

Birmingham City Centre Enterprise Zone Prospectus

January 2013



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Paradise Circus



Arena Central



Snow Hill



Beorma



Post and Mail



103 Colmore Row



Foreword

We are delighted to launch this Prospectus for the Birmingham City Centre Enterprise Zone (EZ).

The EZ is an ambitious initiative that will help drive Birmingham's economic growth and deliver wider priorities for the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) area.

Our aim, through the EZ, is to promote a new location for your business to launch, grow and mature. Put simply, we want this to be one of the easiest places in Europe to do business.

This Prospectus provides a wealth of information; setting out the competitive advantages for businesses locating in Birmingham and the benefits the EZ offers across its 26 sites. It explains how we will create a world class business and cultural centre.

Based on the vision and strategy of the Big City Plan, the EZ will focus on business clusters for our key sectors, including professional and financial services, digital media, ICT and the creative industries. Over its lifetime, we expect the EZ to support 40,000 new jobs and the delivery of 1.3m sq m of new floorspace.

The benefits for new businesses are designed to provide an advantage in the early phases of growth and include simplified planning, super-fast broadband, business rate relief and specialist business support.

The wider city region will also benefit from business success in the EZ. The business rate uplift generated will be retained by the LEP and used to invest in infrastructure; supporting our wider economic priorities across the Greater Birmingham and Solihull area.

Already the LEP and Birmingham City Council has committed to £128m of investment in expectation of success in the EZ. This includes extending the Midland Metro from New Street Station into the expanded Central Business District in Westside and investing in site access and development of Paradise Circus and other sites.

We genuinely believe that through the EZ we will create a competitive home for new business - with easy access to markets, a young and highly skilled workforce and the benefits associated with being located close to like-minded companies.

The transformation of Birmingham's City Centre over the past few years has been considerable. The EZ provides the next major step in the City's regeneration.

We look forward to welcoming new businesses and jobs to a city region whose constant evolution has ensured it remains a key economic driver for both the UK and Europe.

Andy Street
Chair of the Greater Birmingham
and Solihull LEP

Councillor Sir Albert Bore
Leader
Birmingham City Council

The Enterprise Zone

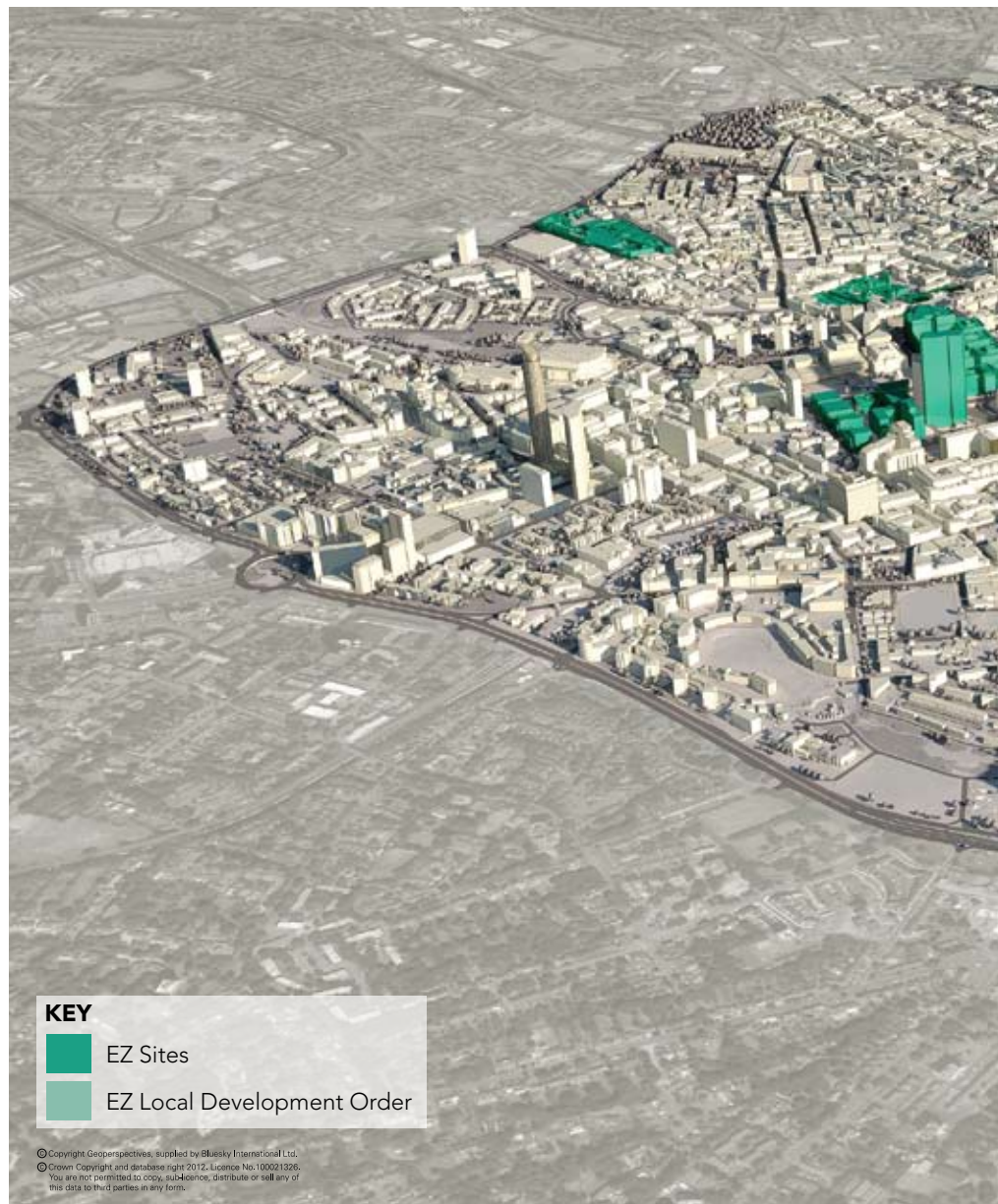
In April 2011 the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) chose Birmingham City Centre as the location for its first Enterprise Zone. The City Centre Enterprise Zone (EZ) comprises 26 sites across the City Centre, in 7 clusters identified as offering significant growth opportunities.

