



EXCHANGE SQUARE

A new 30,000 sq ft. Retail & Leisure opportunity

BIRMINGHAM, B4 7LR





Exchange Square is a new destination for retail, leisure and living.

It benefits from a unique location, being opposite the forthcoming HS2 Curzon Street Station, Birmingham City University Campus, Aston University Campus, Masshouse residential apartments as well as being within a short walking distance of Birmingham Moor Street and New Street Station (Grand Central) and the Bullring Shopping Centre.

Up to a total of 30,000 sq ft retail/leisure space forms part of a new urban village, which includes 603 new high quality Allegro Living apartments. A second phase consisting of 373 apartments for Grainger PLC, a 235-bed Premier Inn Hotel for Whitbread, Bar & Block restaurant, 7,500 sq ft retail and a new public square is due for completion in 2022*.

Exchange Square lies within the Birmingham Curzon Street Masterplan, an area benefitting from over £900million of regeneration investment creating 600,000sq.m of employment space, 36,000 (net) jobs, 4,000 new homes and a £1.4bn economic uplift.

Exchange Square is just a few minutes walk from Curzon Station set to welcome 300,000 passengers per day by 2033.

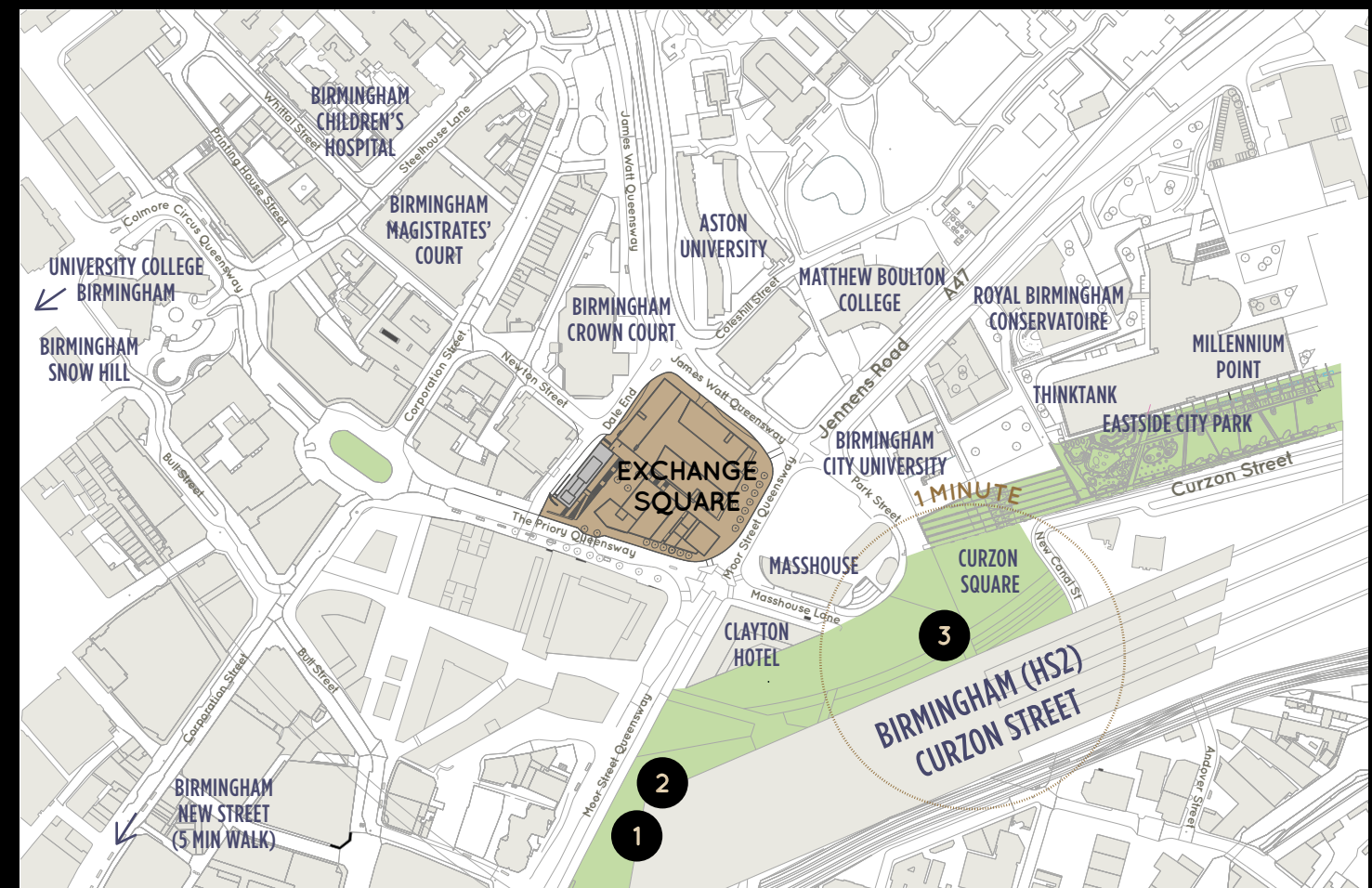
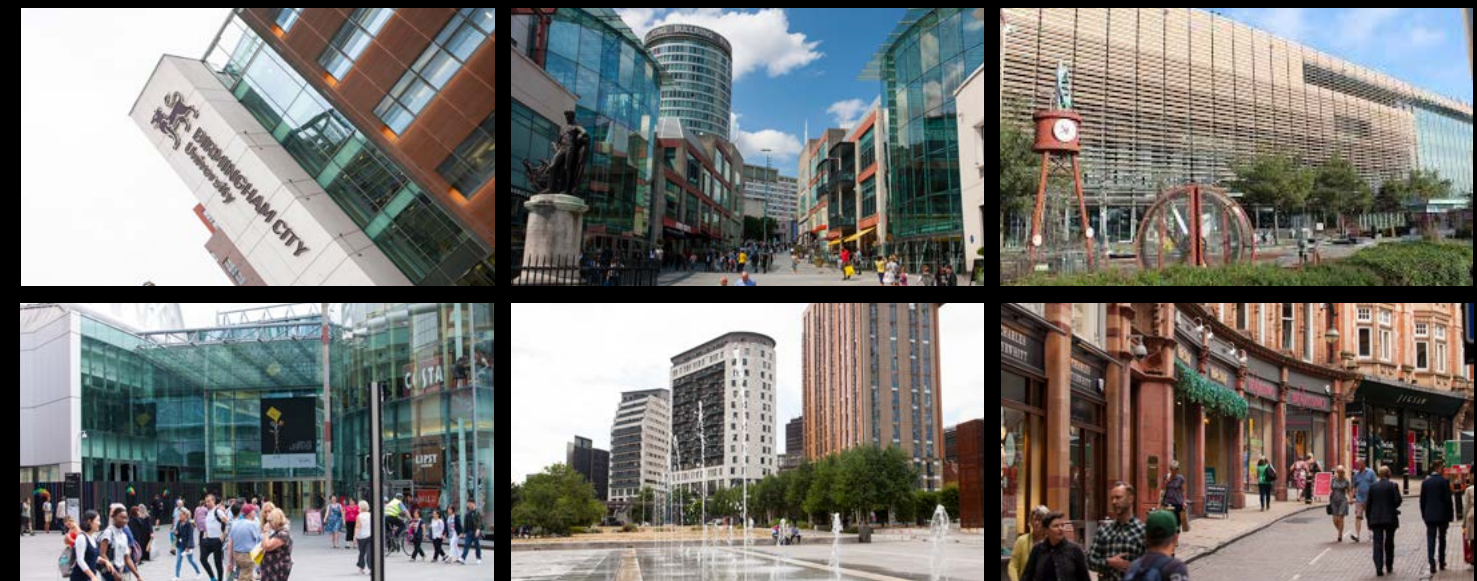
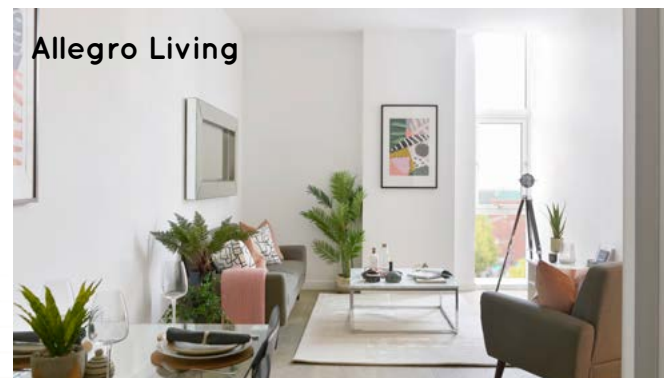
(*subject to revised planning)

About HS2 Curzon Street

- ⌘ Due **2026**
- ⌘ **7 high-speed platforms**
- ⌘ **New public space** and gateway to Birmingham city centre
- ⌘ Fully integrated into an **extended tram network**
- ⌘ **Pedestrian, cycle, taxi, bus & conventional rail connections** to the rest of the city and wider West Midlands
- ⌘ **300,000 passengers per day** anticipated by 2033

