



Centre City

Centre City  
Centred on you



Arrival area

Click or  
Scan



360  
TOUR

# Centred on excellence, ready for you

Centre City has been reimagined through a transformative £4.5m renovation, inspired by Bruntwood SciTech's award-winning national schemes. This iconic space now offers an environment designed to inspire, in the centre of Birmingham.



Large bookable meeting room



Co-working lounge

This is your chance to occupy flexible, customisable space within one of the city's most prominent landmarks, designed for businesses that want to thrive.



Workspaces

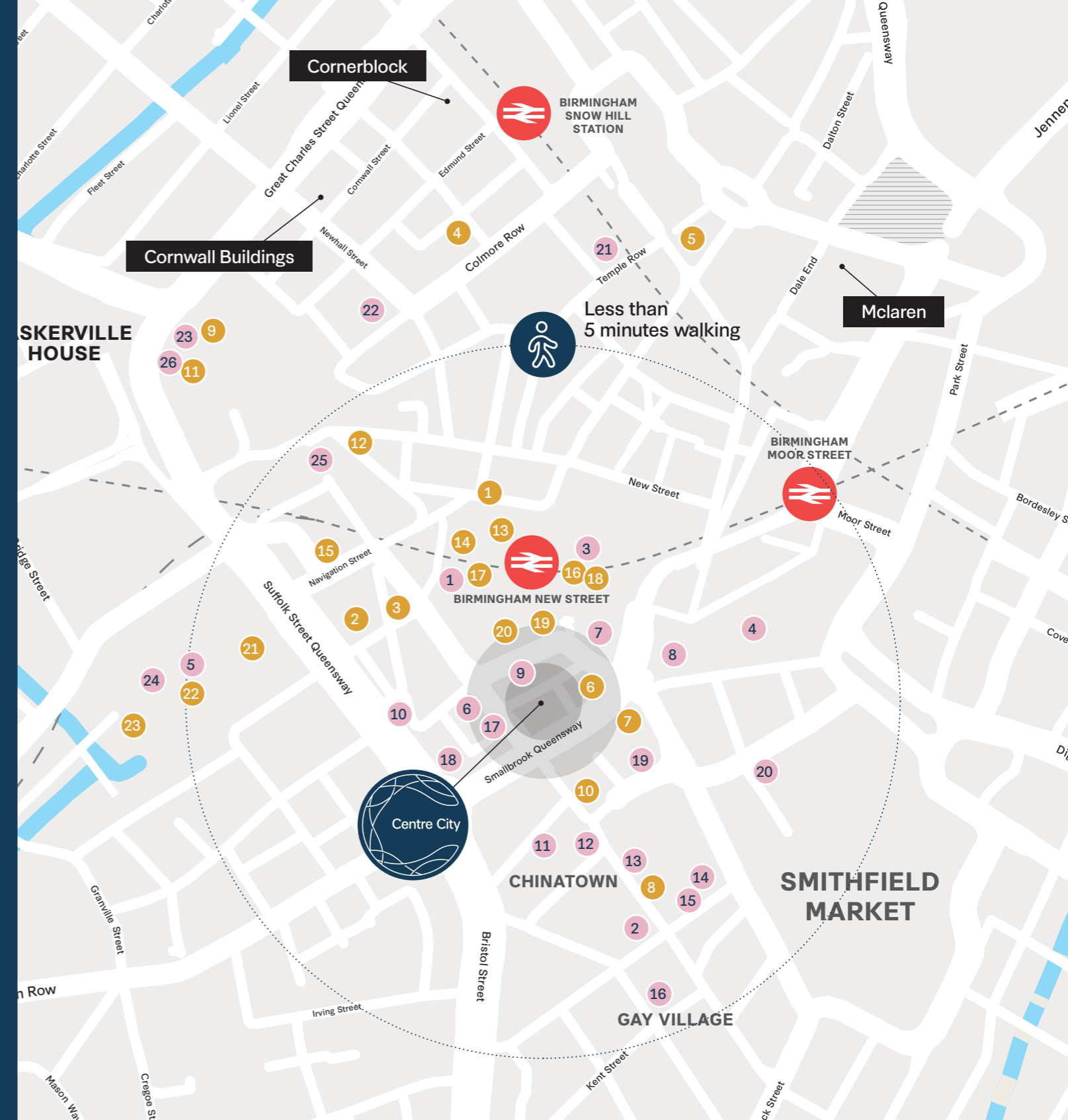
# Centred on connection



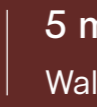
## Local restaurants

- |                         |                               |                                  |
|-------------------------|-------------------------------|----------------------------------|
| 1 Greggs                | 9 Dishoom                     | 17 Comptoir Libanais             |
| 2 Turtle Bay Birmingham | 10 Ming Moon Buffet & Karaoke | 18 Costa Coffee                  |
| 3 Cherry Red's Cafe Bar | 11 Rosa's Thai                | 19 Starbucks                     |
| 4 Gaucho                | 12 Blank Street Coffee        | 20 Joe & The Juice               |
| 5 The Ivy Temple Row    | 13 Tortilla                   | 21 Medicine Bakery               |
| 6 Subway                | 14 Mowgli                     | 22 Aluna                         |
| 7 Asia Food Hall        | 15 Tamatanga                  | 23 Marco Pierre White Steakhouse |
| 8 Las Iguanas           | 16 Pret A Manger              |                                  |

