

## **MEDIA COVERAGE**

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# Colliers, DTZ, KF picked on Brum spec 200,000 sq ft gem

By Paul Norman - Wednesday, March 11, 2015 0:30

Rockspring and Sterling have appointed Colliers International, DTZ and Knight Frank to advise on one of Birmingham's key proposed office developments, 103 Colmore Row.



Sterling and Rockspring bought 103 Colmore Row in November of last year from British Land, as revealed by first by CoStar News.

The tower – the tallest in the central business district – was formerly occupied by NatWest, but has been vacant since 2003.

The site, in a conservation area on the corner of Colmore Row and Newhall Street, has planning permission for a 35-storey tower. However, Sterling and Rockspring are currently revising these plans. A smaller scale development, similar in size to the existing structure, is proposed.

The owners have applied to Birmingham City Council for permission to begin demolishing the 1970s office block. The piece by piece dismantling of the 22-storey concrete panelled tower will take between 10-12 months. Sterling and Rockspring aim to start on site next month.

A public consultation on the new scheme is being held in mid March, following which Sterling and Rockspring aim to submit their plans for the site to Birmingham City Council.

Their proposed 21-storey development will provide approximately 200,000 sq ft of Grade A office accommodation and 10,000 sq ft of leisure space, including a rooftop restaurant.

James Howarth, managing director of Sterling Property Ventures, said: “Our timescale means we can start work on the new building as soon as the site clearance is complete, with the new tower erected by the end of 2017 – the first new office building to be delivered in Birmingham’s central business district since Two Snowhill.

“We are developing the site speculatively, but the lack of Grade A space in the city means we are already having conversations with potential occupiers so the need to appoint agents was pressing. We are also keen to sign up a high profile restaurant operator early doors, as this is a key USP for our scheme.”

David Tonks, senior director at DTZ, said: “103 Colmore Row will be the first in a new generation of office buildings to come to the market at a time when Grade A space in the city has been significantly depleted.

“The building boasts Birmingham’s best business address and stunning views of the city skyline. We anticipate strong interest from both office and leisure occupiers.”

Matt Long, director in the national offices team at Colliers International, said: “103's super prime location and early delivery date will be a draw for both indigenous occupiers and inward investors.”

Jamie Phillips, partner and head of office agency at Knight Frank, said: “103 Colmore Row, with its unrivalled views over the city, presents occupiers with the opportunity to make a statement not only on the quality of their space but also with the excellent efficiencies and green credentials the building will provide. This development will provide a legacy on the Birmingham skyline and demonstrates the city’s ability to reinvent itself whilst taking note of its past.”

Doone Silver Architects is working on the revised design, in dialogue with Birmingham City Council’s planning, design and transport teams.

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[http://www.costar.co.uk/en/assets/news/2015/March/Colliers-DTZ-KF-picked-on-Brum-spec-200000-sq-ft-gem/?utm\\_source=CoStar+Daily+News&utm\\_medium=email&utm\\_campaign=5446734\\_%5bCoStar%5d+Email+%3a+Daily+News+Bulletin%3a+11%2f03%2f2015+06%3a34%3a19](http://www.costar.co.uk/en/assets/news/2015/March/Colliers-DTZ-KF-picked-on-Brum-spec-200000-sq-ft-gem/?utm_source=CoStar+Daily+News&utm_medium=email&utm_campaign=5446734_%5bCoStar%5d+Email+%3a+Daily+News+Bulletin%3a+11%2f03%2f2015+06%3a34%3a19)