The EZ responds to the vision to create and support a globally competitive knowledge economy, the natural home for Europe's entrepreneurs and wealth creators with an enterprise culture supported by investment in infrastructure.

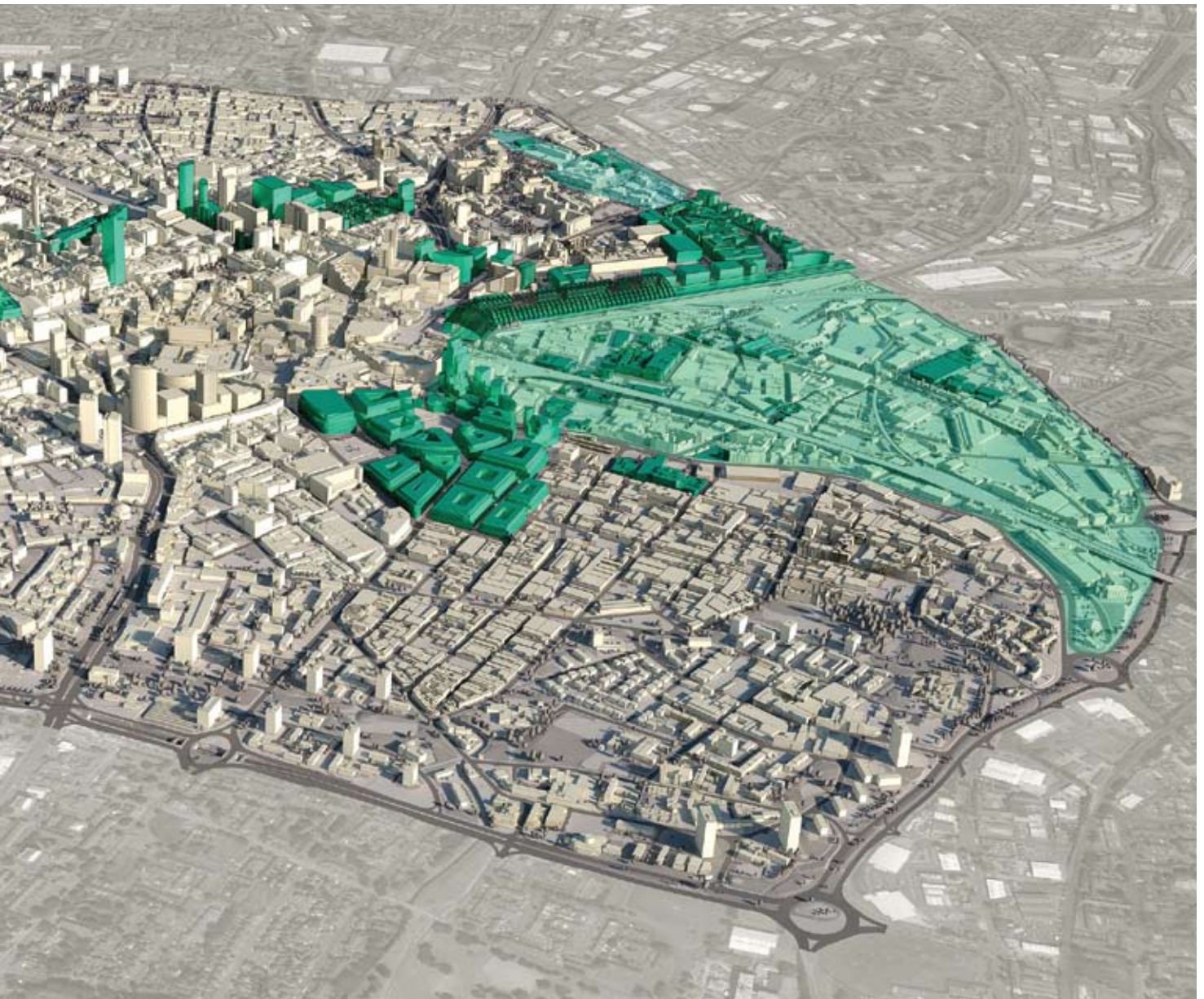
Focusing on key sectoral strengths, including professional and financial services, digital media, ICT and the creative industries, the EZ provides opportunities for 700,000 sq m of new high quality office floorspace and 600,000 sq m of new leisure, recreation and commercial floorspace.

The EZ has been developed to implement the vision set out in the Big City Plan and support the accelerated delivery of growth in the City Centre. The EZ provides a range of incentives including simplified planning, digital infrastructure, business support and investment in infrastructure.