## Amenities on your doorstep

- |   |                            |                                |
|---|----------------------------|--------------------------------|
| 1 Marks & Spencer                           | 10 The Alexandra Theatre   | 20 Travelodge Central Bullring |
| 2 Tesco                                     | 11 Birmingham Royal Ballet | 21 Flight Club                 |
| 3 Grand Central Shopping Centre & Food Hall | 12 The Hippodrome          | 22 24 Stories                  |
| 4 Bullring                                  | 13 The Glee Club           | 23 Albert's Schloss            |
| 5 Mailbox                                   | 14 The Arcadian            | 24 Everyman Cinema             |
| 6 Birmingham Conference & Events Centre     | 15 Missing Bar             | 25 Roxy Ball Room              |
| 7 Lane7                                     | 16 The Village Inn         | 26 F1 Arcade                   |
| 8 TOCA Social                               | 17 Holiday Inn             |                                |
| 9 The Old Rep Theatre                       | 18 Radisson Blu Hotel      |                                |
|   | 19 Ibis New Street Station |                                |



-  **Less than 2 minutes**  
Walk to New Street Train Station
-  **3 minutes**  
Walk to the Bullring and Grand Central
-  **5 minutes**  
Walk to Moor Street Train Station



# The Atrium

Centre City is a stunning, iconic landmark at the heart of Birmingham. Centred on connection, innovation and opportunity, it offers a bold, central base for ambitious businesses ready to thrive.



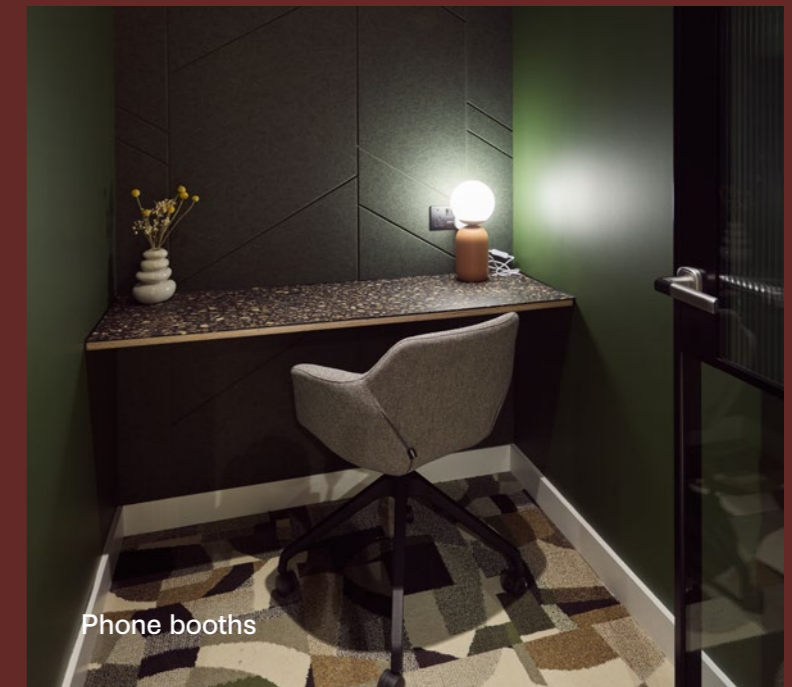
Less than 2 min walk to New Street Station and the City Centre



