

2800
The Crescent

BIRMINGHAM BUSINESS PARK - SOLIHULL

HEADQUARTERS
OFFICE TO LET

8,401 sq ft (780.47 sq m)

CONTENTS

4	Introduction
5	Aerial View
6 - 7	The Building
8 - 9	Summary Specification
10 - 11	Floor Plans
12 - 14	Detailed Specification
15	Location Maps
16	Contact Details



BE PART OF THE MOST ESTABLISHED BUSINESS PARK IN THE MIDLANDS

2800 The Crescent is a distinctive, self-contained headquarters office building providing 29,323 sq ft (2,724 sq m) substantially refurbished accommodation over two floors.

Following the lettings to Align Technology and Veolia Water Solutions, one suite remains available for immediate occupation extending to 8,401 sq ft.

Birmingham Business Park, set within 148 acres of mature parkland, offers an unrivalled location accessed from M6 J4 and M42 J6 with Birmingham Airport and Birmingham International Station less than 5 minutes drive away.

A car share scheme has been created to promote sustainable travel and reduce single occupancy car journeys.

The Park has won top cycling and walking location bronze status awarded by Transport for West Midlands.

Solihull Town Centre, 8 miles away offers some of the regions best shopping facilities at Touchwood and Mell Square. In 2013 the uSwitch Quality of Life Index named Solihull the 'best place to live' in the United Kingdom.

The National Exhibition Centre, nearby, is a world renowned venue for shows, exhibitions and events.

The recently developed 'Resorts World' adjacent to the NEC, provides a 4 star hotel, 18 restaurants and bars, 50 designer outlet stores, conferencing facilities and an 11 screen cinema complex.





2800
The Crescent
 BIRMINGHAM BUSINESS PARK - SOLIHULL

A PLACE TO WORK,
 NETWORK AND RELAX

- | | | | |
|-----------------------|--------------------------|--------------------|--------------------------|
| 1 Day nursery | 5 Public House | 9 IMI | 13 Uniper |
| 2 WH Smith | 6 Greggs | 10 Goodyear | 14 Metro Shipping |
| 3 Dry cleaners | 7 Rolls Royce | 11 Changan | 15 Holman Group |
| 4 Hotel | 8 Persimmon Homes | 12 Atos | 16 Colas UK |

THE BUILDING





SUMMARY SPECIFICATION

The building has been substantially refurbished including a remodelled reception, lift lobby and core at ground floor level, new WC cores on both the ground and first floor and new entrance to the building. Generally the building has been stripped out back to plastered shell and core, raised floor and soffit to allow for the Grade A refurbishment.

FIRST FLOOR - Suite 1	8,401 sq ft	780.47 sq m
FIRST FLOOR - Suite 2	LET to Veolia Water Solutions	
GROUND FLOOR	LET to Align Technology	
TOTAL	29,323 sq ft	2,724 sq m

