly reduce in use costs of the life of the building; and following the recommendations of CIBSE Lighting Guide LG7.

M&E Environmental Parameters

Occupational Densities

Indoor Climate Control 1 person per 8 m² NIA
 Fresh Air to Office Areas 1 person per 8 m² NIA
 Toilets
 1 person per 8 m² NIA (50%/50% split for sanitary provisions at 80% occupancy)
 Escape Stairs 1 person per 6 m² NIA

Mechanical Services

External Design Conditions

Winter
 -3°C db saturated with overload capacity
 Summer 29°C db / 20°C wb

Condensers to operate down to -10°C db
 Condenser to operate up to 40°C db

Internal Design Conditions

Office Areas

Winter 22°C db +/- 2°C no RH control
 Summer 22°C db +/- 2°C no RH control
 Reception Winter 20°C db no RH control
 Reception Summer
 26°C db +/- 2°C no RH control
 Toilets Winter 20°C db no RH control
 Toilets Summer
 No temperature / no RH control

Main Core Circulation Areas

Winter 20°C db no RH control
 Summer No temperature / no RH control

Occupancy Level (for fresh air provision)

1 person per 8 m² net office area
 Fresh Air Supply Rate 14 litres/s per m²

Toilet Ventilation Rates

8 air changes per hour supply
 10 air changes per hour extract

External Noise Design Criteria

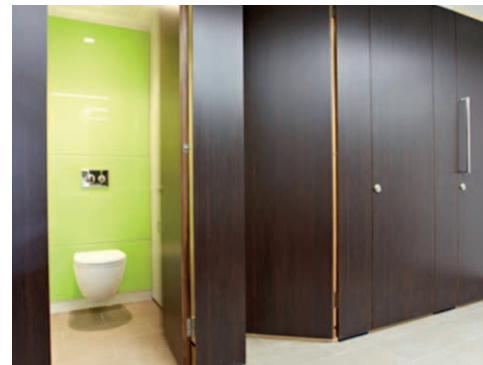
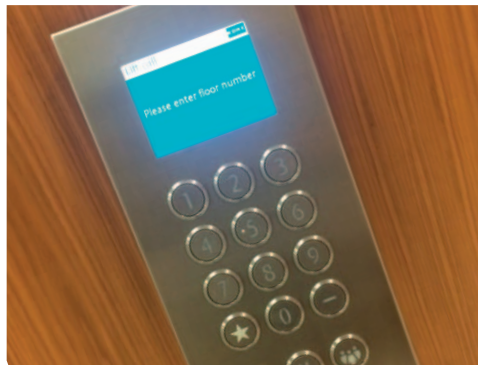
In compliance with acoustic consultant report based on 24 hour operation.

Internal Noise Design Criteria (due to mechanical and electrical services)

Office Areas	NR38 (maximum)
Reception	NR40
Toilets	NR45
Staircases / Circulation	NR40

Design Cooling Loads

Small Power 25W/m² office areas
 Lighting
 15W/m² office areas minimum but sized to achieve 500 lux



Main Refrigerant Plant Diversities (not applicable for fan coil unit, pipework or ductwork sizing)

Lighting	100%
Occupancy	90%
Equipment	90%

Controls Tolerance

Controls tolerance on room +/- 2°C At point of measurement temperature

Electrical Services

Lighting Levels	As CIBSE LG7
Office areas	400 lux maintained illuminance at 0.75m working plane

Small power loads

Office areas	25W/m ²
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Incoming Supply Size Spare Capacity 10%

Fire Alarms

BS 5839 Category L2	
Emergency Lighting BS 5266 and BS EN 1838	
Lightning Protection	BS EN 62305

Public Health Services

Cold Water Storage:
20 litres storage per person / day
Domestic Water Systems Operating Pressure:
To achieve 0.5 bar pressure from outlets

Hot Water Storage Temperature	60°C
Hot Water Distribution Temperature	55°C
Hot Water Outlet Temperature	43°C (controlled via TMV3 valves)

Sprinklers

A sprinkler system will be provided to BSEN 12845:2004 classification OH3.

