THREE
SNOWHILL



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WELCOMING ENVIRONMENT

AT ITS CORE

Occupying a prominent position at the main gateway to Birmingham's central business district, award-winning Three Snowhill's distinctive raked façade is a dramatic feature of the city's skyline.

The building is one of the best connected in the city, with the Metro and Snowhill Station directly outside, and major bus routes running along Snow Hill Queensway.

Occupiers enjoy unrivalled facilities, including spa standard showers and saunas designed with their wellbeing at the fore.

The building is home to MK Health, a state-of-the-art boutique gym offering the best fitness and wellbeing facilities.

Three Snowhill shares the Central Business District with Birmingham's bars and restaurants, while the main shopping area is just a short walk away.



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STATEMENT
RECEPTION

Three Snowhill's reception area makes for a statement arrival, with its impressive 17-storey atrium and double-height glazing flooding the foyer with natural light.

Accessible from both the Metro Boulevard and Snow Hill Queensway, the reception overlooks the privately managed Snowhill estate with first class public realm including outdoor seating.

Casual seating and a central pavilion with guest wifi allow visitors to wait or work, while the dedicated private cafe lounge is available for occupiers.





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A GRAND ARRIVAL

BCO Awards
REGIONAL WINNER 2022
BEST COMMERCIAL WORKPLACE

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LARGE, FLEXIBLE
FLOOR PLATES

With 420,000 sq ft of Grade A space, Three Snowhill is the largest single office building in Birmingham city centre.

BT & National Highways are the existing high profile occupiers at Three Snowhill. Contiguous floor space totalling 53,060 sq ft over tree consecutive floors is available, with floor plates up to 23,594 sq ft.

The generous open-plan floor plates provide a canvas for modern working practices. With full height glazing on three sides, they boast outstanding natural light with stunning vistas of Birmingham and beyond.

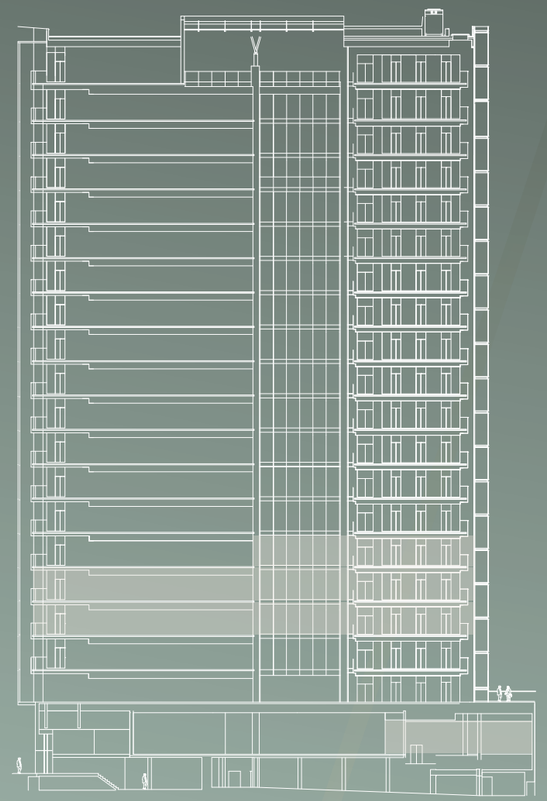
The building provides solutions for occupiers on individual or multiple floors with the floor plates from 12,116 sq ft.

A self-contained unit of 8,852 sq ft, accessed off Snow Hill Queensway, is also available and due to the generous floor to ceiling heights, is capable of accommodating a 5,000 sq ft mezzanine.

Level	sq m	sq ft
9-17		BT
8		DAC Beachcroft
7		Love Finance
6		National Highways
5		National Highways
4		National Highways
	1,126	12,116
3	2,192	23,594
2	1,612	17,350
1		BT
0	957	10,300
B1*	822	8,852
B2–B4		
Total	**5,752**	**61,912**