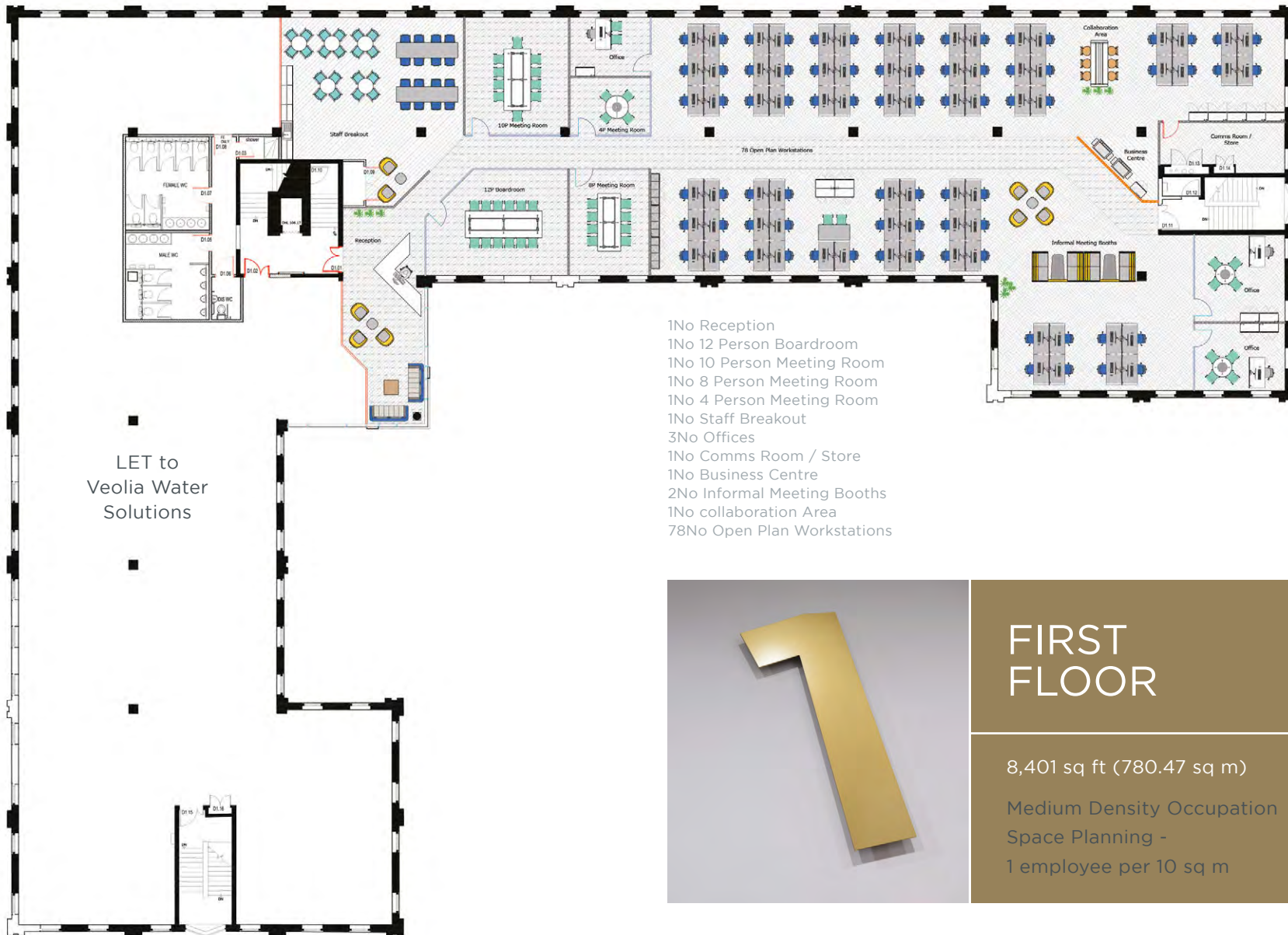


A high quality modern working environment to include:

- High quality finishes throughout
- New reception area with ceramic floor tiles, feature carpet, LED strip lighting and feature pendant lighting
- Open plan office floor plates
- Raised access flooring system throughout including office areas, reception, cores and WC areas (150 mm void)
- 3 pipe fan coil VRF air conditioning
- Armstrong metal Axal Vector microperforated ceilings (600 mm x 600 mm)
- LED lighting providing LG7 compliance
- American Walnut veneered doors to all areas
- 1 x 12 person passenger lift
- Male, female and disabled toilet facilities with showers
- 46 car parking spaces (1:183 sq ft)
- EPC rating of C62







**FIRST
FLOOR**

8,401 sq ft (780.47 sq m)

Medium Density Occupation
Space Planning -
1 employee per 10 sq m



**FIRST
FLOOR**

8,401 sq ft (780.47 sq m)

High Density Occupation
Space Planning -
1 employee per 8 sq m

DETAILED SPECIFICATION

The development consists of the complete refurbishment of 2800 The Crescent including, reception, WC areas and ground and first floor offices. The works include reconfigured entrance, WC areas and office floor plates providing open plan office accommodation across both floors with flexibility for subdivision. All existing finishes have been renewed to provide a modern fit out. Office areas are modern and neutral. Reception and WC areas are also modern and neutral with feature tiling, wall finishes and lighting.