Electrical Services

The following principal electrical services engineering services are to be provided to the premises:

- High voltage sub-station installation
- Main electrical switchgear and distribution with spare ways
- Rising busbar distribution with landlord distribution boards and tenant metered split lighting and power distribution boards
- Modern LED Lighting installation following CIBSE LG7 guidelines
- Intelligent lighting control with presence detection and daylight dimming
- Emergency lighting installation
- Small power installation
- Fire alarm system
- Lightning protection
- External lighting
- Data and voice cable containment in risers and diverse incoming data / telecommunication cable routes
- Life safety generator
- Security including automatic access control and CCTV installations complete with digital recording
- Disabled toilet alarm
- Disabled refuge alarm
- Space for future tenant's standby electrical generation equipment
- Space for tenants satellite / TV aerial equipment

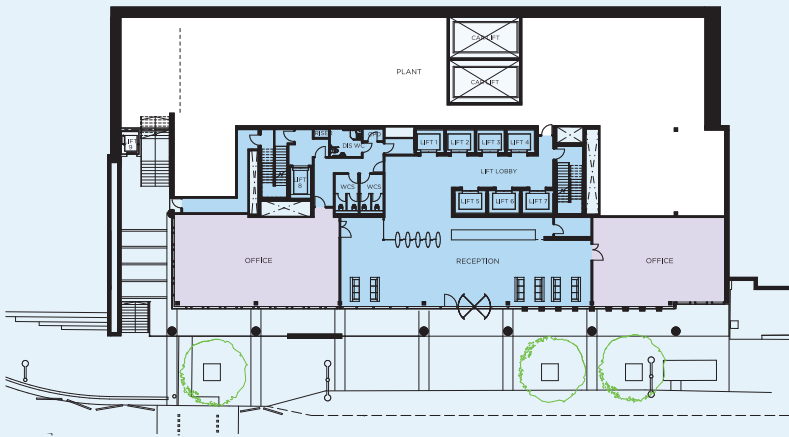
Mechanical Services

The following principal mechanical & public services engineering services are to be provided to the premises:

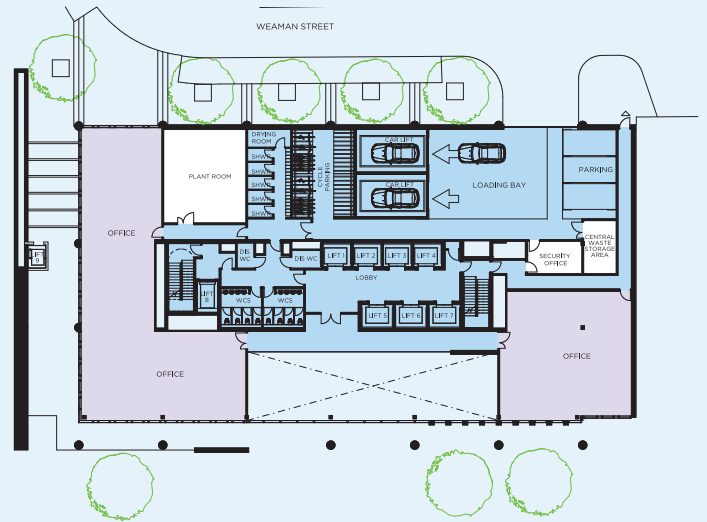
- Incoming gas service
- Combined Cooling, Heating & Power (CCHP)
- Low pressure hot water gas fired heating system
- Chilled water system with water cooled chillers and cooling towers
- Four pipe fan coil unit air conditioning system with DC motors
- Office fresh air ventilation system with heat recovery
- Toilet supply and extract ventilation system with heat recovery
- Under floor heating to the reception
- Automatic controls / Building Management system
- Smoke ventilation to the basement car park and general car park ventilation
- Renewable energy technology incorporating photovoltaic panels
- Mains water and boosted cold water supplies to the building
- Hot water generated by central calorifier plant
- Sanitary plumbing system
- Rainwater harvesting system
- West riser installation
- Sprinkler installation classification OH3