HS2 in Birmingham

- ⌘ **Birmingham to London** in **49 minutes** (equivalent of London's Zone 4)
- ⌘ **9 trains per hour**
- ⌘ **1,100 passengers per train**

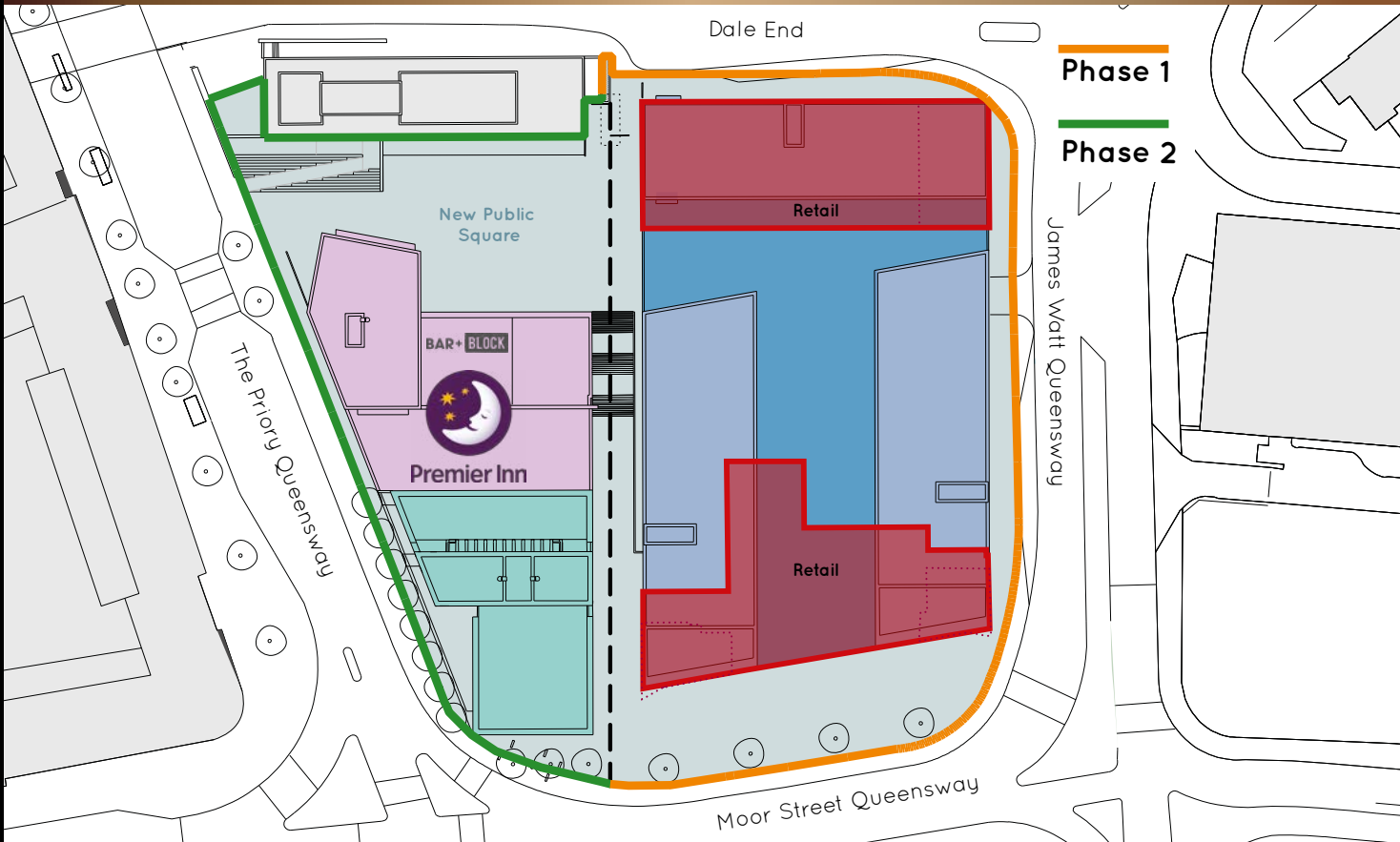


Station Square

Western Entrance (Station Square)

Curzon Square

Exchange Square - Phases 1 & 2



Exchange Square - Phase 1

- ✂ 603 apartments (Allegro Living)
- ✂ 30,000 sq ft retail

Exchange Square - Phase 2 (subject to planning)

