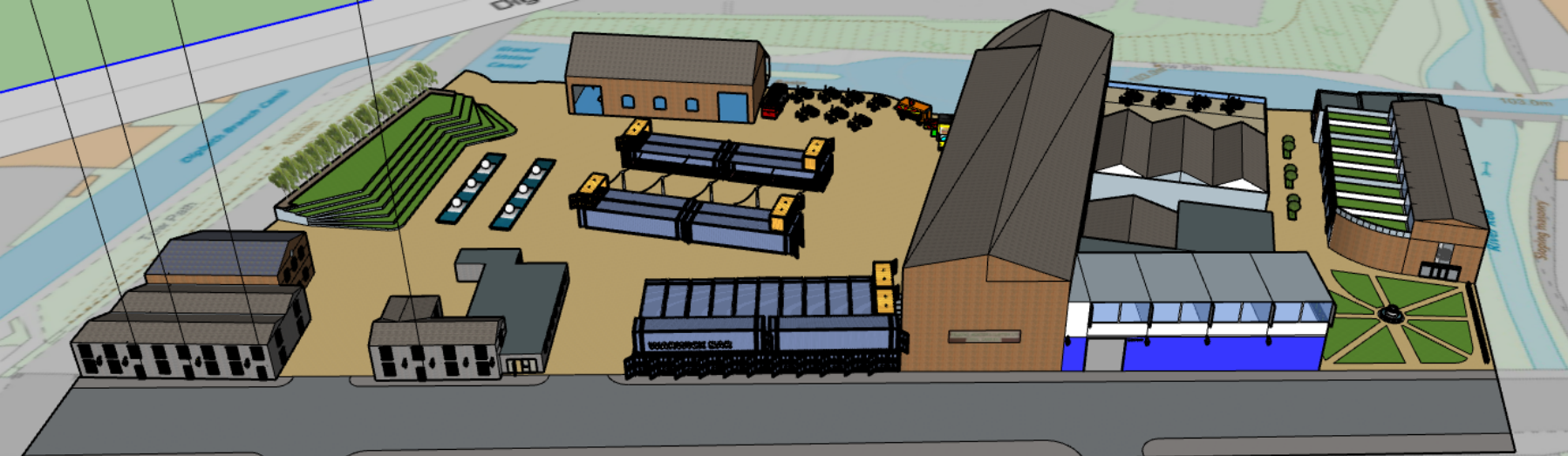


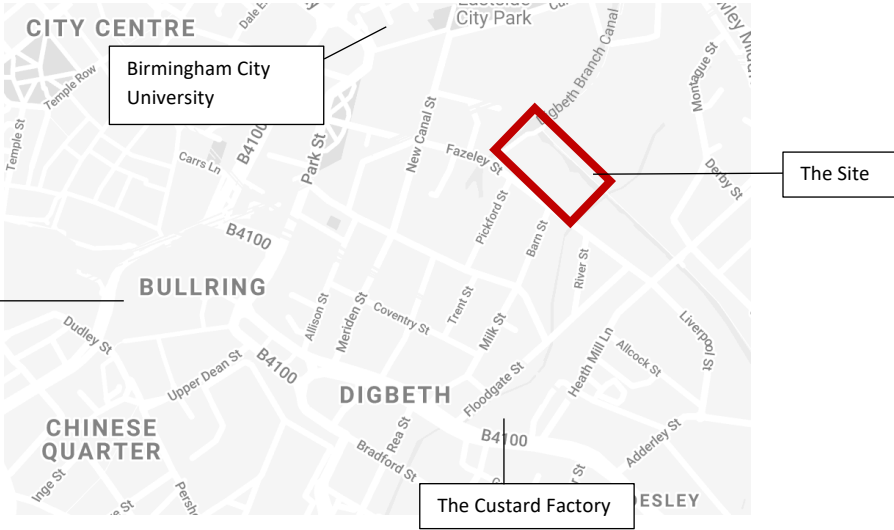
Warwick Bar Minerva Works, Digbeth, Birmingham



Summary

- Located in Digbeth, Birmingham on Fazeley Street
- Proposed development (mixed use):
 - 118 apartments, 6,300 sqm
 - Over 3,000 sqm office space
 - 1,400 sqm retail & 650 sqm food and beverage
- Consists of both listed and non-listed buildings
- Area existing buildings

Building	sqm
106-110 & 122 Fazeley Street	1,055
Banana Warehouse	350
Clifton Steel Warehouse	1,430
Minerva Works	4,725