FLOOR PLANS

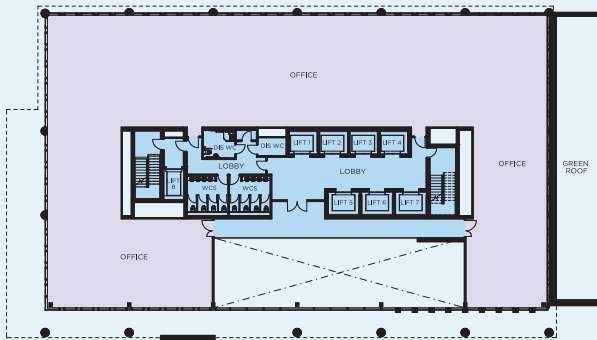
LOWER GROUND



UPPER GROUND



MEZZANINE



SCHEDULE OF AREAS

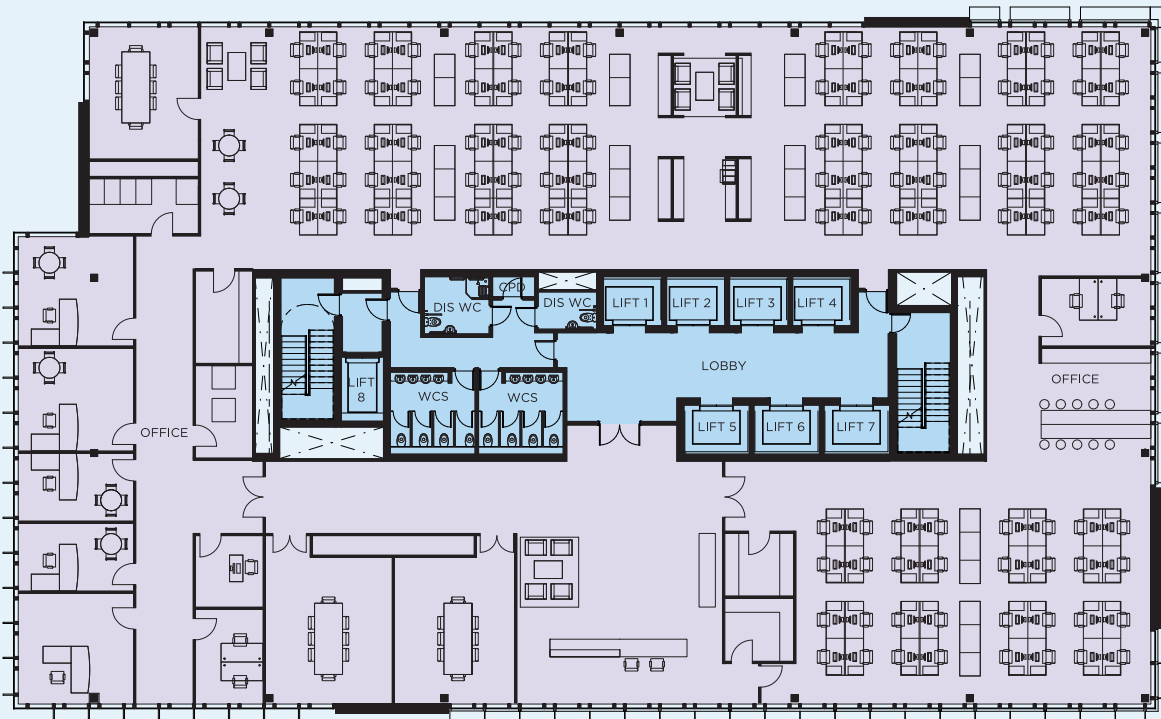
Floor	sq ft	sq m
Level LG Reception	1,832	170.20
Level LG Offices	2,280	211.82
Level UG Offices	4,036	374.96
Mezzanine Offices	7,875	731.61
Level 01 - 12 Offices	12,152	1,128.96
Total	161,847	15,036.11

Car Spaces - 46 | Motorbikes - 16 | Cycles - 80

TYPICAL UPPER FLOOR



SPACE PLAN



Space plan is indicative only.

Reception - 1 | Workstations - 116 | Cellular Offices - 8 | Meeting Room (8 seats) - 3 | Breakout Meeting Area (4 seats) - 3
 Repro Area - 1 | Waiting Area - 1

BRIGHT LIGHTS, BIG CITY

In Birmingham, you will find everything you need to make your company successful and to make locating here worthwhile.

Birmingham offers you a deep pool of intelligent, well-trained and highly motivated staff. The city has three world class universities producing 97,000 graduates each year. There's a full range of supporting services, from lawyers and accountants to marketing, I.T. and telecoms.