*Additional mezzanine of 5,000 sq ft available

Areas are measured to IPMS 3

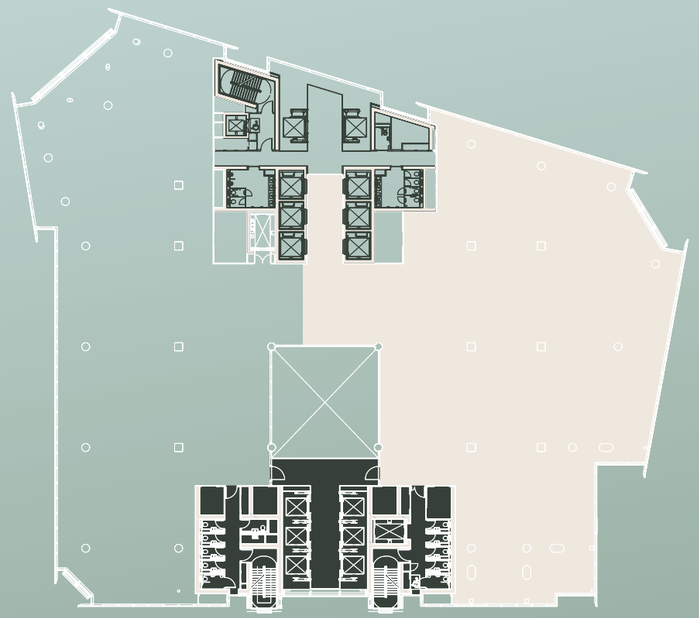


Current availability



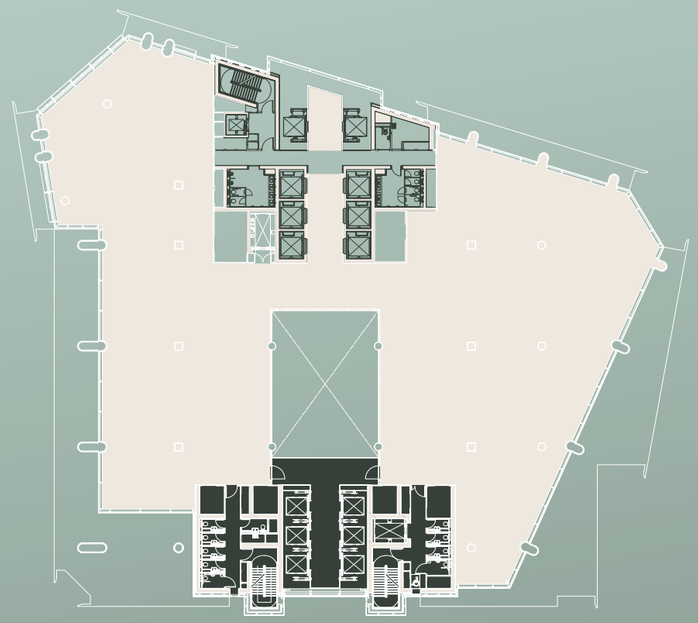


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Fourth Floor (Part)

1,126 sq m / 12,116 sq ft



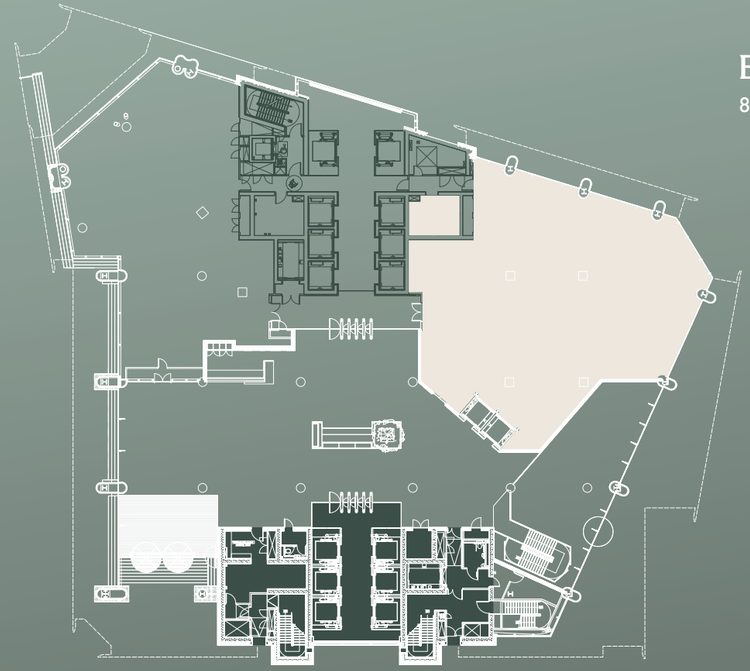
Second Floor

1,612 sq m / 17,350 sq ft



Third Floor

2,192 sq m / 23,594 sq ft



B1

822 sq m / 8,852 sq ft

Key

- Lettable area
- Core with dedicated access

Areas are measured to IPMS 3

THREE
SNOWHILL

SUPERIOR SPECIFICATION

Three Snowhill offers the highest level of building specification and has been recognised at Best Commercial Workplace in the region by the British Council for Offices.