The existing building's structure has been retained; columns, light shaft and stair cores. Ceiling heights are generally 2.7m.

Hardwood doors, frames and architraves are provided throughout to all principle areas with painted skirtings.

All existing structure has been fully refurbished to ensure a consistent finish throughout between existing and new interventions.

WC areas have feature solid surface trough basins with motion sensor taps, ceramic tiling to the walls and floors and new metal ceilings with recessed lighting. Cubicles are high quality flush face full height with self-closing doors and white sanitary ware. Mitsubishi Jet Towel hand dryers throughout.

CEILINGS

The reception area features a proprietary linear plank system with inset lighting and services by Armstrong Ceilings Metal R-H215 Microperforated 400mm x 2700mm x 40mm BP 3872 M6H2 + OP19 acoustic fleece fixed into suspension system - concealed grid system H profile 35. A plasterboard perimeter runs to the full extent of the reception.

To the open plan office areas generally, metal grid ceiling system, Armstrong metal Axal Vector microperforated RD1522 600mm x 600mm ceiling tiles with plasterboard transition BP9420 M612 with acoustic fleece. Fixed into Armstrong Prelude 24mm suspension system plasterboard perimeter to full extent of offices with proprietary transition using Armstrong Ceilings BPT3210 plasterboard to tile trim in colour to match tiles.

Installations are undertaken in full accordance with manufacturer's instructions and include all appropriate suspension and support systems. All ceilings achieve Euroclass fire rating of A2.

Plasterboard areas are British Gypsum wallboard 12.5mm with 2.5mm painted plaster skim finish to soffits and downstands on British Gypsum Gypliner system using Gypframe GL1 channel grid hung from underside of existing structure.

DOORS INTERNAL

All new doors to office suites/core areas are quality solid core walnut veneered doors finished in a natural lacquer, flush fitting with hardwood lipping with matching frame and architrave. Suite doors have large glazed panels. All performance is as required by the building regulations.

Service area doors are all paint grade finished to blend into the adjacent walls all in line with current building regulations.

FLOOR FINISHES

Reception area has large format feature floor tiles with inset carpet to waiting area and primary barrier mat to the entrance lobby. Tiles are 900x900 Breccia Carsica by Ceramique Internationale. Entrance

mat Forbo Nuway Tuftiguard. Waiting area Walk The Plank, Buckeye by Interface Carpets.

WCs and showers have matching complimentary ceramic floor tiles by Ceramique Internationale to be Marte Grigio Egeo.

Vinyl sheet to cleaners store is heavy duty contract non slip flooring by Polyflor.

Carpet to core areas and offices is by Interface Carpets; core areas are finished in Walk The Plank, Buckeye and Offices in Yuton 104 Thunder.

All floor tiles have appropriate slip resistance as required by the building regulations.

RAISED ACCESS FLOORS

Metal faced solid timber composite raised access floor plates, set to adjustable metal pedestals, inset with new proprietary services boxings.

(We retained the original raised access floor, and supplemented with matching good quality recycled tiles where missing or damaged, to ensure dimensional stability - good for environmental credentials too in terms of recycling/not throwing away perfectly good tiles).

WALL FINISHES

Generally all areas have received a painted finish. Existing walls have been skimmed/ lined as appropriate and all new studwork walls have received a 3mm plaster skim and paint finish in vinyl matt emulsion paint.

Plasterboard is British Gypsum wallboard 12.5mm or equal approved with plaster skim finish.

Reception benefits from feature laminate panels being Light Grey Chicago Concrete by Egger.

