

FOR SALE



AN EXCEPTIONAL 0.94 ACRE PRIME
CONSENTED LIFE SCIENCE &
HEALTHCARE DEVELOPMENT SITE

one
pebble mill

EDGBASTON, BIRMINGHAM



CONTENTS

The Opportunity	06
Location	08
Transport & Connectivity	12
Local Area	14
EMQ.....	18
Site & Tenure	22
Planning Consent	26
Plot 4 - The Building.....	28
Healthcare occupiers	30
Development Pipeline	32
Healthcare & Life Science Market.....	34
Environmental, Social, Governance.....	36
Leasing / Investment Rationale.....	36
Further Information	37

PRIME DEVELOPMENT OPPORTUNITY FOR OCCUPATION

- Prime Consented Life Sciences & Healthcare Development Opportunity.
- Located within Edgbaston Medical Quarter, home to 64% of the city's healthcare and Life Sciences economy, and one of the UK's leading medical clusters.
- Planning approval granted and implemented for the construction of a new medical facility of up to 10,600m² [87,156 sq ft (8,100m²) GIA], for use as part Use Class B1b (research and development), and/or part Use Class C2 (hospital), and/or part Use Class D1 (non-residential institution), with ancillary works, landscaping, new access from Mill Pool Way and on and off plot car parking.
- The 'One Pebble Mill Site' extends to 0.94 acres (0.38 hectares).
- Site available to purchase subject to a long leasehold tenure of 125 years including a ground rent TBA.
- Vendor seeking purchaser development proposals designed with clear consideration of future ESG performance, highly focussing Sustainability, Wellness, and BREEAM.



THE OPPORTUNITY

An exceptional opportunity to acquire a prime central Birmingham long leasehold site within the Calthorpe Estate's Edgabston Medical Quarter; with detailed planning consent for a Medical Facility of up to 10,600m² (GEA).

THE DEVELOPMENT

- One Pebble Mill represents the final development plot within the Pebble Mill 27 acre Medical & Life Sciences masterplan which has been successfully developed since 2003 and encompasses 27 acres of world-class medical facilities and amenities.
- Subject to planning, this 0.94 acre site in the centre of an established medical campus can be developed for options up to the consented 10,600sqm medical/life science hub.
- Adjoining occupiers include Birmingham Dental Hospital and School of Dentistry, Pebble Mill Care Home operated by Bupa and Circle Hospital, Birmingham which opened in September 2020.
- Tenure: Long Leasehold for 125 years, with ground rent TBA. Offers are invited to purchase the consented site investment by way of a Long Lease site acquisition.
- The land sale will be subject to VAT.