This Prospectus provides an overview of each site within the EZ and sets out the range of incentives on offer to support businesses and help site development.



The Birmingham City Centre Enterprise Zone



Birmingham - a place for business

Birmingham is a leading European business destination at the centre of a £90bn regional economy. The City has access to a working population of 4.3 million people, provides a wealth of opportunities for companies looking to expand or invest and offers a high quality of life.

Birmingham is perfectly placed for business - with exceptional connections to local, national and global audiences. It is at the heart of the UK's road and rail network and boasts its own international airport with direct flights to over 100 destinations including cities in Europe, North America and Asia.

Businesses locating to the City will have access to a highly skilled workforce and an exceptional pool of highly qualified graduates.

The City's 3 universities and 2 university colleges provide a world class learning environment supporting over 73,000 undergraduate and postgraduate students.

The City has a young population profile with 37% under 24 years of age and a total population of over 1 million citizens with 30% from black and minority ethnic communities.

Birmingham is recognised as the best English core city in terms of languages spoken (Cushman & Wakefield, European Cities Monitor 2010) and tops the ranking table in key language subjects at higher education institutions within a 1 hour drive of the City.

The City provides a high quality of life ranking above other leading cities such as Prague, Dubai and Hong Kong (Mercer Living Index 2010). The City is a centre for culture, sports, leisure and shopping and benefits from world class venues for everything from arts to conferencing. 33 million people a year visit the City for business and pleasure.

There are more Michelin-starred restaurants than any other English regional city with 200 restaurants in the centre offering cuisine from 27 different countries.

A cosmopolitan and vibrant modern city with a cost of living 60% lower than London and a diverse housing offer to suit all tastes and budgets. The City is one of Britain's greenest with more than one fifth of its area consisting of parks, nature reserves, allotments, golf courses and playing fields, many of which are linked by rivers, watercourses and canals.

Birmingham's City Centre

The centre - the location of the Enterprise Zone - is an established economic hub served by excellent public infrastructure and benefiting from a diverse mix of cultural, recreation and leisure uses, including the regional shopping centre (The Bullring).

Its role as an economic hub is reflected in its status as one of the UK's largest financial centres outside of London and attraction as a location for business and professional services with a significant number of regional and



UK Context

national HQs. The diversity of the centre's economic role is supported by its reputation as a hub for creative industries and as the UK's fastest growing place for digital media ventures.

There are 3 main rail line stations (New Street, Moor Street and Snow Hill) with direct services to London; a national coach station (in Digbeth); and Birmingham Airport within a 9 minute train journey from the centre and operating routes worldwide. Exciting proposals for High Speed Rail, with a new terminus station in Eastside set to open in 2026, will deliver journey times of 49 minutes between Birmingham's City Centre and London.

The City Centre is home to Birmingham City University, Aston University and University College Birmingham. The Birmingham Ormiston Academy is a centre for creative, digital and performing arts.

The importance of the City Centre as a hub for economic growth is reflected by the significant investment in public infrastructure:

- New Street Station, will be transformed into a 21st century transport hub through a £650m redevelopment, due for completion in 2015. This will increase capacity and radically improve the station environment and infrastructure. It provides local, regional and national rail connections.
- The £129m Metro extension linking Snow Hill to New Street Station is due for completion in 2015. This extension will

be facilitated by a new Bus Interchange opened in 2012.

- The £65m programme of improvements to Birmingham Airport will significantly enhance capacity and open up more routes worldwide.
- The new £188m Library of Birmingham set for completion in 2013 will become the biggest in western Europe.

- A new Engineering Academy completed 2012 and new £150m campus for Birmingham City University within Eastside opening 2013.
- £11.75m Eastside City Park open in December 2012 provides a major new public space within the heart of the city acting as a visitor attraction including a Science Garden.



The Enterprise Zone offer

The Enterprise Zone (EZ) offers a range of incentives to support site development and business growth. The benefits for each site are shown in the table on pages 10-11 with more detailed information included in the individual site section.

✓ Funding for Site Development and Access*

To facilitate the delivery of key sites within the EZ £76.3m of funding will be made available. The focus for this investment will be £61.3m on Paradise Circus, which has a well progressed business case, to help unlock the first phase of the sites development. £15m will be made available for other sites focusing primarily on demolitions and access improvements. These funds will be applied following the development of detailed business cases.

✓ Funding for Infrastructure

To enable the delivery of key sites £43m of funding will be utilised to improve public transport infrastructure and connections within the EZ. The focus for this investment will be £25m on extending the Metro to Broad Street and £18m to deliver schemes that create the environment that is attractive to occupiers including the delivery of high quality pedestrian routes.

✓ Simplified Planning

A Local Development Order (LDO) is now in place in Digbeth and Birmingham Science Park Aston (BSPA) allowing a wider range of changes of use without the requirement for planning permission. For more information on LDO's visit: www.birmingham.go.uk/ez

A simplified planning regime for the wider EZ area has also been developed to provide:

- Greater certainty for all development parties and support proposals through the system.