On-site car parking and electric vehicle charging



Business lounge



Phone booths



# Interiors to admire

Centre City encourages collaboration and community and it works by creating an environment built for people to thrive within.

The landmark 20-storey building now offers more choice, with both leased and, for the first time, serviced office space. This provides greater flexibility for businesses looking to establish or grow their presence in Birmingham.



Use of communal business lounge



Flexible workspaces



Serviced Space



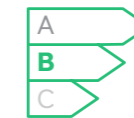
Atrium

# Centred on sustainability

As part of our Net Zero Carbon Efficiency programme, we plan to complete the following by 2030.



Supports Bruntwood SciTech's sustainability & net zero carbon commitments



EPC B



BMS upgrade provides optimal building control



Features advanced air source heat pumps and ventilation with energy-saving heat recovery



Common areas are powered by 100% renewable electricity



Customer has access to 100% renewable power



Delivering zero operational waste to landfill



Smart metering drives efficiency and savings



Promotes well-being via cycle, shower, and gym access

# Centred on you

Connect, grow and collaborate  
at the centre of all the city's action.



Centre City has undergone a complete transformation. It now features a brand new reception, a ground floor atrium with breakout areas, spaces for flexible working and informal meetings, and a fantastic weights and fitness studio.

Taking inspiration from some of Bruntwood SciTech's multi-award winning national schemes, the refurbishment has created truly inspirational space in the absolute beating heart of the city, offering you the chance to occupy innovative space in an iconic part of the city's skyline.



Breakout space



Atrium

# Centred on networks



Centre City is part of the Bruntwood SciTech community – over 1,450 innovation-led businesses connected through shared spaces, ideas, and opportunities.

With its central location, friendly team, and vibrant community, it's easy to see why our customers speak so highly of life here.



Communal space for you and your guests



Bookable meeting rooms



Coffee shop



Communal business lounge



It's great that you take tenants out for lunches and have a regular quiz night and tours of areas like China Town. I imagine this is great for people working in the building who are new to the City or looking to make new connections."



The location - super convenient for the train station and the whole of the city centre - and also the great coffee at the shop downstairs!"



Good location in the city centre with good parking facilities. Reception and staff working in the building are great.

At Centre City you'll be joining:



# Central for everything you need

Flexible spaces, standout features, and an independent café at the heart of it all.

Centre City will deliver innovative workspaces, enhanced by new amenities including a quiet contemplation and nursing room, a communal business lounge, inviting breakout spaces, and an independent on-site café.



Grab & Go food



Breakout space



Independent café



# Centred on community

As a Bruntwood SciTech customer, you have access to a wide range of exciting community events across the city.