WCs have part tiled/part painted walls, tiles are 600 x 300 Marte Spazio Grigio by Ceramique Internationale.

Mechanical Services

HEATING & COOLING

The open plan office spaces are thermally conditioned by Mitsubishi City Multi variable refrigerant flow (VRF) heat pump systems. The VRF systems include heat recovery technology to provide simultaneous heating and cooling throughout the building for maximum efficiency.

The VRF system combines high performance with optimum efficiency to create a comfortable internal environment.

The VRF heat pump system offers a simple and flexible solution for an open plan office, with the ability for adaption. The systems are designed at an outdoor unit diversity of 100%, allowing for additional units to be added to the system.

The VRF system includes external condensing units and internal concealed fan coil units. The fan coil units are located within the ceiling voids and deliver treated air into the occupied spaces through ducted ceiling mounted swirl diffusers. The room air returns to the fan coil units utilising the ceiling void as a return air plenum via dedicated ceiling mounted diffusers.

The fan coil units are fitted with filters that can be removed for cleaning or replacement. Access to the units is via removable ceiling tiles.

The reception area is served by a separate Mitsubishi split heat pump system. A concealed fan coil unit located within the ceiling void delivers treated air into the occupied space through ducted ceiling mounted linear slot diffusers. The room air returns to the fan coil unit utilising the ceiling void as a return air plenum via dedicated ceiling mounted linear slot diffusers.

The Mitsubishi heat pump systems have been installed by a Mitsubishi Accredited Installer/Business Solutions Partner to provide a five-year manufacturer's warranty. It is recommended that future works carried out shall be by a Mitsubishi Accredited Installer to retain the original warranty period.

All refrigeration pipework was correctly pressure tested to the manufacturer's requirements.

The common area corridors and toilets are provided with wall mounted electric panel heaters, complete with programmable controllers. Low surface temperature electric panel heaters are provided in the suitable areas. The shower areas have been provided with decorative chrome towel rails.

Criteria:

Winter Temperatures

External Winter Temperature:	-4°C
Office:	21°C ± 2°C
Common parts; corridors:	18°C min
Common parts; toilets:	20°C ± 2°C
HVAC rooms:	10°C min
Riser/Void:	Uncontrolled

Summer Temperatures

External Summer Temperature:	29°C db & 20°C wb
Office:	24°C ± 2°C

Noise Levels

Office:	NR40
Common areas & toilets:	NR40
Plant areas:	NR65
External noise criteria:	Local Authority Compliant

VENTILATION

The open plan office space areas are supplied with fresh air ventilation from void mounted high-efficiency mechanical ventilation heat recovery units. Fresh air is drawn in and treated by the heat recovery ventilation units, before being supplied through a system of ductwork to be delivered into the space via the VRF fan coil units.

The heat recovery ventilation units will extract air from the office space via the ceiling void return air plenum. The return air will be drawn back into the heat recovery ventilation units, across the heat exchange device and then exhausted to atmosphere.

The intake ductwork to the heat recovery units are provided with electric heater batteries to allow operation of the fresh air plant during cold weather periods.

Attenuation is provided on systems to minimise noise transmission both into and out of the demise and surrounding areas to achieve the prescribed noise levels.

A central high efficiency twin extract fan is provided to exhaust air from the central toilet block. The toilets, shower areas and cleaners room are provided with extract ventilation.

All ductwork branches are provided with manual balancing dampers in line with CIBSE and BSRIA guidance, for commissionability. Smoke/fire dampers are installed in accordance with the fire strategy and compartmentation.

The VRF systems and heat recovery ventilation units are controlled via a central Mitsubishi controller, located within the ground floor lobby adjacent

to the passenger lift. Field wiring has been installed to enable additional local controllers to facilitate to compartmentation of the office spaces.

Ventilation Rates

Office:	10 l/s per person
Toilet:	Building Regulations Compliant

DOMESTIC WATER SERVICES

The cold water pipework is distributed to deliver the required service with minimum water usage to sanitaryware.