CONSENTED 10,600 SQM
MEDICAL HUB



SELF-CONTAINED 2,000 SQM
MEDICAL HUB PROPOSAL



LOCATION

BHIC

UNIVERSITY OF BIRMINGHAM

NHS Queen Elizabeth Hospital

Bupa

one pebble mill

VITA STUDENT

NHS Birmingham Dental Hospital

Circle

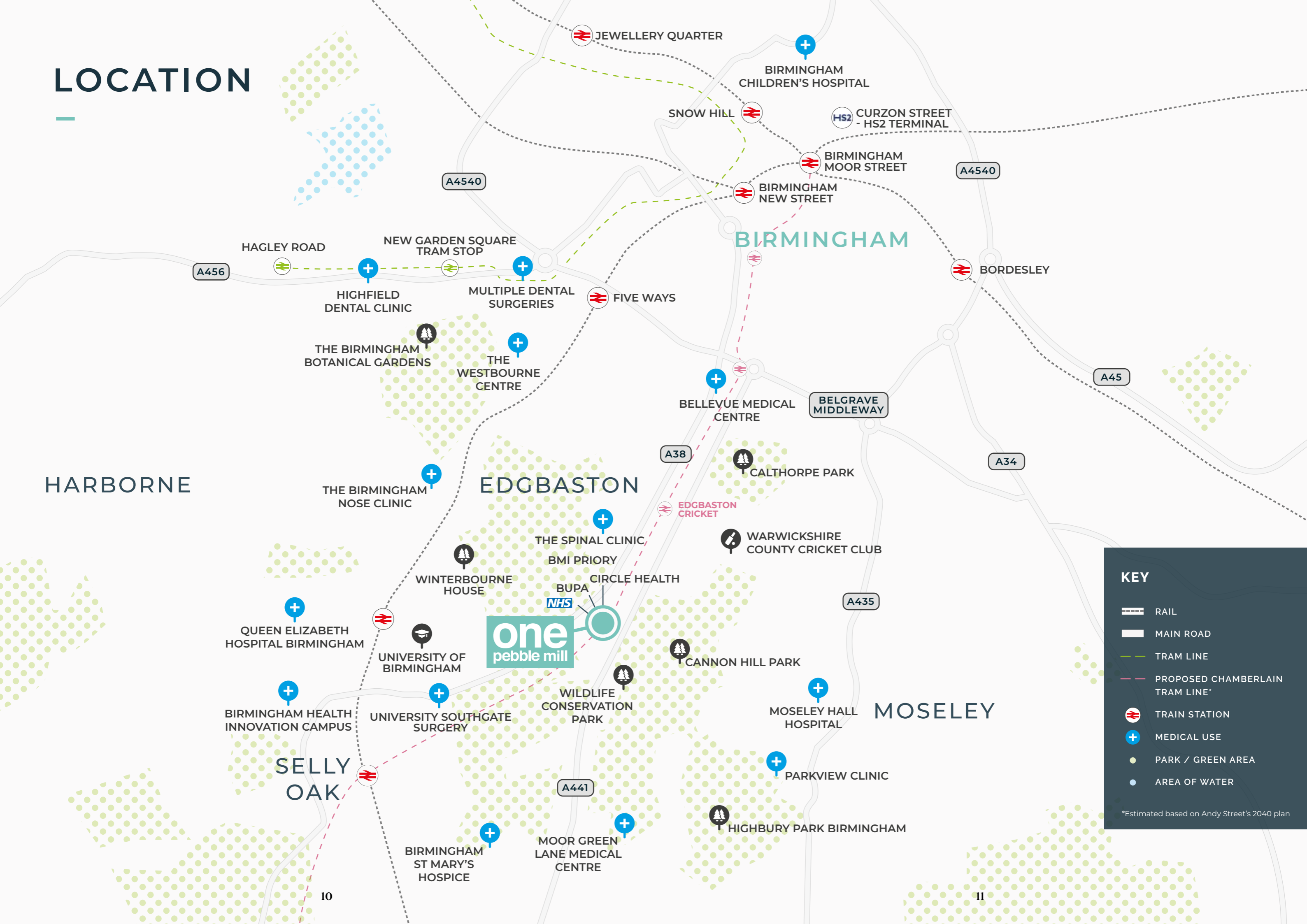
ASDA Express

COSTA COFFEE

Edgbaston is a leafy affluent district in the south west of Birmingham, and where the dominant medical area, **Edgbaston Medical Quarter**, is located. The area is home to 64% of the city's healthcare economy, and provides the highest quality of residential accommodation, employment and education for the region. Birmingham is the **2nd largest city in the UK** and the largest economic zone outside of London. In recent years it has seen significant investment and is within the top ten fastest growth UK cities.

Birmingham has an **estimated population of 1.14m** (source ONS 2021) which is forecast to grow to 1.3 m by 2039. It is a fast emerging global destination for business and tourism – attracting over **141m visitors in 2022**, with tourist spend rising to a record **£14.1bn**.

LOCATION



KEY

- RAIL
- MAIN ROAD
- TRAM LINE
- PROPOSED CHAMBERLAIN TRAM LINE*
- TRAIN STATION
- MEDICAL USE
- PARK / GREEN AREA
- AREA OF WATER

*Estimated based on Andy Street's 2040 plan

TRANSPORT & CONNECTIVITY



ROAD

Birmingham is at the heart of England's motorway network linking the **M1, M5, M6, M40 and M42**.