# Amenity at your fingertips

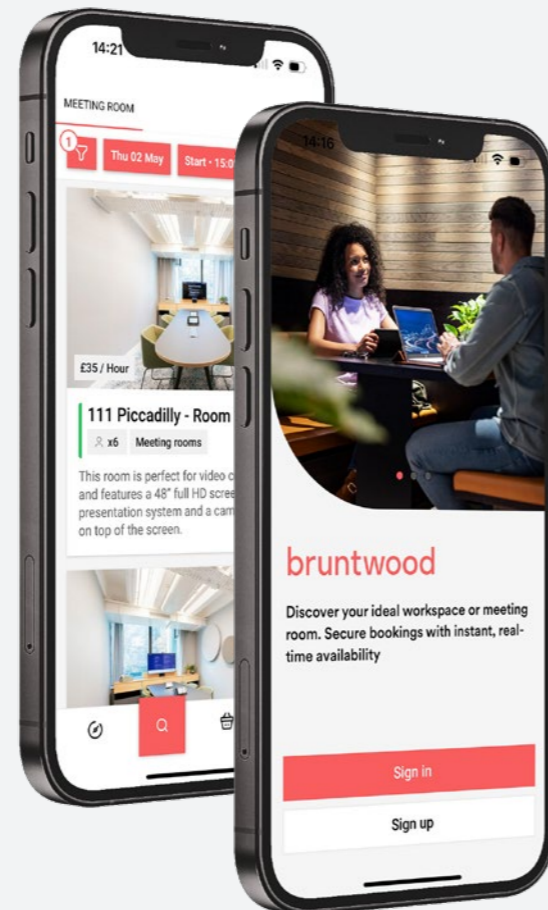
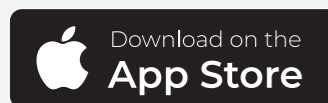
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Birmingham.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:



Some of our partners offering exclusive perks in Birmingham:



# Centred on Wellness





Gym and studio space

# Let's get physical

As a Bruntwood SciTech customer, we know it's often the little things that matter so we've provided a few extras to really help you settle in.

With a dedicated free to use gym, showers, towels, hair dryers and hair straighteners plus drying facilities on-site, as well as access to bike storage, you'll have all the tools at your disposal for active commuting and exercising.



Click or Scan



Complimentary gym and studio



17 showers



Drying room



Vanity area with hair dryers and straighteners



4 changing rooms



Towel service



Showers



Vanity area



Bike store



Lockers



Multi-faith room

Centred to support  
your daily commute

Centred to support your daily commute, with 17 showers, on-site parking and secure cycle storage, making your journey in as effortless as your day ahead.



Cycle Store



Car Park

# Workspace

Co-working lounge



# Indicative floorplate within the podium of 23,045 sq ft

Whatever your business needs, Centre City has a space to suit. Our flexible office options cater to businesses at every stage of growth.

Flexible spaces to fuel your growth:

Co-working Spaces:  
From just **£20** per day

Serviced Offices:  
From **£400** per desk

Leased offices:  
Tailored to your team's needs,  
from **1,087 sq ft** to **23,045 sq ft**

All available space will be delivered open plan and in line with Cat A specification, including:

- \_\_\_\_\_ Raised Access Floor
- \_\_\_\_\_ Secondary Glazing
- \_\_\_\_\_ Carpet
- \_\_\_\_\_ Exposed Painted Soffit
- \_\_\_\_\_ HVAC Modifications only



## Workspace Overview

Desks	244
Focus Rooms	5
4 Person Booth	8
Collaboration Space	5
Touchdown Space	6
Refreshment Points	2
Breakout Zone	1
Store Room / Comms Rooms	2
Arrival Lounge	1

## Meeting Rooms

12 Person	1
8 Person	1
6 Person	2
4 Person	3
1-2-1	4
Informal	17



Large floorplates that can be split to your needs

# Workspace options




Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

## Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.




### Key features:

-  Space personalised to your requirements
-  Optional design and fit out service
-  You're in control of your day-to-day operations

## Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.




### Key features:

-  Interior designed by us
-  Fit out and furniture included
-  Ready to move in straight away

## Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity—all in one customisable bill.









### Key features:

-  Fit out and furniture included
-  All operational services included
-  One single customisable bill

## Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

### What's included:

-  **25% off** meeting rooms
-  On-site gym and changing facilities (*building dependent*)
-  24/7 building access
-  Wellness programme
-  Cycle storage and lockers
-  Events programme
-  Access to on-site facilities
-  Business support



Meeting room

# Serviced space





Fully furnished and ready to move into, our private offices at Centre City include everything you need, including high-speed internet, shared kitchens, toilets, and meeting rooms.