The city is also home to the National Exhibition Centre and the International Convention Centre, which host over 200,000 conferences and 320 exhibitions every year. The newly

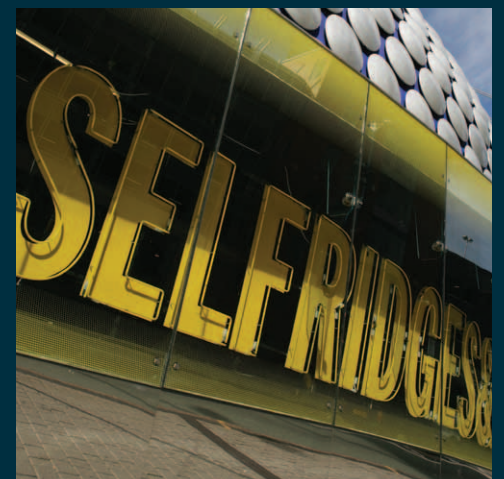
opened Library of Birmingham offers an extensive range of services and resources for both learning and leisure pursuits.

When it comes to places to eat, you'll be spoilt for choice in Birmingham. From award winning Michelin-starred restaurants, Asian cuisine in the famed Balti Triangle, hip cafés and nightspots in Chinatown; to Brindley Place, The Mailbox and The Cube on the canalside which offer some of the most desirable eateries in the city.

Shopping opportunities range from the 850-year old markets to sophisticated

centres like The Mailbox, The Pavilions and The Bullring. Birmingham is also a centre of jewellery design and production; a stroll round the Jewellery Quarter is a fascinating experience.

The city's cultural scene is driven by outstanding venues, world-renowned performers and enthusiastic audiences. The Hippodrome Theatre is the most popular in the UK and Symphony Hall is home to the City of Birmingham Symphony Orchestra. Sports enthusiasts can enjoy Test cricket, Premiership football and golf at The Belfry.







JOIN BIRMINGHAM'S LEADING LIGHTS

OCCUPIERS

- | | |
|-------------------------------|--------------------------------------|
| A KPMG | H Eversheds |
| B Barclays Bank Plc | I Direct Line |
| C Grant Thornton | J RBS |
| D Ernst & Young | K PWC |
| E Royal & Sun Alliance | L HSBC |
| F Vodafone | M Wragge Lawrence Graham & Co |
| G Rothschild | |

LANDMARKS

- 1 National Indoor Arena
- 2 Brindley Place
- 3 The ICC
- 4 Centenary Square / Library of Birmingham
- 5 The Mailbox
- 6 Museum & Art Gallery
- 7 The Grand Hotel
- 8 Birmingham New Street Station
- 9 Snow Hill Station
- 10 Moor Street Station

BARS & RESTAURANTS

- 11 Bank
- 12 Miller & Carter
- 13 Marco Pierre White
- 14 Rodizio Rico
- 15 Metro
- 16 Purnell's
- 17 Opus
- 18 Hotel du Vin
- 19 Fumo
- 20 San Carlo





THE SPEED OF LIGHT

From its position near the centre of the country, Birmingham is the hub of a rail network and a motorway network to London, the West Country and the North.

It is also scheduled to become the hub of the new High Speed 2 rail network, which would reduce the journey time to London to just 45 minutes, while Birmingham to Manchester would take 41 minutes instead of an hour and a half.

Looking further afield, the city has an international airport which is easy to reach from the city centre, it takes just 10 minutes by rail from Birmingham New Street station. Birmingham Airport has over 9 million passengers a year and has the capacity to handle twice that number. It serves 50 airlines flying to over 100 destinations in Europe, the USA, Africa, China and Japan. It has also recently opened a Eurojet Business Aviation Centre.