BREEAM RATING
EXCELLENT

WIRED SCORE
PLATINUM 100/100

EPC RATING
B (29)

Occupational density 1:8

Two separate lift cores enabling fast lift access around the building

Six 21 person glazed lifts each programmed for specific floors and using touchless technology

Shower/sauna/ locker/changing facilities in basement hub

8-10 male/female WCs per floor with supaloos for mix flexibility

A full technical specification pack is available on request

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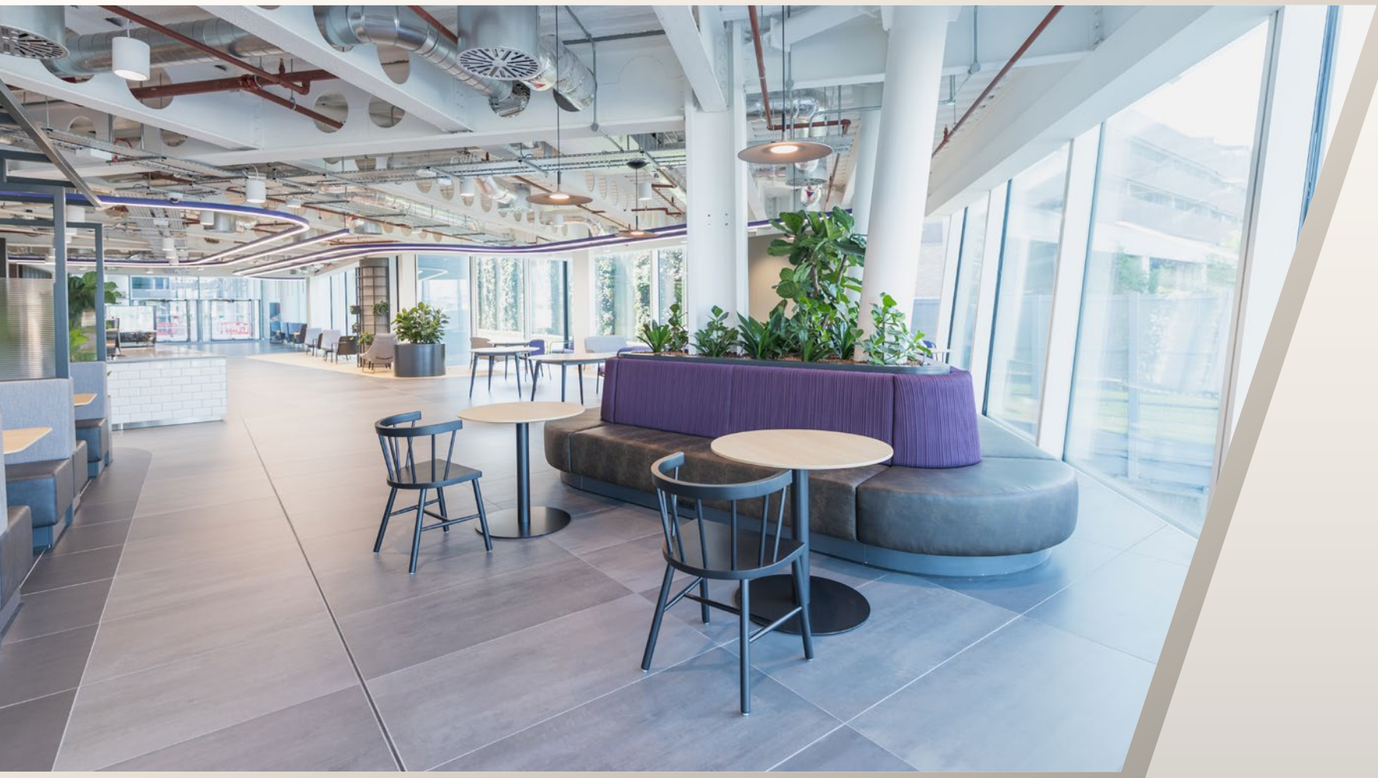








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OUTSTANDING
AMENITY PROVISION

With staff wellbeing topping corporate agendas, Three Snowhill's on-site amenities are intentionally the best in class.