Birmingham City Council will commit to the following for each site where development proposals are being progressed:

- Nominate a Planning Support Officer, a Case Officer, and a Project Champion and inform the developer who they are, with contact details. The Case Officer will chair and arrange project meetings.
- Set a programme for each development in agreement with the developer setting out key stages and milestones, from pre application through to implementation. Use a Planning Performance Agreement where relevant.
- Set out the requirements for the validation of an application by providing a checklist to the developer as well as providing support during the process.
- Inform the developer at an early stage what the Councils aspirations are for any legal agreements.
- Regularly review the project plan and provide feedback to the developer in order that any necessary revisions can be made.

- Provide timely responses to requests for discussions and meetings, if necessary with the Project Champion.

- Priorities submitted applications in terms of validation process and consultation responses.

✓ Funding for Digital Connectivity

Funding will be made available to support the development of digital infrastructure facilitating affordable broadband to those businesses operating in the Digbeth, Eastside and Jewellery Quarter area.

✓ Business Rates Relief*

Rates relief will be given to a maximum of £55k per annum for a five year period to eligible businesses entering EZ sites in the period April 2012 to March 2015. Rates relief will not be available on Paradise Circus, Southern Gateway and Warwick Bar.

✓ Support for Business Development*

A package of measures comprising training, advice, consultancy and grants, will be made available including:

- Financial support fund of £2.5m to assist new start ups, business growth and recruitment.

- Foreign direct investment incentive scheme fund of £1m to incentivise investment including £1k per new job created.
- Skills development fund of £1.5m to provide employer-focussed recruitment, company training and enhanced apprenticeships.

Contacts

For enquiries regarding **Funding for Site Development, Access, Infrastructure, Simplified Planning, Digital Connectivity and Business Rates Relief:**

Birmingham City Council

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planningandregenerationenquiries@birmingham.gov.uk

Telephone:
 + 44 (0) 121 303 3075

For enquiries regarding **Business Development and Support:**

Business and Innovation Team

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suzanne.dottin-payne@birmingham.gov.uk

Telephone:
 + 44 (0) 121 303 3150

For enquiries regarding **Inward Investment:**

Business Birmingham

E-mail:
invest@marketingbirmingham.com

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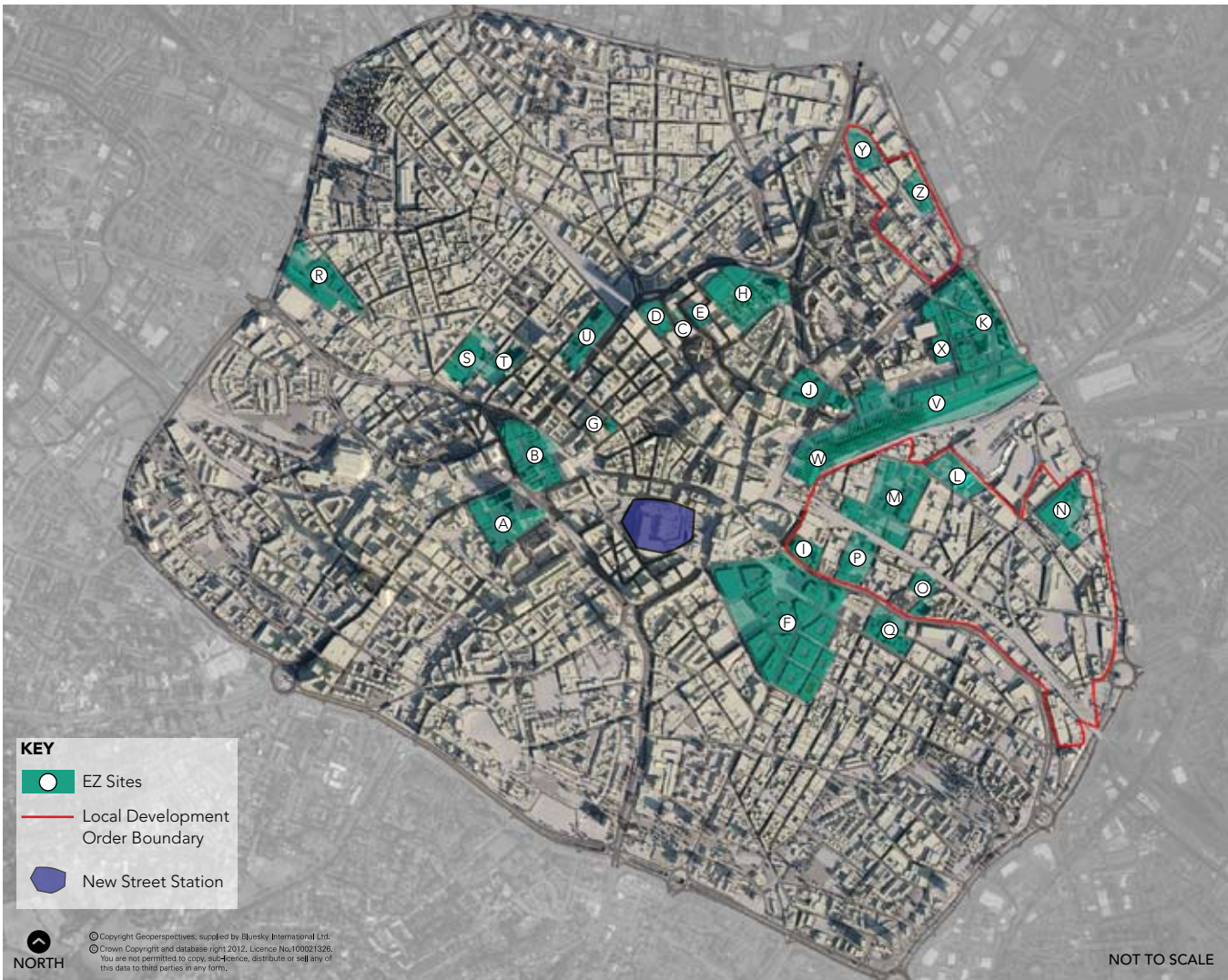
* Subject to State Aid limitations.