RAIL

Birmingham New Street is one of the busiest rail interchange stations in the UK. **1hr 20 to London** by train.



AIR

Over 50 airlines provide connection from Birmingham International Airport to over **143 destinations worldwide**.

DUBLIN ✈️
1 HR 20 MINS

BERLIN ✈️
1 HR 20 MINS

AMSTERDAM ✈️
1 HR 20 MINS

BRUSSELS ✈️
1 HR 20 MINS

PARIS ✈️
1 HR 20 MINS

Birmingham is ideally placed at the heart of the country, offering exceptional connections to local, national and global networks.

Its international airport is the third largest airport outside London and handled circa 13 million passengers in 2024/25 FY. Passenger number are forecast to rise to around 18 million a year by 2033, an increase of over 40% compared to current passenger numbers. Over 50 airlines provide connection from Birmingham International Airport to over 143 destinations worldwide. Birmingham is at the heart of England's motorway network linking the M1, M5, M6, M40 and M42.

Road communications are further enhanced by a strong rail service with regular direct trains to London Euston with a fastest journey time of 1hr 20 mins. Birmingham New Street is in fact the busiest rail interchange station in the UK with a train leaving the station every 37 seconds. Train journey times are expected to be cut to 41 minutes between London and Birmingham when HS2 high speed rail line is completed. Parts of Birmingham may well become suburbs of London, with tactically placed tenants able to be in the capital within an hour.

	BY CAR	BY RAIL
BIRMINGHAM AIRPORT	15 mins	9 mins
LONDON	2 hr 9 mins	1 hr 20 mins
BRISTOL	1 hr 35 mins	1 hr 23 mins
MANCHESTER	1 hr 40 mins	1 hr 29 mins



LOCAL AREA

The proposed development will be located on the Pebble Mill designated medical campus, the former home of BBC, in the affluent suburban area of Edgbaston, adjoining the A38 (Bristol Road) arterial route, 2 miles South of Birmingham City Centre.

The area benefits from excellent transport links being 5 miles East of the M5, with links to the M42 and M40 to the West.

Edgbaston provides a vibrant business location for many regional and national professional service firms which forms a separate sub-sector of the traditional Birmingham office market. Additionally, the Queen Elizabeth (QE) Hospital and Medical School, which are located on the nearby University of Birmingham campus, has resulted in a significant medical provision amongst tenants throughout the Estate with Edgbaston being coined Birmingham's "Medical Quarter".



