



103 COLMORE ROW
SCHEME BRIEFING SHEET
www.103colmorerow.com

Development partners: Tristan Capital Partners
Sterling Property Ventures

103 Colmore Row, Birmingham

The tallest office tower under construction in the UK outside London.

Construction Value:	£87m
Height:	26-storeys; 108m/354 ft high; the apex is 246m above sea level.
Office space:	230,084 sq ft BREEAM Excellent Grade A over 19 floors; floorplates of 8,839-12,160 sq ft; private 3,000 sq ft terrace on floor 18; served by 10 lifts.
Leisure space:	7,665 sq ft of restaurant space on the ground and top floors, served by two lifts. The top floor restaurant has dedicated lift access and offers 360-degree views at the top of the building. Both spaces are let to D&D London.
Public outdoor space:	New public realm and café facing Colmore Row. This will be operated by D&D London.
Parking:	Basement provision for 24 cars and 92 bicycles
Sustainability:	The building is connected to the city's District Heating System which provides low carbon heat energy. In addition, 100% of the electricity supplied to the building is from renewable sources.
Building App:	A bespoke app has been developed that allows for contactless entry to the building, virtual concierge services, and meeting room booking - via a mobile device.

Site/ownership history

The site sits at the junction of Colmore Row and Newhall Street. It is within a conservation area and forms part of Birmingham's City Centre Enterprise Zone.

1975	NatWest Tower completed as offices and banking hall for National Westminster Bank. It was designed by Brutalist architect John Madin and built from precast concrete.
2003	NatWest vacated the building; it remained unoccupied.
2008	Owner British Land wins permission to demolish the tower and replace it with a 35-storey office tower, but delays the project following the onset of the global financial crisis.
November 2014	Sterling and Rockspring acquire the site.
April 2019	Tristan Capital Partners acquires PATRIZIA AG's (formerly Rockspring) interest in the site.

Project Milestones:

August 2015	Planning approval for 26-storey tower; start on site, including internal strip out.
November 2015	Demolition of NatWest Tower begins; the concrete tower is dismantled floor by floor.
May 2019	Construction begins.
September 2019	Concrete core reaches full height.
October 2019	The main steel frame is erected.
January 2019	First glass panels are installed.
June 2020	103 becomes the first commercial building in the CBD to sign up to Birmingham's District Energy Scheme.
July 2020	The main steel frame is completed.
September 2020	Topping out.
August 2021	Practical completion.

The Development Team

Sterling Property Ventures Ltd

Sterling PV specialises in commercial property development, finance and investment.

Sterling's founding directors have more than 50 years' combined experience in property and construction and a track record in Birmingham, having developed The Colmore Building and 5 St Philips Place.

Sterling has recently completed a 75-unit student accommodation scheme in Exeter and is working alongside Milton Keynes Development Partnership to deliver New City Place, a 500,000 sq ft office/residential led mixed-use scheme in Milton Keynes.

www.sterlingpv.com

Tristan Capital Partners

Tristan Capital Partners is an employee-controlled investment management boutique specialising in real estate investment strategies across the UK and Continental Europe.

Tristan's pan-European real estate funds include core-plus and value-added/opportunistic strategies with total assets under management of over €10 billion. Tristan is the portfolio manager for core plus funds Curzon Capital Partners III, Curzon Capital Partners IV, Curzon Capital Partners 5 LL and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP, European Property Investors Special Opportunities 3, LP and European Property Investors Special Opportunities 4 LP and European Property Investors Special Opportunities 5 LP. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid and Warsaw.

Please visit www.tristancap.com

Professional teams

Letting agents (offices): Colliers International, Cushman & Wakefield and Knight Frank

Architect: Doone Silver Kerr

Planning consultants: GW Planning

Contractors: BAM

Project managers: Quantem Consulting LLP

PR & communications: Headline Communications

Marketing/Design: Zest DM

Social media channels:

Twitter: @103ColmoreRow

Instagram: 103colmorerow

LinkedIn: 103 Colmore Row

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