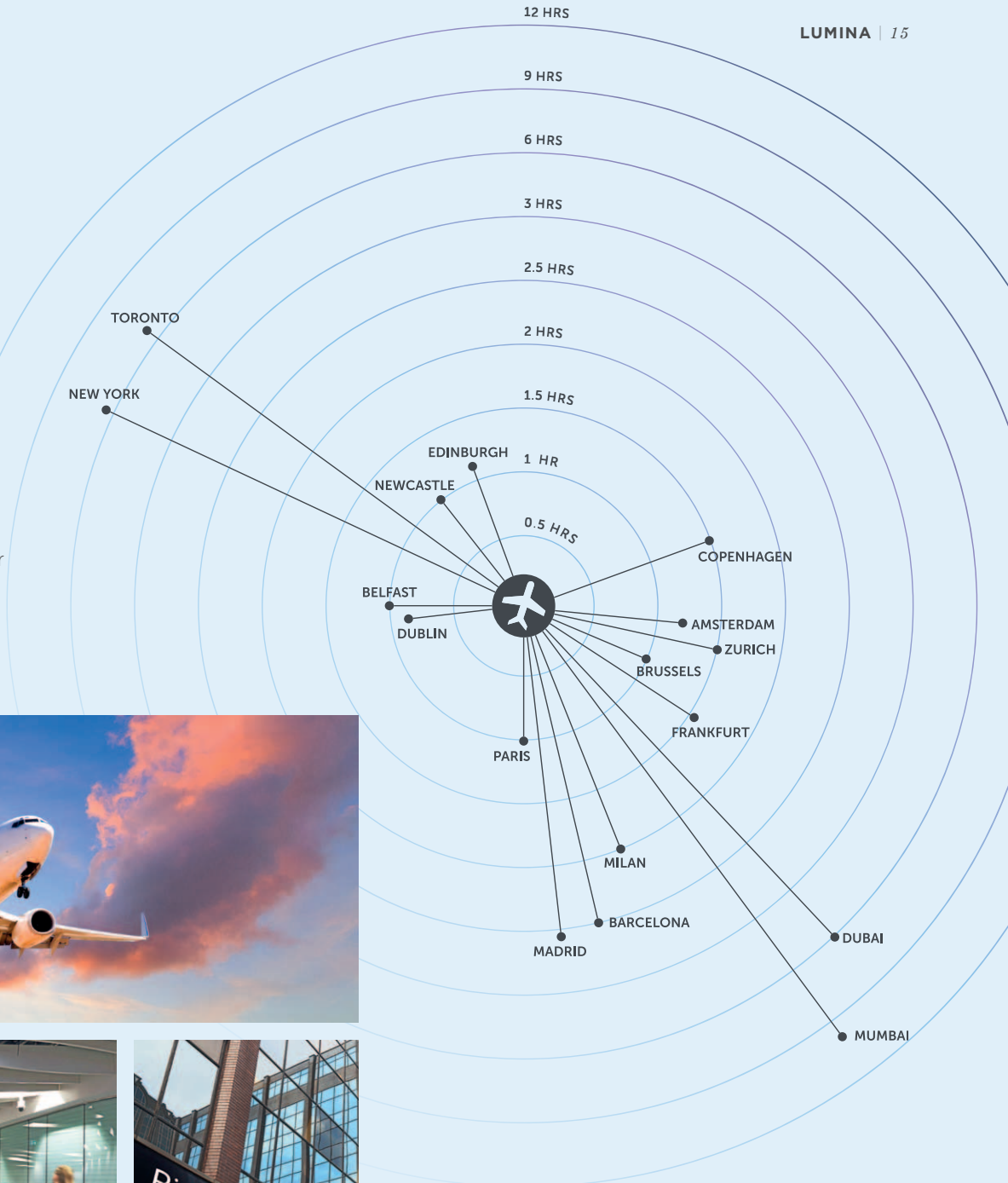
BY ROAD

Bristol	88 miles
Cardiff	109 miles
Coventry	25 miles
Edinburgh	292 miles
Leeds	118 miles
London	118 miles
Manchester	87 miles
Newcastle	206 miles
Nottingham	53 miles

Source: The AA

BY AIR

Birmingham International Airport is one of the UK's fastest growing airports, serving more than 9 million passengers each year and operating direct flights to over 100 primary business destinations across Europe, North America and the Middle East. The Airport is within easy access of Birmingham city centre via car or train direct to New Street station.