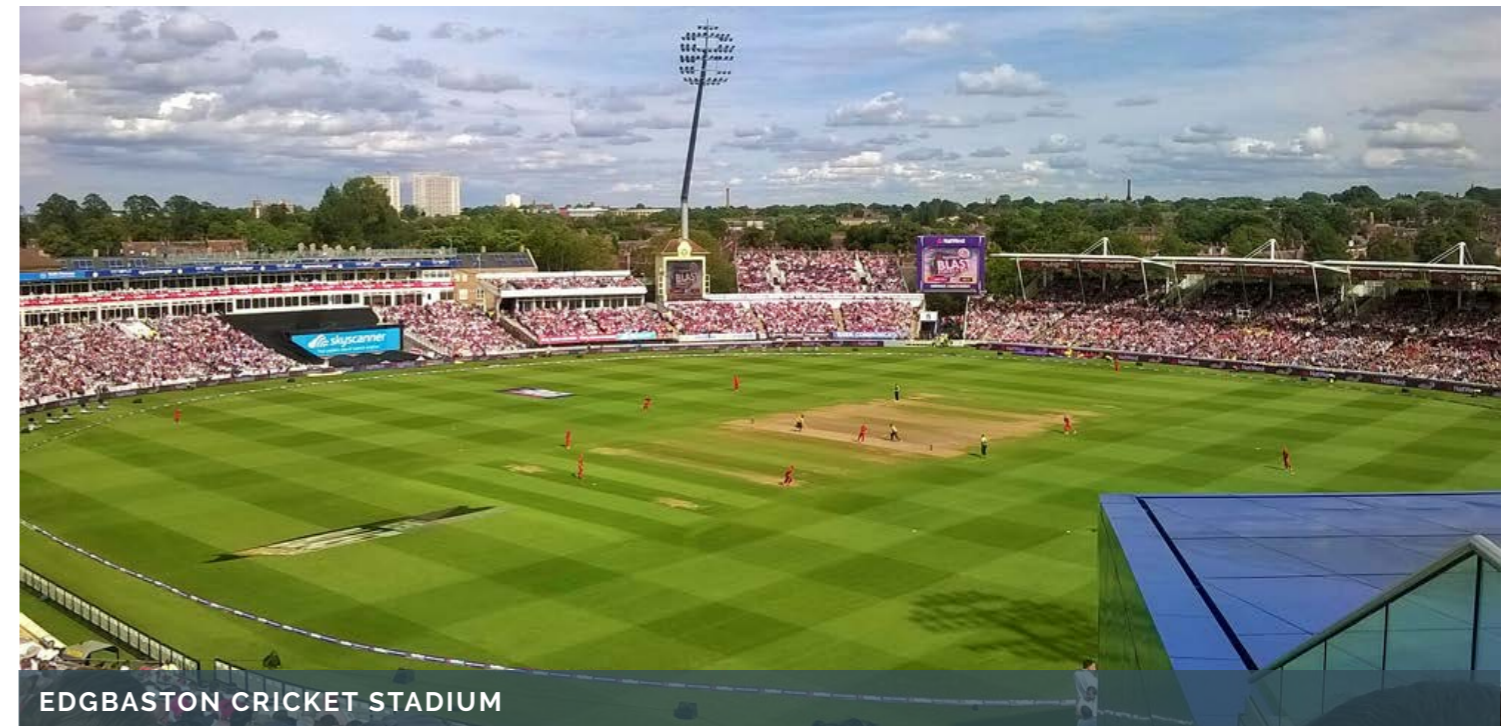
BIRMINGHAM LIBRARY



BIRMINGHAM NEW STREET STATION



BIRMINGHAM CANAL OLD LINE, BRINDLEY PLACE



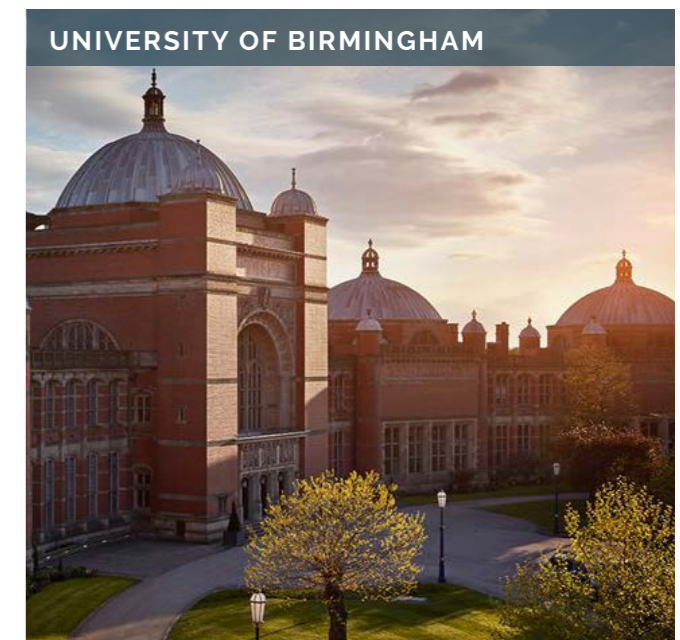
EDGBASTON CRICKET STADIUM



QUEEN ELIZABETH HOSPITAL BIRMINGHAM



ST MARTIN IN THE BULL RING & SELFRIDGES



UNIVERSITY OF BIRMINGHAM

EDGBASTON

Edgbaston is the most affluent area of the City of Birmingham, that has transitioned from a traditionally residential area to one of mixed use, with a number of the larger properties having been converted to office and medical uses.