Domestic hot water is locally generated by direct electric hot water storage heaters to serve the sanitary appliances.

The wash hand basins are provided with dedicated thermostatic mixing valves (TMV) to blend the water temperature.

All pipework is copper with soldered joints. Compression fittings are kept to a minimum, and only used where approved.

Hot and cold water services pipework is thermally insulated with foil faced phenolic foam. All valves are provided with thermal insulation jackets. Adequate access is given for thermostatic mixing valves to allow for periodic inspection, removal and cleaning operations.

Domestic Services Criteria:

Hot Water Storage Temperature:	60°C ± 2.5°C
Hot Water Flow Temperature:	60°C
Hot Water Outlet Temperature:	43°C Basin 43°C Shower 55°C Cleaner's Sink

ABOVE GROUND DRAINAGE (FOUL)

The foul above ground drainage system serves all sanitary appliances and relevant engineering services equipment within the building. The above ground drainage pipework connects into the existing below ground foul drainage system.

The foul drainage pipework is constructed from solvent welded plastic with adequate rodding access provided. Pipework is concealed in risers and behind panelling allocated for aesthetic purpose by the Architect, with access provided where necessary.

The showers are fitted with suitable traps which are accessible for cleaning. Basins and sinks are installed with anti-siphon bottle traps, where necessary. Sink traps are also provided with a future connection for a dishwasher.

Condensate drainage pipework connections are provided from the fan coil units to local drainage soil vent pipes or drainage stub stacks.

Pipework penetrations between floors are provided with appropriate fire protection.

The foul drainage system has been pressure tested in accordance with the British Standards.

DETAILED SPECIFICATION

ELECTRICAL

LIGHTING

The lighting scheme within the office areas provides a maintained illuminance of 500 lux on the working plane at uniformity of 0.6, in accordance with CIBSE LG7 2005.

The lighting to all office areas is provided utilising an arrangement of recessed modular LED luminaires with movement sensors which is controlled by 360-degree presence detection.

Final connections are made via plug and socket arrangement with heat resistant flexible cable. The flexible cable terminates directly into the body of the luminaire by means of suitable cable gland.

Toilet and corridor areas consist of recessed LED low energy luminaires to all areas, including one luminaire per cubicle and are controlled by means of 360-degree presence detectors.

The Reception area contains recessed linear LED slot light luminaires, sunken into Armstrong rectangular ceiling panels.

WIRING

Wiring of the core and circulation area lighting system has been carried out utilising LSOH Twin and CPC cables installed direct within the building fabric or fixed to the slab utilising a suitable fixing method. All containment systems have an allowance of 25% spare capacity for future expansion of the system.

EMERGENCY LIGHTING

3-hour emergency lighting system comprises standalone emergency luminaires and internally illuminated exit signs. The luminaires are supplied by the same circuit as the local general lighting. Wiring to emergency lighting is carried out using cables of the same cross-sectional area (minimum) as the general lighting circuit to which they are connected.

EXTERNAL LIGHTING

New building mounted external lighting has been provided consisting feature LED luminaires to the entrance area and circular LED fittings along the facade of the building.

GENERAL LV POWER

- 13A single switched socket outlets have been provided for cleaning purposes, such that there is full coverage for cleaning equipment with a 10m lead. Outlets are protected by RCD/RCBO devices.
- Power supplies to hand dryers (comprising high level neon indicated switched fused connection unit with recessed conduit wire way linking to low level recessed box with outlet plate at hand dryer level) within each of the toilets and disabled toilets.
- Power supplies to disabled distress call systems and disabled refuge systems.
- Power supplies to mechanical plant and equipment i.e. electric heaters, water heaters, fans, etc.

- Power supply to fire alarm panel and remote devices.
- Power supply to disabled refuge panel.
- 1 no. Twin switched socket outlet to reception desk.
- 3 Compartment floor boxes to the offices supplied complete with 2 no. twin switched socket outlets and 4-way RJ45 data outlet blank plate.