Female, male and flexible changing rooms

2 cool down zones

2 clothes steamers

2 water bottle refill stations

Female and male locker rooms

416 lockers

2 saunas

13 showers in the basement with a shower on every floor

Parking

50 spaces available at 1:2,500 sq ft

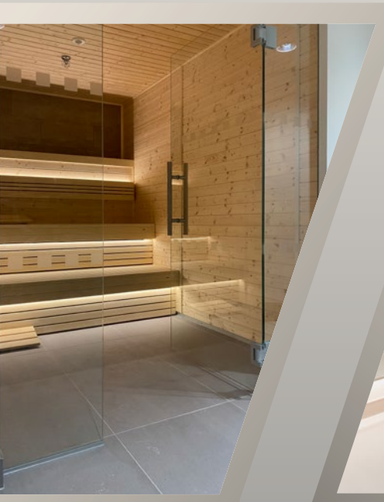
5 Electric car charging points

148 secure cycle storage racks

E-bike charging station

Cycle maintenance station

State-of-the-art gym facility

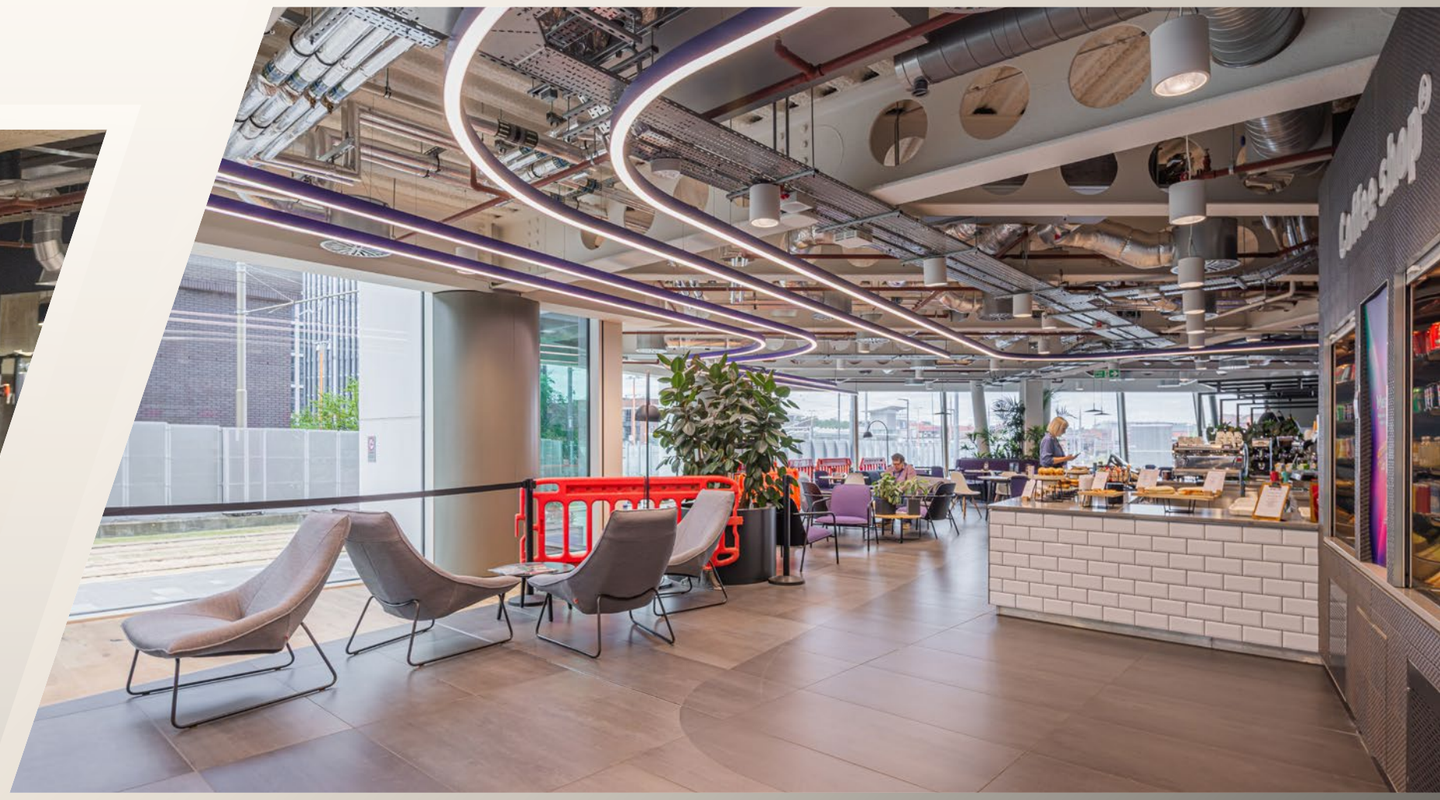


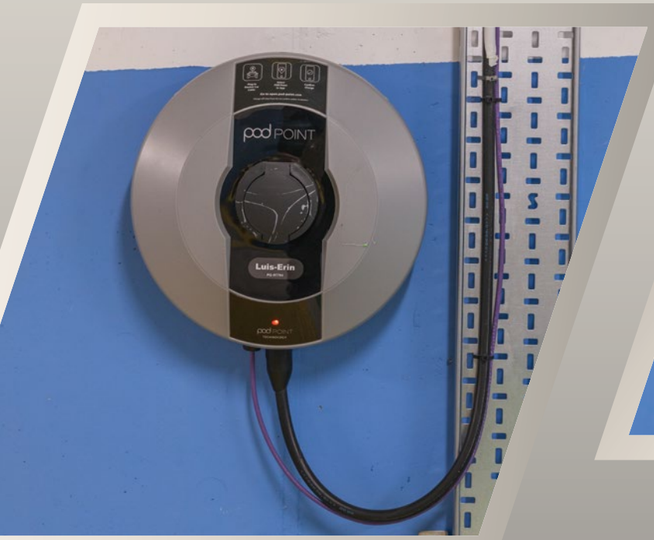







ASSAULTFITNESS


Coffee Shop


pod POINT
Luis-Erin


turvec
E-Bike Charging
Station



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MK HEALTH HUB

A STATE-OF-THE-ART HEALTH AND WELLNESS FACILITY FOR EXCLUSIVE OCCUPIER USE

Image: MK Health Hub

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FOCUS ON
HEALTH & FITNESS





Facilities include:

- 5,000 sq ft fully equipped gym
- Birmingham's first Dynamic Reformer Pilates studio





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THE SNOWHILL ESTATE

Already home to two other award-winning office developments, One and Two Snowhill, the Snowhill Estate has pedigree. The addition of Three Snowhill means there is now one million sq ft of Grade A office space at the four-acre site.

Now complete, the Snowhill Estate boasts four public open spaces – Colmore Square piazza, the Metro boulevard, St Chads public open space and the winter garden between One and Two Snowhill – and sits within Birmingham's Colmore Business District, home to more than 500 companies employing around 35,000 people.