- ✂ 373 apartments by Grainger PLC
- ✂ 235-bed Whitbread Premier Inn Hotel
- ✂ 6,000 sq ft Whitbread Bar + Block
- ✂ 7,500 sq ft retail

New Public Square

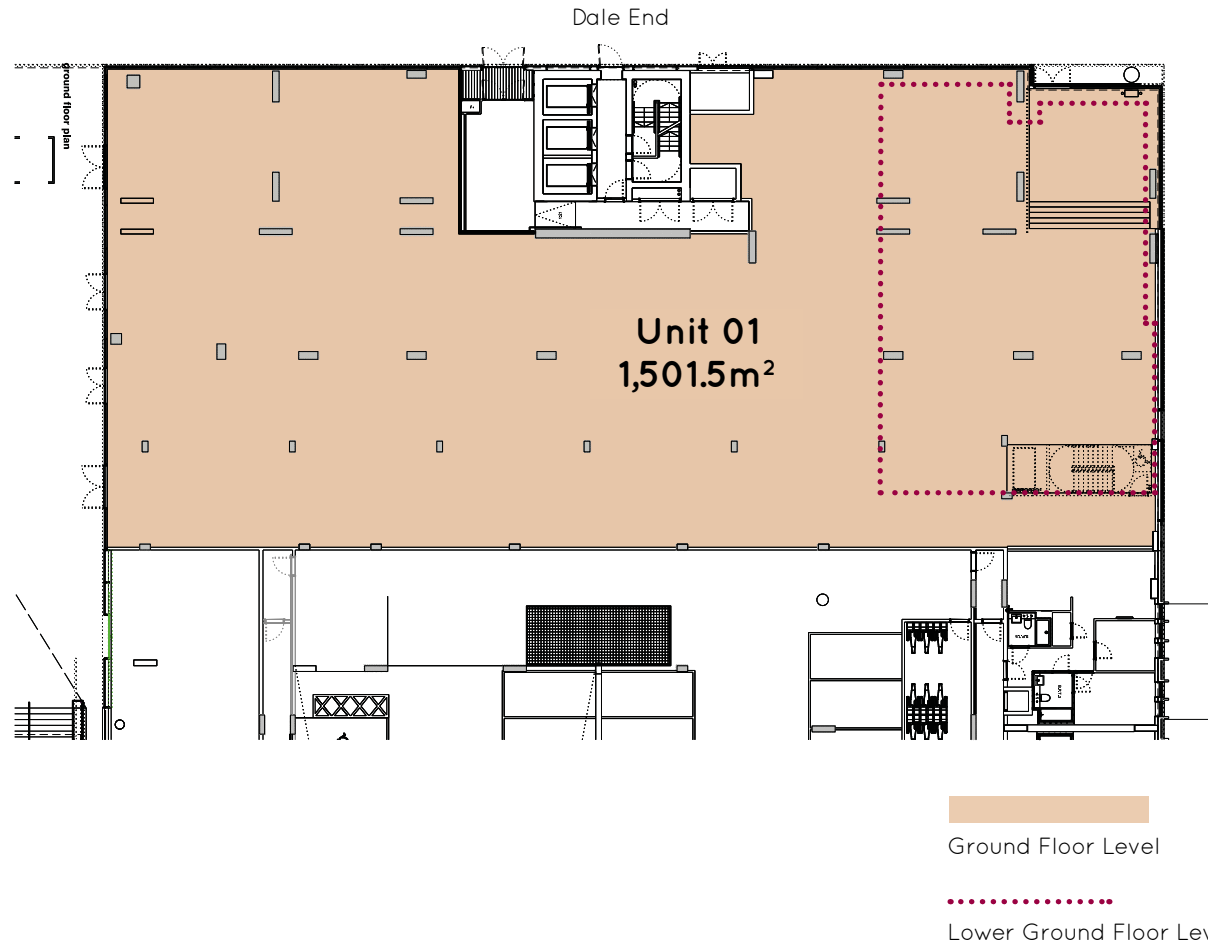
- ✂ central to Exchange Square
- ✂ hard & soft landscaping
- ✂ new meeting place, encouraging dwell time

Retail/leisure units front Priory Queensway, Moor Street Queensway and James Watt Queensway. They are within close proximity to Masshouse (350 apartments by Nikal), Millennium Point, Birmingham City University and Aston University, home to around 60,000 students.