Redeveloped New Street Station and extended Metro

The Enterprise Zone sites

SITE REFERENCE	PAGE NUMBER	SITE NAME	FLOORSPACE AVAILABLE NOW	FUNDING FOR SITE DEVELOPMENT AND ACCESS	FUNDING FOR INFRASTRUCTURE	SIMPLIFIED PLANNING	FUNDING FOR DIGITAL CONNECTIVITY	BUSINESS RATES RELIEF	SUPPORT FOR BUSINESS DEVELOPMENT
Major Sites: Mixed development opportunities (including office, leisure, retail and commercial)									
A	10	Arena Central		✓	✗	✓		✗	✓
B	11	Paradise Circus		✓	✗	✓		✗	✓
C	12	Snowhill Building 2	✓	✓	✗	✓		✗	✓
D	12	Snowhill Building 3		✓	✗	✓		✗	✓
E	13	Post and Mail		✓	✗	✓		✗	✓
F	14	Southern Gateway		✓	✗	✓		✗	✓
G	15	103 Colmore Row		✓	✗	✓		✗	✓
H	16	Birmingham Children's Hospital		✓	✗	✓		✗	✓
I	17	Beorma	✓	✓	✗	✓	✓	✗	✓
J	18	Masshouse (Phase 2)		✓	✗	✓	✓	✗	✓
K	19	Eastside Locks		✓	✗	✓	✓	✗	✓
Digbeth: A centre for the creative and digital industries									
L	20	Typhoo Wharf	✓	✓	✗	✓	✓	✗	✓
M	20	Warwick Bar	✓	✓	✗	✓	✓	✗	✓
N	20	Great Barr Street	✓	✓	✗	✓	✓	✗	✓
O	20	Custard Factory Extension		✓	✗	✓	✓	✗	✓
P	20	Smithfield Court	✓	✓	✗	✓	✓	✗	✓
Q	20	Connaught Square		✓	✗	✓	✓	✗	✓
Jewellery Quarter: Office and mixed use opportunities									
R	22	St Georges Urban Village		✓	✗	✓	✓	✗	✓
S	22	University College Birmingham		✓	✗	✓	✓	✗	✓
T	22	Newhall Square		✓	✗	✓	✓	✗	✓
U	22	Ludgate Hill		✓	✗	✓	✓	✗	✓
Eastside: Opportunities surrounding the new HS2 Terminus									
V	24	Curzon Park		✓	✗	✓	✓	✗	✓
W	24	City Park Gate		✓	✗	✓	✓	✗	✓
X	24	Birmingham City University Campus		✓	✗	✓	✓	✗	✓
Birmingham Science Park: Technology and digital media hub									
Y	26	Digital Plaza		✓	✗	✓	✓	✗	✓
Z	26	Venture Way		✓	✗	✓	✓	✗	✓



The City Centre Enterprise Zone



Description

Arena Central will deliver a landmark office led mixed use scheme incorporating significant new public realm. The development will present exciting new opportunities, incorporating Grade A office space set in a high quality environment bridging the gap between the existing Central Business District and Brindleyplace, within walking distance of New Street Station and Birmingham's cultural attractions and civic core.

Use

Over 200,000 sq m mixed use development including up to 80,000 sq m offices alongside retail, hotel, leisure and residential uses.

Planning status

A Masterplan is in place with outline planning permission granted.

Contact

Arena Central Developments LLP
c/o Miller Developments

Telephone:
+ 44 (0) 870 336 4479

E-mail:
Jonathan.Wallis@miller.co.uk

Benefits

- Site Development.
- Infrastructure:
 - Metro extension.
- Simplified Planning.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Arena Central



Description

The Paradise Circus development will be a landmark scheme in the transformation of Birmingham, linking up to Brindleyplace and extending the Central Business District. The redevelopment will create a new urban block at the heart of the city including large-floorplate Grade A office accommodation and opportunities for retail and hotel uses set within a high quality environment. It will be on the doorstep of the civic core in close proximity to Birmingham's busiest streets, and cultural destinations and within a short walk of New Street Station.

Use

Over 140,000 sq m mixed use development including 98,000 sq m Grade A office in large flexible floor plates alongside a new hotel, leisure and cultural uses.

In two phases the scheme is set to start in 2015 with first office building available in 2017.

Planning status

A masterplan is in place with outline planning permission.

Contact

Argent

Telephone:
+ 44 (0) 121 230 9912

E-mail:
Robert.Groves@argentgroup.plc.uk

Benefits

- Site Development.
- Infrastructure:
 - Metro extension.
- Simplified Planning.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Paradise Circus



Description

Located within Birmingham's prestigious Central Business District and on the doorstep of Snow Hill Station the Snowhill development will provide nearly 100,000 sq m of new floorspace, predominately Grade A office. The buildings will have direct access to the extended Metro link to New Street Station (link to be completed by 2015). The scheme is in three phases with Office Building 1 complete, 80% let but not in the EZ. Office Building 2 is under construction with floorspace available and due for completion in January 2013. Office Building 3 is currently in design stage and will provide further high quality office floorspace.