Description



Minerva Works, Clifton Steel Warehouse and 106-110 & 122 Fazeley Street



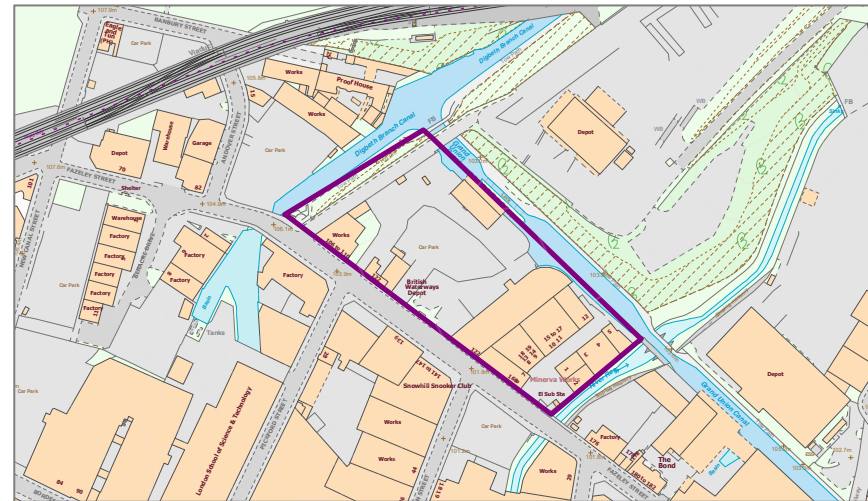
The Banana Warehouse



Backside of Minerva Works

The site is located in Fazeley Street, Digbeth, Birmingham. The Warwick Bar is known as the cultural quarter of Birmingham and previously comprised factories and workshops. Today it holds a combination of art, heavy industry and service sector agencies. The site has several existing buildings, some listed. A few of the buildings are occupied on short term leases, which expires in a few months or in three years. Examples of tenants are K4 Architects, Grand Union and Edible Eastside. Digbeth is currently being redeveloped and is according to the Sunday Times the 'coolest place to live in the UK'. The site is surrounded by Fazeley Street (south), Grand Union Canal (north), River Rae (east) and Digbeth Branch Canal (west).

The buildings on the site are: Minerva Works (4,725 sqm), Clifton Steel Warehouse (1,430 sqm), Banana Warehouse (350 sqm) and 106-110 & 122 Fazeley Street (1,055 sqm). The buildings do not exceed three storeys and the architectural quality in the area comprises of for example high-quality brickwork and sparingly decorations.



The proposed development

The site will be a mixed-use development with offices, residential apartments and retail as well as food and beverage.

Use	Units/sqm
Residential	118 apartments, 6,300 sqm
Office	3,100 sqm
Retail	1,400 sqm
Food & Beverage	650 sqm

The apartments will be rental, with 31 % affordable housing. In total the site will have 63 one-bedroom apartments, 39 two-bedrooms and 16 three-bedrooms.

The developed proposal is based on three key words:

- Heritage
- Accessibility
- Sustainability

These represent the atmosphere and base we want to convey and add to the Digbeth area. Sustainability is a key component and has embossed the development with for example the aim of reaching BREEAM Very Good for all of the buildings and by installing new three-glass windows. The Heritage will be preserved by keeping all of the buildings and change some of the facades to consist of bricks, which is a characteristic of the area. The Accessibility will be considered in terms of the development of the HS2. Apart from that, there will be elevators installed to make sure that everyone can access the site and its features.

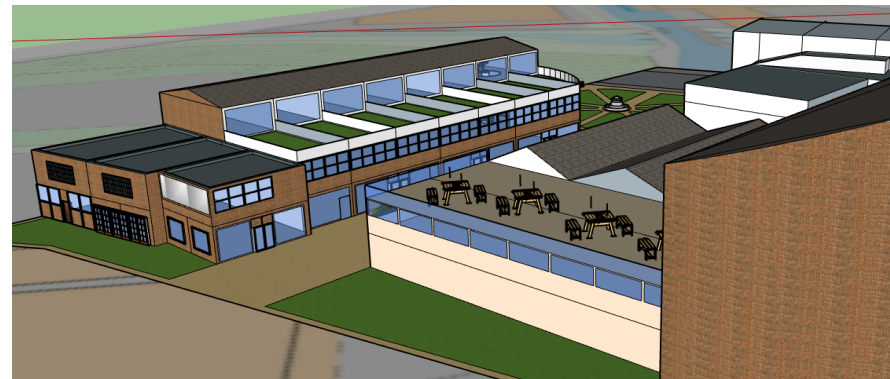
The development will be divided into two phases:

Phase 1 - 106-110 & 112 Fazeley Street, Banana Warehouse, Carpark & Clifton Steel Warehouse

Phase 2 - Minerva Works & Clifton Steel Warehouse

Minerva Works

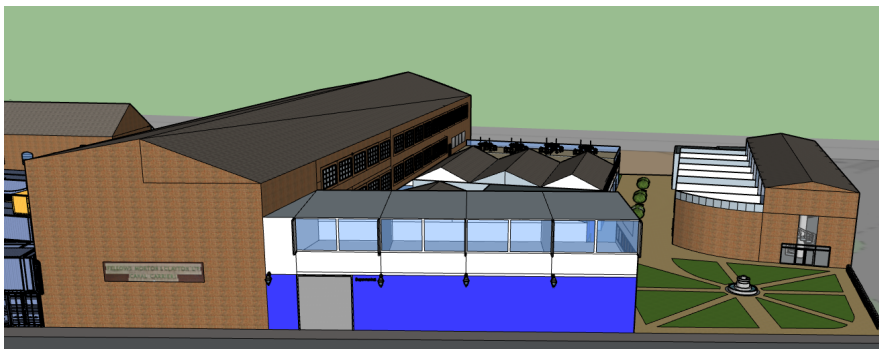
Ground floor will consist of offices and retail space, the other floors will be apartments. To connect this part of the site to the carpark, a pathway will be created through the Clifton Steel Warehouse. Parts of the Minerva Works building will be removed to open up the space. The building on the opposite side of the Minerva Works will have a changed facade to bricks, and a third floor will be added to increase the number of apartments. A garden area will be created with bike racks for residents, visitors and workers. Parts of the ceiling of Minerva Works will be removed and a roof terrace will be created with an entrance from the Clifton Steel Warehouse.



Clifton Steel Warehouse

Windows will be added to the building and a new entrance will be created, the old ones will be removed. The new entrance will connect with the pathway to the Minerva Works side. The ground floor will be

used for office space (co-working) and the other three planned floors will be apartments. The apartments on the top floor will be located to the rooftop and therefore, windows will be added to the roof to provide them with light.



Car Park

In front of the Clifton Steel Warehouse a 'Container Mall' will be created with retail as well as food and beverage inside of the containers. The containers will be placed on different heights and stairs as well as elevators will be installed to access them. A grassed sitting area will be placed next to the Banana Warehouse. Between the containers, light strands will be placed to light up the area. The containers will be 40 sq. ft and smaller and specialised businesses can easily be established in them, for example pop-up stores.



Banana Warehouse

The old warehouse will be transformed into a combined art gallery and a café. To bring more light into the building, windows will be added towards the canal which also will provide the customers with a view of the canal. The entire building will be refurbished, but since the building is grade II listed the largest changes will take place on the inside.



106-110 & 122 Fazeley Street

The buildings will be refurbished to modern standards and increase the attractiveness of the premises. In both of the buildings, all floors will be used as office space. On the outside of the buildings, street lights will be added to make sure that the street outside of the site is well lit.



Planning brief

The planning policies that were followed when developing the proposal of the site were among others The Birmingham Development City Plan 2031, Birmingham Curzon Station HS2 Masterplan for growth, Big City Plan and National Planning Policy. The site is located within the 'Enterprise Zone', where the planning is simplified. The site will consist of mixed-used, but the majority will be residential. The apartments will be rental and 31 % of them will be affordable housing.

According to Warwick Bar Character Appraisal and Supplementary Planning Policies it is important that the development is sympathetic to the conservation area and that the accessibility must apply to all types of users. These two points have especially marked the development proposal and therefore two of the three keywords of the proposal are Heritage and Accessibility. Planning permission of the proposed development has been applied for at the Birmingham City Council.

A detailed description of all the relevant planning documentation is available at: www.warwickbar.wordpress.com

Asking price

The property will have an Asking Price of **£9,500,000**

Method of sale

The property is for sale by Informal Tender. The vendor is not bound to accept the highest and/or any offer. Purchasers who are interested are required to fill out a bid form, found on the website. The deadline for bids is by 3 pm on Friday 31 May 2019.

Viewings

Viewings are available strictly by prior appointment through by agents of ZACHS Real Estate Consultants.

Further information

Please visit our data room at www.warwickbar.wordpress.com

Contact

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