BY RAIL

Bristol	1hr 27 mins
Cardiff	2hrs
Coventry	20 mins
Edinburgh	4hrs
Leeds	2hrs
London Euston (New Street)	1hr 22 mins
London Marylebone (Snow Hill)	1hr 53 mins
Manchester	1hr 29 mins
Newcastle	3hrs 20 mins
Nottingham	1hr 15 mins

Source: Railtrack



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A DEVELOPMENT BY



FOR FURTHER INFORMATION CONTACT:



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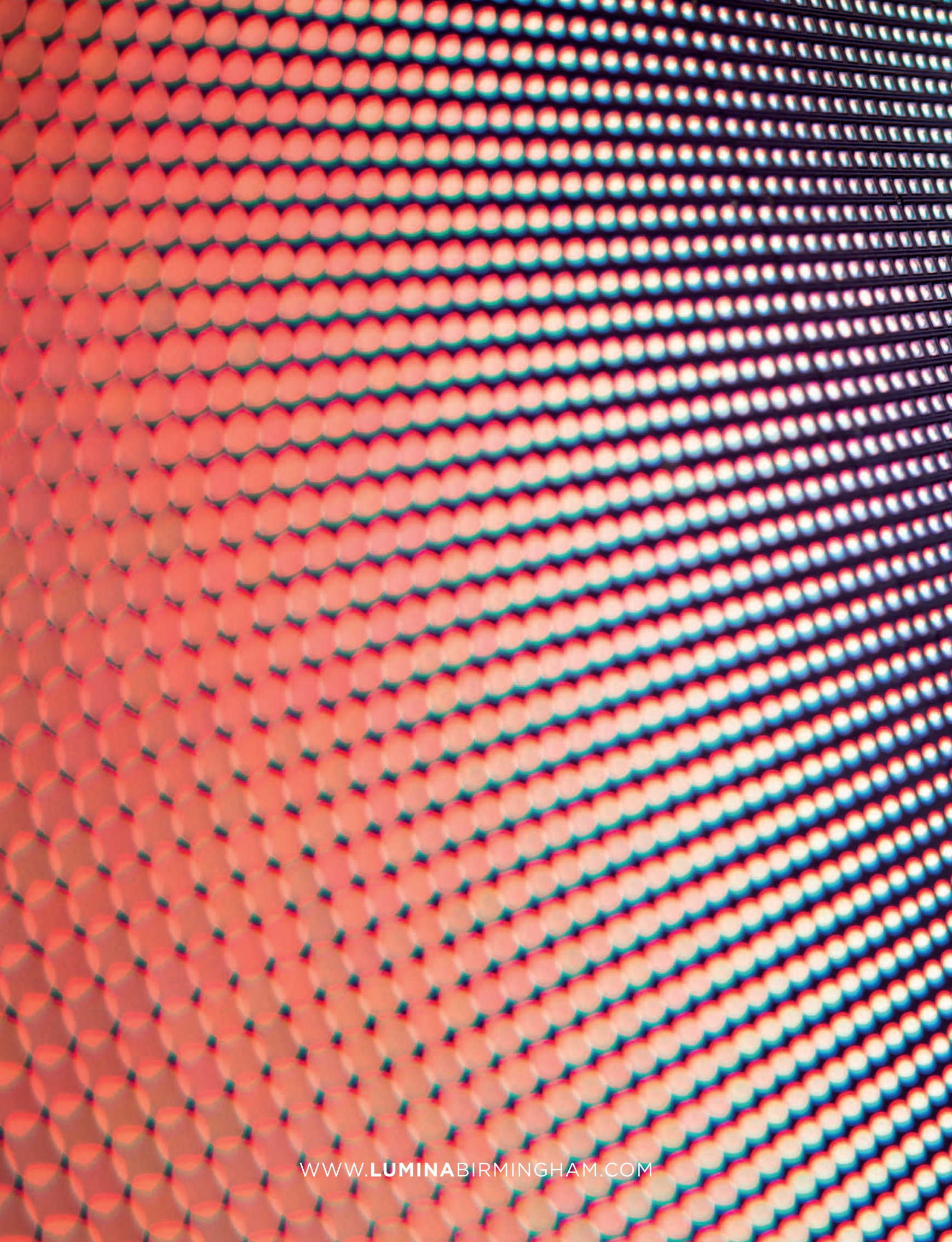


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M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at: www.commercialleasecode.co.uk
Small business? For free help on negotiating a lease see www.lettingbusinesspremises.co.uk

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