Whether you're a start-up looking for a short-term option or an established business wanting us to design and manage your office, we'll help you find your ideal space at Centre City.

## What's included:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- Tea & Coffee
- One bill for rent and services
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Access to the Bruntwood customer app



-  Free superfast Wi-Fi
-  Communal kitchens with premium refreshments
-  HD wireless presentation screens
-  Dedicated reception team to greet your guests



Serviced space breakout area



Serviced space

# Access and book additional facilities in Birmingham

## Cornerblock

2 Cornwall Street, Birmingham B3 2DX

### Meeting room capacity\*

1x12 person

Event space: Rooftop Garden



Gym

## Centre City

7 Hill St, Birmingham, B5 4UA

### Meeting room capacity\*

1x6 / 1x10 / 1x16 person

Event space: Atrium - post 5pm



Gym



Co-working



On-site Cafe

## No1 BHIC

Selly Oak, Birmingham, B29 6SJ

Event space: 70 people



On-site Cafe



Co-working

## Cornwall Buildings

45 Newhall St, Birmingham B3 3QR

### Meeting room capacity\*

1x4 / 1x5 / 1x10 person

Event space: Reception - post 5pm



Co-working

## Mclaren

46 The Priory Queensway, Birmingham B4 7L

### Meeting room capacity\*

1x4 / 1x6 person

Event space: Reception - post 5pm



Gym



Co-working

## Innovation Birmingham

Holt St, Birmingham B7 4BB

### Meeting room capacity\*

1x4 / 1x6 / 3x14 person

Event space: 30 people



On-site Cafe



Gym



Free superfast Wi-Fi



Communal kitchens with premium refreshments



HD wireless presentation screens

\*Facilities : HD wireless presentation screens, superfast Wi-Fi, dedicated reception team, communal kitchens with premium refreshments



No1 BHIC

# Why Bruntwood SciTech?

## Working in partnership to accelerate your success

At Bruntwood SciTech, we're more than just a landlord or property developer, we're here with you every step of the way.

We will work in partnership with you to support your ambitions and successes, connecting you to your target market through our network of cities and communities.

With innovation hubs and campuses in Liverpool, Leeds, Birmingham and Cambridge, you're never far away from the welcome of a Bruntwood SciTech workspace.

## Access to talent

Through strong academic partnerships with leading universities, we are well placed to help you connect with the brightest talent from:



## Tap into our ecosystem and partners



Bespoke relationship management



Dedicated operations team for your needs



Community events programme



Partner perks including Coop Live ticket opportunities



Discounted event and break-out spaces



Best in class workspaces designed to inspire

# Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

## 4.8M

Sq ft of world-class specialist workspace

## £500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)

Home to **1,450** high growth start-ups, scale ups, and global businesses

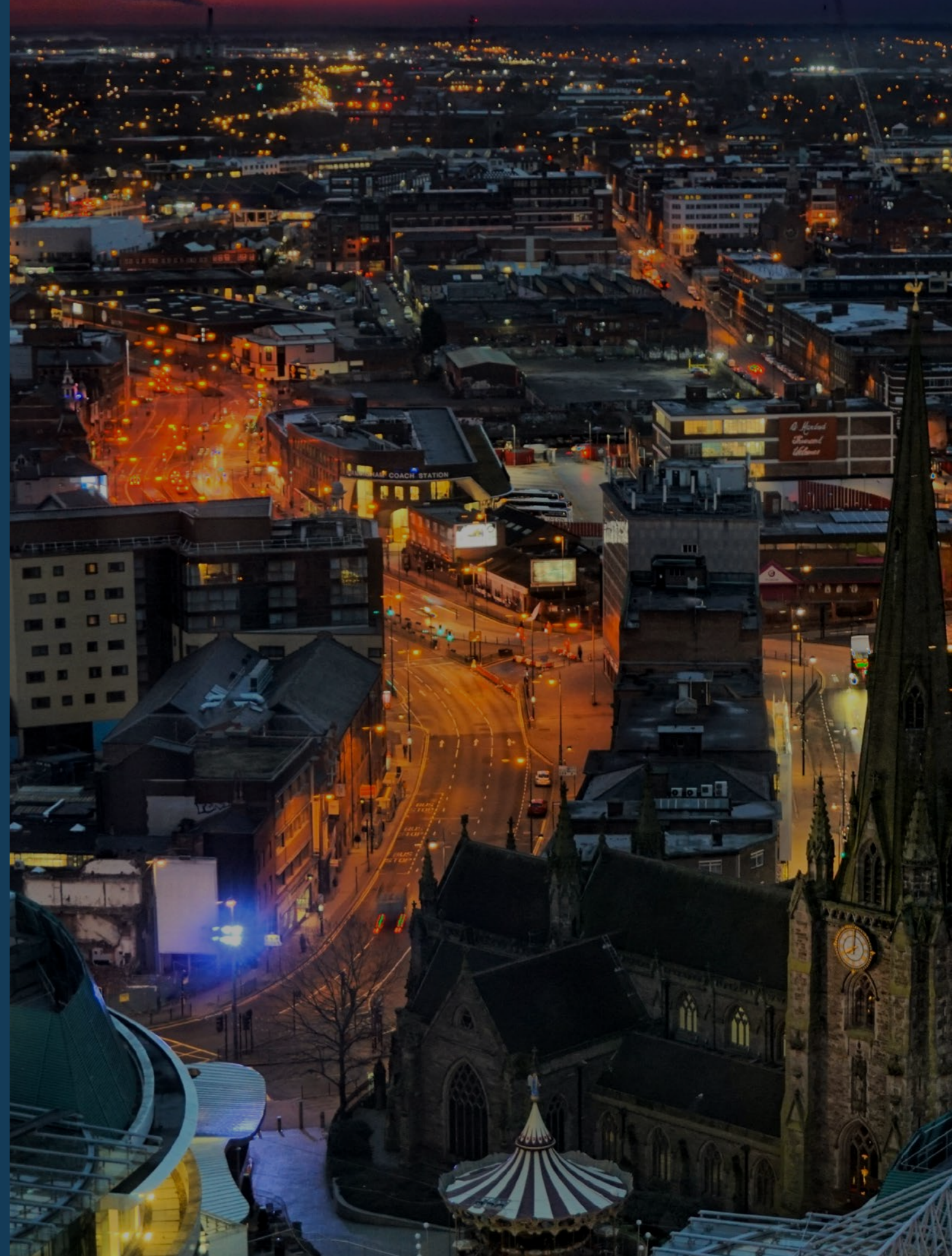
**31** city centre innovation hubs and **9** campuses

**4.8m** sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**



# A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



#### Investing in renewable energy -

all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources.



#### Upgrading existing buildings -

for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



#### Creating new, net zero buildings

- our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



#### Recommending sustainable interior design options

- from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our  
**Sustainability**  
Brochure