In addition to the city's thriving bar, restaurant and retail scene, the Jewellery Quarter and the Gun Quarter are within easy pedestrian access.

Privately managed 4-acre estate

First class public realm, including outdoor seating

CCTV and round-the-clock on-site security team

Incumbent occupiers, including:

BT
national highways
BARCLAYS
KPMG
GOWLING WLG
dwf
HS2
BDO
Lovey
DAC BEACHCROFT

THREE SNOWHILL

SOCIALISE & RELAX

IN THE HEART OF THE COLMORE BUSINESS DISTRICT

Image: MK Health Hub

THREE SNOWHILL

ON THE DOORSTEP

Three Snowhill shares the Central Business District with the city's best bars and restaurants.

Michelin Star-rated Adam's – is a stone's throw away, along with upscale eateries such as Trillium, 24 Stories, Gaucho and The Ivy. Independent bars and coffee shops, together with national brands, make for a lively leisure scene, all on the doorstep of Three Snowhill. The Grade II listed Grand Hotel, restored at a cost of £45m, is just around the corner.

High Street names and aspirational brands can all be found in the three main shopping centres, the Bullring, Grand Central and the Mailbox. The Burlington, Piccadilly and Great Western Arcades feature the best of the independents.

All are within easy walking distance of Three Snowhill.

The Jewellery Quarter, renowned for it's traditional pubs and independent restaurants share the historic streets with world famous jewellery makers and traders.