Use

Office Building 2.

A development by owners Hines and joint developers The Ballymore Group this Breeam Excellent office building is under construction and due to complete in January 2013. It will provide over 30,000 sq m of floorspace in the form of flexible and efficient floor plates over 14 storeys. There is up to 12,000 sq m of office space available and 4 unique retail/restaurant opportunities at ground floor. It will be the only new Grade A office building delivered in the City Centre between 2010 and 2015.

Office Building 3.

Ballymore Group are progressing an outline planning application for a Grade A office scheme to provide between 20,000 and 30,000 sq m of floorspace. It will provide space bespoke to occupier needs and be complementary but distinct design to neighbouring phases. Expected to commence on site in 2013.

Planning status

Office Building 2 - on site and under construction with floorspace available.

Office Building 3 - early design stages progressing to outline planning application.

Contact

Office Building 2

CBRE

Telephone:
+ 44 (0) 121 627 5506

E-mail:
martin.guest@cbre.com

Office Building 3

Ballymore

Telephone:
+ 44 (0) 207 510 9100

E-mail:
rprobert@ballymoregroup.com

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Snow Hill Queensway



Description

Part of the extended Central Business District the area offers major opportunities for office led mixed use schemes with direct access to the City's transport infrastructure including Snow Hill Station and the extended Metro link to New Street Station (link to be completed by 2015).

Sites

Post and Mail Phase 2

New mixed use development scheme offering opportunities for office, hotel, retail, residential and leisure uses, plus a public car park, within a multi-level building.

First element of building incorporating a public car park, retail and restaurants under construction (September 2012). Opens Autumn 2014.

Second element of building anticipated construction start 2015.

Use

46,452 sq m, multi storey building with ability to accommodate range of uses.

Planning status

Planning consent granted.

The Strip

New commercial development providing opportunities for office floorspace within a multi-level building.

Use

Over 20,000 sq m of office floorspace in a 15 storey building with ancillary retail and leisure uses at ground floor.

Planning status

Planning consent granted.

Contacts

Post and Mail Phase 2

Chatham Billingham Investments Ltd

Telephone:
+ 44 (0) 121 632 1440

E-mail:
alan@chathambillingham.com

The Strip

Abstract Land

Telephone:
+ 44 (0) 207 747 8277

E-mail:
james.howarth@abstractland.co.uk

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Post and Mail Phase 2



Description

The Southern Gateway occupies a strategic location adjoining the Bullring and City Core retail and business area. It is in close proximity to New Street Station, Moor Street Station and the proposed terminus Station for the High Speed rail line. The area is a major development opportunity to create a new destination delivering development with the highest sustainability credentials centred around a newly created public space - Moat Square. This is an opportunity to diversify Birmingham's leisure, retail and cultural offer, including niche retail, improved markets, family entertainment, residential and space for creative industries.

Use

22 ha site for a mix of uses.

Planning status

The Southern Gateway represents a medium term development opportunity and is at an early masterplanning stage.

Contact

Birmingham City Council

Telephone:

+ 44 (0) 121 303 3075

E-mail:

planningandregenerationenquiries@birmingham.gov.uk

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Southern Gateway



Description

This strategic office development site is in the heart of the Central Business District and has permission for the development of a landmark tall building to provide Grade A office floorspace alongside retail, bars and restaurants.

Use

36,059 sq m office plus retail/restaurant at ground floor.

Planning status

Planning permission granted.

Contact

Savills

Telephone:
+ 44 (0) 121 634 8401

E-mail:
nwilliams@savills.com

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



103 Colmore Row



Description

This site represents a major medium-term development opportunity for a mix of uses complementing the nearby Central Business District and education campuses. The site has a range of architecturally and historically important buildings, alongside redevelopment opportunities. The site is also within a short walk of Snow Hill Station and the extended metro link to New Street Station (link to be completed by 2015).

Use

3 ha site with the opportunity to accommodate a range of uses.

Planning status

Medium term opportunity.

Contact

Birmingham Children's Hospital

Telephone:
+ 44 (0) 121 333 9999

E-mail:
info@bch.org.uk

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



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NOT TO SCALE

Birmingham Children's Hospital



Description

Situated in Digbeth opposite the Bullring, the Beorma development is a flagship mixed use scheme comprising an innovative 27 storey tower block alongside refurbished listed buildings offering a range of accommodation for office, retail and leisure uses. Phase 1 is now underway and will provide a hotel in addition to office, leisure, and retail uses. The tower block incorporates innovative technology making it a highly sustainable building. The site is in close proximity to the proposed terminus station for the High Speed rail line.

Use

60,000 sq m of floorspace, of which 48,000 sq m office space.

Planning status

Planning permission granted.

Contact

Ingleby Estates

Telephone:
+ 44 (0) 20 7491 4791

E-mail:
kpwilliams@blueyonder.co.uk

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Beorma



Description

The second (office and hotel led) phase of a landmark mixed use development connecting Eastside with the City Core. The site is in close proximity to the Central Business District and overlooks the new City Park. This site is immediately adjacent to the proposed terminus station for the High Speed rail line.

Phase 1 has seen the delivery of 340 residential units and is the chosen destination of Birmingham's new £60m magistrates court.