Scan to find  
out more

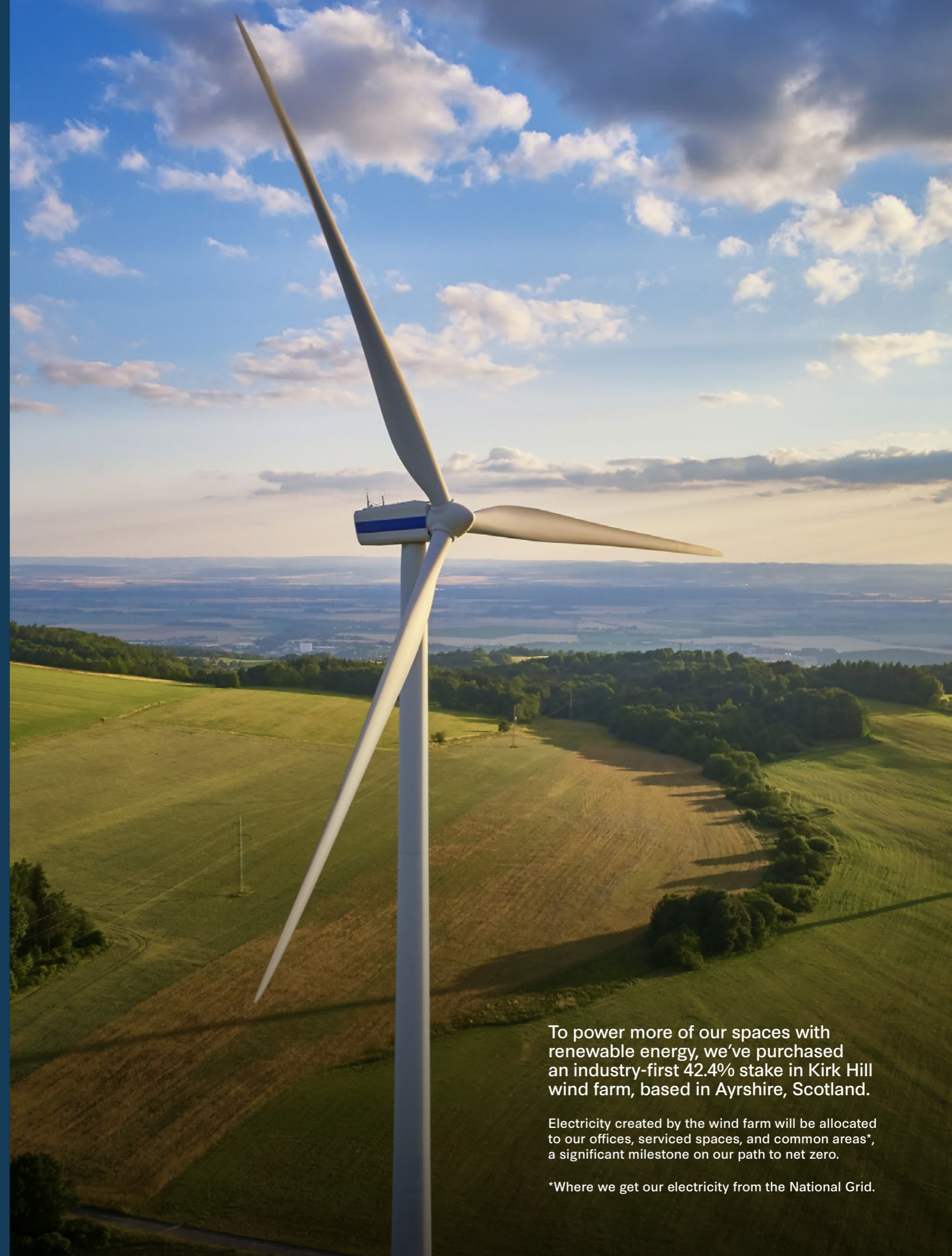
**It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:**

For more information, or if you have any questions, our dedicated team is ready to assist at [sustainability@bruntwood.co.uk](mailto:sustainability@bruntwood.co.uk)

To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas\*, a significant milestone on our path to net zero.

\*Where we get our electricity from the National Grid.



Enquire now

Mohamed Ali  
Associate Director  
Commercial Account Management  
mohamed.ali@bruntwood.co.uk  
07456 955 509

---

Lambert  
Smith  
Hampton

Richard Williams  
rjwilliams@lsh.co.uk  
07468 727 158

Andy Riach  
ariach@lsh.co.uk  
07743 978 109

NEWMARK

George Jennings  
george.jennings@nmrk.com  
07568 326 786

savills

Ben Thacker  
ben.thacker@savills.com  
07917 218 244

Paddy Amphlett  
paddy.amphlett@savills.com  
07779 912 253

---

Centre City  
7 Hill Street  
Birmingham  
B5 4UA

   bruntwoodscitech

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood SciTech gives notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract.
2. Bruntwood SciTech cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy.
3. No employee of Bruntwood SciTech has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
4. Bruntwood SciTech will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
5. Space planning contained in this brochure is indicative only and may require modifications to the building design.
6. All floor plans are not to scale and are for identification purpose only.



**bruntwood**  
SciTech