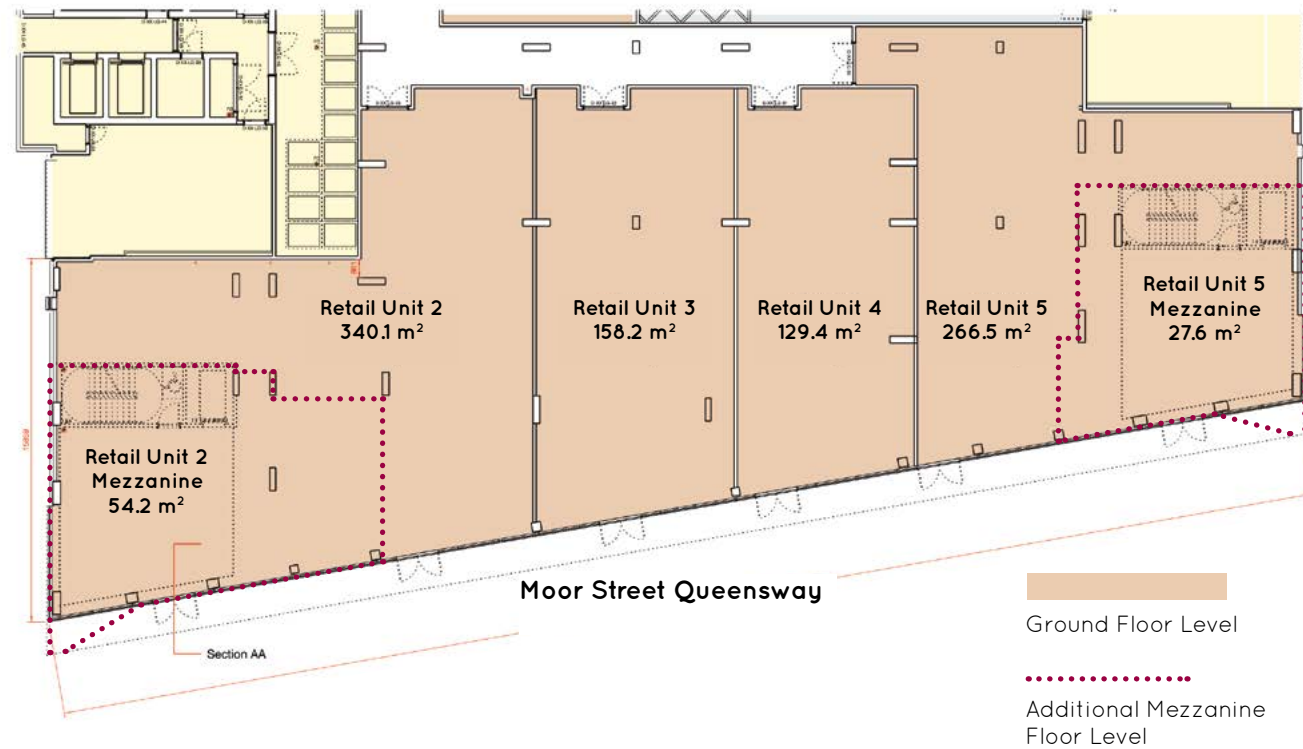
Six units are offered, from between 1,400 sq ft and 16,000sq ft. Permitted planning use classes are A1-A3 and A5 and B1. Accommodation is flexible and alternative unit sizes and layouts will be considered.



Proposed Retail Unit 1 Dale End - Ground Floor



Proposed Retail Unit 2 Moor Street Queensway - Ground Floor



Birmingham - the city of a thousand trades



THE REGIONAL **ECONOMY** IS THE **STRONGEST OUTSIDE** **OF LONDON**

£24.8billion with a growth rate
of 19.2% over the last five years



HOME TO **29,000 BUSINESSES** AND A SKILLED **WORKFORCE** OF **4.3 MILLION**

70% categorised as professionals,
associate professionals, managers,
admin, skilled trade or service
occupations



UK'S MOST **ENTREPRENEURIAL** **CITY**

17,473 new businesses established
in 2016, more than any other city
outside the capital



ATTRACTING LONDONERS

The most popular destination
for people relocating from
London in 2015



ATTRACTING TOURISTS

1.1m overseas visits in 2015 - 17% up on
2014 (highest increase of any UK city
outside London)



UK'S FASTEST GROWING REGIONAL CITY

Between 2006 and 2016 the
population grew by 100,000



E X C H A N G E
S Q U A R E



Nikal

Mynshulls House, 14 Cateaton Street
Manchester M3 1SQ
T: 0161 214 1800 nikal.uk.com

RAPLEYS

Matthew Guest

07810 698175 | Matthew.Guest@rapleys.com

Alfred Bartlett

07738 090760 | Alfred.Bartlett@rapleys.com

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Nikal in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Nikal nor any joint agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.

2. Images photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.