



103 COLMORE ROW
BIRMINGHAM



Specification

The finer details.

Excellence as standard

The development is expected to achieve:-

- A BREEAM Accreditation of Excellent.
- EPC Rating – target B.
- WiredScore Accreditation – target Platinum.

Introduction

- The building has been developed generally in accordance with the guidelines set out in the British Council for Offices Design Guide 2014.
- The development has a gross external area of approximately 35,000m². Above ground there are 20 floors of office space together with a double height restaurant at floors 23 and 24. The building is generally serviced from the basement and upper floor plant areas at floors 21 and 22.

Office Fit-Out

- Office areas will be fitted to Category A standard including all building services.
- The ceiling will comprise perforated metal tiles incorporating 1200 x 300 flush mounted LED luminaires.
- Raised access flooring – 150mm.
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls zoning 6 metres wide and 4.5 metres deep at perimeter.
- 103 Colmore Row has 12 lifts including two dedicated lifts serving the roof top restaurant and a single 30-person/3,000 kilogram goods lift. There is also an additional passenger lift access to bicycle and car parking levels.
- Separate male and female changing facilities and shower cubicles located at basement level plus WC's, drying room and cleaners cupboard.

Occupational Criteria

- The building has a means of escape occupancy ratio based on 1-person per 6m² for the office accommodation.
- Toilet accommodation is provided at the density of 1-person per 10m² in an arrangement of unisex super loos.
- Lift installations provide for an occupancy of 1-person per 8m² on floors 1 – 11 and 1-person per 10m² on floors 12 to 20 inclusive.
- The cooling and heating systems are based upon 1-person per 8m² for floors 1 – 11 and 1-person per 10m² for floors 12 – 20.
- The building is designed to accommodate 24-hour/7-day-a-week access.
- Floor loading – office accommodation 3.5 kn/m² (plus 1 kn/m² for partitions).

Building Services Criteria

- External design conditions – Summer 28°C / Winter -4°C.
- Internal design conditions – Office area: Summer 22°C / Winter 22°C.
- Office Fresh Air Ventilation – 12 litres per person.
- Tolerances – based on room temperature plus or minus 2°C at point of measurement.
- Lighting – Office areas: 375 – 400 lux.
 - Toilets: 200 lux.
 - Staircases: 100 lux.
 - Reception: 200 – 300 lux.
 - Car Park: 75 lux.

Timeline

Practical Completion of the development is anticipated in May 2021.

Professional Team

Project Manager:

Quantem

Planning Consultant:

GW Planning

Architect:

Doone Silver Kerr Architects

Cost Consultant:

Quantem

Principal Designer (CDM):

Quantem

Structural Engineer:

Davies Maguire

M&E Services Engineer:

ARUP

Environmental Consultant/BREEAM:

Watkins Payne Partnership

Vertical Transportation Engineer:

Hilson Moran Partnership

Fire Engineering Consultants:

Fire Ingenuity

Legal:

Stephenson Harwood LLP

Agents:

Cushman & Wakefield

Knight Frank LLP

Colliers International

103colmorerow.com

To view a virtual tour, please go to: <https://vr.103colmorerow.com/>

All enquiries:



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