Use

60,000 sq m of office space, 14,000 sq m of hotel/apartments and 5,000 sq m of retail.

Planning status

Planning permission granted.

Contact

Nikal

James Payne

Telephone:
+ 44 (0) 161 214 1800

E-mail:
jap@nikal.uk.com

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Masshouse



Description

Eastside Locks is an urban business park distinct from other higher density schemes benefiting from both water and park-side frontages. The scheme will create a vibrant new quarter with retail, leisure, learning, living and business all working together to form a new community. Stunning landscaping forms an integral part of the design with the canal establishing a unique waterfront destination within close proximity of the proposed terminus station for the High Speed rail line.

Use

Range of uses including 70,000 sq m of Grade A office space to provide a broad range of accommodation options, 185 bed hotel with amenities, 9,500 sq m retail and leisure, 5,000 sq m flexible office space for growth companies, 35,000 sq m residential including student housing adjacent to Birmingham City University campus.

Planning status

Outline planning permission granted.

Contact

Goodman

Telephone:
+ 44 (0) 118 932 7488

E-mail:
james.raven@goodman.com

Benefits

- Site Development.
- Infrastructure:
 - Improved connections to the City Core.
- Simplified Planning.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Eastside Locks



Description

From the earliest beginnings at the heart of the city's industrial development, the Digbeth area has constantly evolved to meet changes, reinventing itself and adapting the built environment to meet the needs of new uses. Today the area is home to an established and growing creative sector that utilises the historic building stock, creating innovative spaces for business. It is fast becoming a hub for digital media, gaming and arts companies complemented by a diverse cultural and nightlife scene. There are a range of opportunities for new or converted workspaces, offices and complementary uses served by excellent public transport facilities and within walking distance of the City Core. The proposed terminus station for the High Speed rail line will be accessible from the Digbeth area with direct links into the station.

Sites

Connaught Square

The 2 ha Connaught Square site offers opportunities for residential and business use in close proximity to the national coach station and the Bullring.

Custard Factory Extension

The Custard Factory is an established dynamic community of the artistic and creative industries occupying the former Bird's Custard Factory buildings. The proposed extension will utilise the neighbouring site/building to provide opportunities for space for start ups and SME businesses.

Great Barr Street

The Great Barr Street site has planning consent for the refurbishment of buildings to create 15,000 sq m of business space. Opportunities include a data centre facility which would form part of Digbeth's growing role as the centre for digital industries in Birmingham. Buildings available range in size from 1500 to 8000 sq m for workspace and office functions.

Smithfield Court

Smithfield Court has planning consent for a 22,300 sq m mixed-use development with a focus on office uses. 1,000 sq m of innovative office space is currently available in the newly refurbished Walker Building.

Typhoo Wharf

Typhoo Wharf occupies a 3 ha site in the heart of Digbeth and benefits from a canalside aspect. Opportunities exist for commercial floor space in a combination of reused buildings of sizes ranging from 1,500 to 15,000 sq m, and in new builds on underutilised vacant land. 1,450 sq m for office or mixed use is currently available in Ladbrooke House.

Warwick Bar

The Warwick Bar site is circa 1.5 ha that incorporates several listed buildings connected with the canal system and has a strong and distinctive character. Opportunities exist for commercial floor space in a combination of reused buildings and in new builds on underutilised vacant land. Buildings available range in size from 200 to 500 sq m for workspace and office functions.

Contacts

Connaught Square

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Custard Factory Extension

Space Foundation

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Great Barr Street

Savills

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E-mail:
BAllen@savills.com

Smithfield Court

Oakhill Group Ltd

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E-mail:
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Typhoo Wharf

Pennycuick Collins

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+ 44 (0) 121 665 4192

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Warwick Bar

ISIS

Telephone:
07710 175347

E-mail:
mike.finkill@isis.gb.com

Benefits

- Site Development.
- Infrastructure:
 - Improved connections to the City Core.
- Simplified Planning
 - Local Development Order.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - Skills Development.
 - Financial Support.



Digbeth - Typhoo Wharf opportunity



Description

The Jewellery Quarter is a special part of Birmingham's heritage: an asset that is unique internationally as a centre of excellence in the manufacture and trade of jewellery. In recent years the Quarter has seen the growth of professional practices, the creative industries and a thriving residential community, creating a vibrant business and residential hub on the edge of the City Core with significant opportunities for future growth.

Sites

Ludgate Hill

Ludgate Hill presents an opportunity for an office-led mixed use development of up to 55,000 sq m on the doorstep of Snow Hill Station and the Central Business District. Focussed around a central square, the first phase will provide a multi-storey car park.

Newhall Square

The Newhall Square development will provide 16,827 sq m of leisure, hotel, retail and office space and 234 premium apartments.

St Georges Urban Village

The St Georges development will offer a mixed-use development of up to 58,000 sq m of low carbon BREEAM excellent offices alongside 2 hotels, apartments, car parking, shops and leisure space in the Industrial Fringe of the Jewellery Quarter.

University College Birmingham

The new University College Birmingham campus will create a world class centre for education and the creative industries.