Bars & Restaurants

1. Adams
2. Arch 13
3. Fazenda
4. Gaucho
5. Gusto Italian
6. Henman & Cooper
7. Indian Brewery
8. Issac's
9. Land Restaurant
10. Loki Wine
11. 24 Stories
12. Pasture
13. Plates by Purnells
14. Primitivo
15. San Carlo
16. Six by Nico
17. Tattu
18. The Alchemist
19. The Ivy
20. The Good Intent
21. The Old Contemptibles
22. The Old Joint Stock
23. The Oyster Club
24. Trillium

Cafés & Lunch

25. 200 Degrees
26. Anderson & Hill
27. Costa
28. Monty's
29. Philpotts
30. Pret A Manger
31. Wayland's Yard

Hotels

32. Holiday Inn
33. Hotel du Vin
34. Premier Inn
35. Saint Paul's House
36. The Grand Hotel

Three Snowhill, Snow Hill Queensway, Birmingham B4 6GA


GRAND HOTEL
6942
UP & RUNNING
Zambrero
LIQUOR STORE
LIQUOR STORE
YB64 WJL


trillium




THE IVY
THE IVY
TEMPLE ROW


1920s
1920s
GREGGS
loki


PICK ME UP!


SOCIETY

THREE SNOWHILL

GREAT CONNECTIONS

The Snowhill Estate is located between Colmore Row, the city's premier commercial address, and the A38 St Chads.

At the heart of the country, 90% of the UK population is within a four-hour drivetime of Birmingham.

The city also boasts first class connections by rail and air.

More than £5.1bn is being invested in the West Midlands' transport infrastructure, including the expansion of rail, tram and bus rapid transport systems across the region.

High-speed rail will enhance the city's existing connectivity credentials. Europe's largest infrastructure project is anticipated to add £20bn GVA to the local economy. The new city centre terminal at Curzon Street will be less than a 50 minute train ride from London.









Wolverhampton St George's 35 mins
Jewellery Quarter 1 min
Snowhill Metro Stop 0 mins
Grand Central 5 mins
Library 10 mins
Brindleyplace 11 mins
Hagley Road 14 mins

Journey time from St Chads/Three Snowhill Terminal

Metro

With a terminal directly outside the building, the Midland Metro currently runs from Wolverhampton through Birmingham to Hagley Road.

Further extensions are underway which are planned to extend the network to both Birmingham Airport and Digbeth with a terminal for the new HS2 station at Curzon Street.



Solihull 8 mins
Coventry 19 mins
Birmingham Intl. 9 mins
Warwick Parkway 20 mins
Stratford-upon-Avon 41 minutes
Bristol 1 h 9 mins
London Euston 1 h 22 mins
Manchester 1 h 26 mins
London Marylebone 1 h 47 mins

Journey time from the Birmingham

National Rail

Snowhill Station runs parallel to the Snowhill estate, with New Street Station less than 10 minutes away on foot. Both offer comprehensive local and national train services.



Road

Three Snowhill abuts the A38, with the M6 – providing access to the UK's motorway network – just three minutes away.



Bus

A number of major bus services are available from Snow Hill Queensway.



HS2

HS2 will cut travel times to London to less than 50 minutes.



Air

Birmingham Airport boasts 150 direct destinations and is a 10 minute train ride from the city centre.

Birmingham Airport

Home to the UK's first 5G pilot programme, the West Midlands boasts the best 5G coverage in the UK.

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A PLACE TO DO BUSINESS

Birmingham is the UK's largest regional economy and boasts the biggest population in the UK outside London.

An entrepreneurial city, Birmingham has been crowned the UK's regional start-up capital for seven years running. There are more than 700 international companies based in the city, more than in any other English city outside London, while the wider West Midlands is also a top destination for scale-ups. The region is truly a land of opportunity for business growth and expansion.

The city's large talent pool includes one of the youngest populations in Europe and one of the most diverse, with over 190 nationalities represented.

85,800 students call Birmingham home, with 28,985 graduating from the city's five universities. More schools here are rated 'Outstanding' by OFSTED than any other regional city.

Birmingham is ranked in the global top 50 for quality of life in the latest Mercer Index, with more parkland and green spaces than any UK city outside the capital.

The city's diverse cultural and sports offering includes the world renowned City of Birmingham Symphony Orchestra, Birmingham Royal Ballet, Edgbaston Stadium and Alexander Stadium.

In 2022 Birmingham and the West Midlands played host to the Commonwealth Games, the second largest sporting event ever hosted in the UK, with 5,000 athletes from 70 countries and territories taking part. Representing more than 1.5bn people, the Games were a once-in-a-generation opportunity to showcase the city/region on a global stage and what a legacy it has left.



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GET IN TOUCH

For further information or to arrange a viewing please contact our joint agents:

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M&G Real Estate

Established in 1864, M&G Real Estate is a leading financial solutions provider for global real estate investors with £33.5bn of assets across the UK, continental Europe, North America and Asia.

M&G owns Three Snowhill.

WWW.MANDG.COM

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