SUB-MAIN DISTRIBUTION

Split load sub-main distribution boards have been installed in both east and west wings of the building on both ground and first floor.

All sub-mains supply cables include for an allowance of 25% load and space for extending the installation in the future.

Each distribution board/panel is complete with hinged metal cover and factory fitted locks, each of which is provided with 2 no. keys. Every distribution board and distribution panel are clearly labelled with a unique reference number mounted on the hinged door. Comprehensive typed circuit charts are located within each distribution board/panel, and provide the following details:

- A. Circuit reference and phase
- B. Device type
- C. Device rating
- D. Circuit description
- E. Cable type
- F. Cable size
- G. CPC size
- H. Circuit load

DISABLED WC DISTRESS CALL SYSTEM

A disabled distress call system has been provided within each of the disabled toilets.

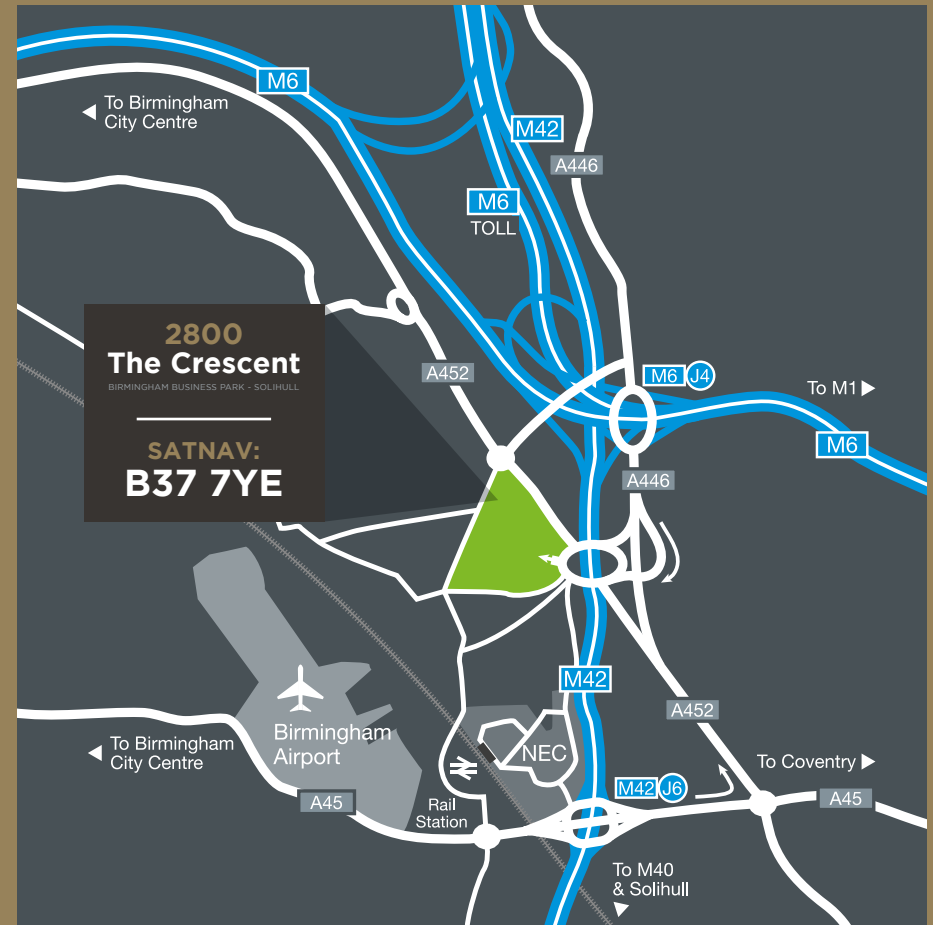
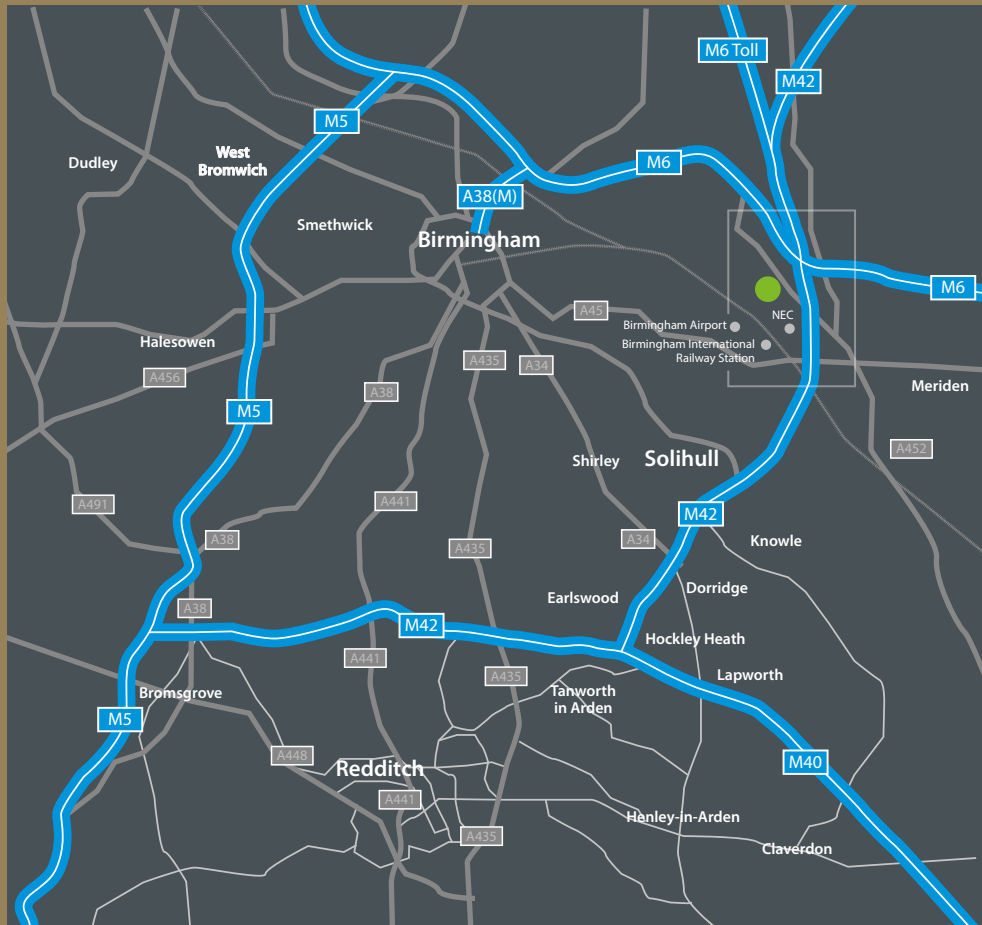
The system generally comprises the following equipment:

- High visibility red pull cord, complete with bangle.
- Pulls and illuminated reassurance indicator.
- Flush audible and visual over-door indicator unit.
- Flush reset unit, located within each disabled toilet.
- Power supply unit.
- The system can provide remote indication to a central location.

SECURITY

A Paxton Net2 Access Control system has been provided, consisting of an external access control unit at the main entrance with 1 no. intercom per wing per floor along with 1 no. intercom to the reception desk. In addition to this, an intruder alarm system has been provided to the building consisting wall mount PIRs and door contacts on the ground floor.

LOCATION



2800 The Crescent

BIRMINGHAM BUSINESS PARK - SOLIHULL

FURTHER INFORMATION



DOUGLAS BONHAM

07920 077100

douglas.bonham@colliers.com



ADRIAN GRIFFITH

07760 172918

adrian.griffith@avisonyoung.com

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. **SUBJECT TO CONTRACT.** Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. December 2023.