Contacts

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Ludgate Hill

Abstract Land

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Newhall Square

RO St Bernard's Ltd

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+ 44 (0) 20 7025 1780

E-mail:
chris.bond@property252.co.uk

St Georges Urban Village

DTZ

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+ 44 (0) 121 200 2050

E-mail:
info@stgeorgesbirmingham.com

University College Birmingham

University College Birmingham

Telephone:
+ 44 (0) 121 604 1000

E-mail:
m.harkin@ucb.ac.uk

Benefits

- Site Development.
- Infrastructure:
 - Improved connections to the City Core.
- Simplified Planning.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - Skills Development.
 - Financial Support.



Jewellery Quarter - Golden Square



Description

Eastside is a central focus for regeneration activity in the City Centre that has brought about the emergence of the area as a location for knowledge, skills and innovation. It has both great potential for accommodating the expansion of City Core uses through major mixed-use development alongside the established science, technology and learning activities. The new £11.75m City Park provides an exceptional centre piece for the area with further Birmingham City Council investments including a multi-storey car park, enhanced road and water management infrastructure helping to facilitate development. The proposals for High Speed Rail will bring a new terminus to the area in 2026 delivering unrivalled access to London.

Sites

Birmingham City University Campus

Birmingham City University's new landmark City Centre campus will deliver cutting-edge modern educational and media facilities for the Birmingham Institute of Art and Design.

Future phases will complete this major new campus facility in the heart of the City Centre.

City Park Gate

The site is the proposed home of the new High Speed Rail terminus. Opportunities will arise for development in association with the station itself.

Curzon Park

The site is the proposed home of the new High Speed Rail terminus. Opportunities will arise for development in association with the station itself.

Fox Street

This Birmingham City Council owned site is on the doorstep of the new City Park. The site provides a development opportunity for a range of uses to complement the wider Eastside regeneration.

Contacts

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Birmingham City Council

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Birmingham City University Campus

Birmingham City University

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City Park Gate

Quintain

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+ 44 (0) 20 7478 9371

E-mail:
award@quintain.co.uk

Curzon Park

Grainger PLC

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+ 44 (0) 20 7795 4700

E-mail:
mwoodrow@graingerplc.co.uk

Benefits

- Site Development.
- Infrastructure:
 - Improved connections to the City Core.
- Simplified Planning.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.



Eastside



Description

Birmingham Science Park Aston will be a key component in driving the city's knowledge economy, as a hub promoting enterprise and innovation bringing together people with ideas and technologies, people with expertise and experience and people with funds to invest. Located close to the City Core the Science Park is easily accessible and will commence construction of a new Digital innovation Centre, iCentrum™ summer 2013 to augment the current facilities. The Science Park is in close proximity to the proposed terminus station for the High Speed rail line.

Sites

Digital Plaza

The Plaza will provide three buildings in addition to iCentrum with a total of 10,000 sq m of space for high-technology business use.

Venture Way

Venture Way units enjoy a picturesque courtyard to the rear overlooking the Digbeth Branch Canal which runs through the Science Park and will provide opportunities for additional business space.

Contacts

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Venture Way

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E-mail:
charlottec@bsp-a.com

Benefits

- Site Development.
- Infrastructure.
- Simplified Planning
 - Local Development Order.
- Digital Infrastructure.
- Rates Relief.
- Business Support:
 - FDI Incentive.
 - Skills Development.
 - Financial Support.



Birmingham Science Park Aston

The delivery of the City Centre Enterprise Zone (EZ) is a priority for both the City Council and the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) as we seek to drive forward economic growth and job creation.

Working in partnership has been key to the success to date and since the inception of the EZ in April 2011 significant progress has been made. We have secured the full backing of Government to the City Centre location through The Business Case and Implementation Plan last year. We secured the approval of two Local Development Orders (LDOs) which are now in place for the Digbeth and Birmingham Science Park Aston areas. These LDO's will simplify the planning process for small and medium enterprise looking to set up in the EZ. We are also progressing arrangements for the wider EZ to provide project champions and dedicated resources to support planning applications through the system.

Through a Memorandum of Understanding we will want to ensure that a common approach to EZ development and implementation is shared across all organisations with a direct interest in delivery.

The approval of the EZ Investment Plan in July 2012 is the most recent success and now provides a significant catalyst to drive forward delivery. The Investment Plan sets out the first phase of investment with a programme of projects totaling £128m. The investment will ensure early infrastructure is in place in the City Centre to deliver key sites and support business growth.

This first phase of investment will directly support the generation of 20,000 jobs and over 600,000 sq m of floorspace in the period 2018-2038.

This commitment to delivery is most evident in the progress being made in the redevelopment of Paradise Circus. The scheme, one of the most significant development proposals in the UK, will deliver a major new office destination providing businesses with the highest quality environment set in the heart of the City Centre. As a key site in the EZ the LEP and City Council are able to focus significant investment to unlock the development and bring forward this exciting scheme.

Across the wider EZ we are looking to make further investments that will help to drive forward development and business growth.

Our ambitious approach and commitment has already been recognised with the EZ featuring as one of the top 50 global free zones of the future by the fDi.

Working together we are committed to focusing our efforts on the delivery of the EZ and making it one of the most successful zones creating jobs and prosperity for the City and LEP area.

Chris Webster
LEP Board Director and
EZ Champion

Waheed Nazir
Director of Planning and
Regeneration



Birmingham City University Campus



Typhoo Wharf



Custard Factory



Southern Gateway



Masshouse Square



Eastside Locks



Greater Birmingham & Solihull
Local Enterprise Partnership