The area is recognised as one of Birmingham's most prominent mixed use quarters, boasting a thriving cultural offering, internationally recognised

office and medical occupiers; and investors and exceptional retail, leisure and F&B.

The Calthorpe Estate's long term vision to create Edgbaston Village as a thriving mixed use leisure and lifestyle destination is coming to fruition. With the redevelopment of the area to create new bespoke retail stores and enhanced public realm along Greenfield Crescent, the location has gone from strength to strength.

PEBBLE MILL HISTORY



ONE PEBBLE MILL BBC STUDIOS CIRCA 1971

The 27 acre Pebble Mill site has been in the ownership of Calthorpe Estates for over 300 years. Pebble Mill was an operational mill for over 2 centuries of this, up to the early 1900s when the mills were decommissioned.

In 1971, the BBC established the first television studios complex outside London on the site. Broadcasting continued at Pebble Mill until 2003 however when the BBC moved to the Mailbox development in the city centre in 2004, the site was cleared the following summer pending redevelopment, with the developer at the time

planning to build a technology and science park.

Due to Edgbaston's medical prominence there were a number of medical enquiries relating to the site and as a consequence the masterplan changed to creating a world class medical and life science campus and construction of Birmingham Dental Hospital began in 2013 with the facility opening in 2016. In September 2016 construction began of a 62 bed care home for Bupa which opened in January 2018 and in April 2017 construction commenced on a new private hospital for Circle Health which opened in Autumn 2020.

CALTHORPE ESTATES



Family owned since 1717, Calthorpe Estates is a forward thinking property investment and development business whose prime focus is the Estate Management of their 1,600 acre land ownership. A more detailed history about the Calthorpe Estate can be found in the data Room but in summary:

Located a mile from Birmingham city centre, the 1,600 acre Calthorpe Estate is home to thriving commercial, medical, educational, residential, leisure and lifestyle communities. It is a special place where thriving businesses integrate alongside over 6,000 high quality dwellings, set amid renowned tree-lined avenues that are incorporated in Britain's largest urban conservation area.

Home to a range of world-class facilities and occupiers:



- Edgbaston Medical Quarter ("EMQ") has firmly established itself as a hub for medical and life science excellence, providing a valuable platform for the exchange of knowledge, resources and services, and home of the QE Hospital and Centre for Defence Medicine
- Outstanding nurseries and both state and independent schools
- Internationally renowned universities: University of Birmingham and Birmingham City University, both massively expanding, increasing teaching and superb leisure and campus facilities
- The Birmingham City University Defence School of Healthcare Education and the Department of Healthcare Education City South Campus Edgbaston are also located on the estate. They are the Armed Forces' provider of healthcare education to Defence Medical Services personnel.
- The exciting, emerging Edgbaston Village, home to Birmingham's first Michelin-starred restaurant, Simpsons
- The Edgbaston Priory Club, is a private members' tennis, squash and leisure club that is host of the annual WTA Tour stop, the Nature Valley Classic
- The 144 acre Edgbaston Golf Club
- A variety of cultural destinations that make Edgbaston a destination for leisure – including The Botanical Gardens, MAC (Midlands Arts Centre) Birmingham, The Barber Institute of Fine Art, Martineau Gardens, Winterbourne Gardens and Elmhurst School for Dance, and by no means least, the World-famous Edgbaston Cricket Ground (England Test Venue and Warwickshire CCC home) and its new state-of-the-art facilities

THE EDGBASTON MEDICAL QUARTER



Pebble Mill is located in Edgbaston Medical Quarter (EMQ), **home to 64% of Birmingham's healthcare economy**, offering one of the highest concentrations of medical facilities in the country.

Edgbaston Medical Quarter (EMQ) is home to the fastest growing regional cluster of world class healthcare and life science excellence with 36 centres of clinical and academic excellence and 27 life science specialisms, within the heart of the United Kingdom.

EMQ is integral to Birmingham's healthcare and life science growth. It offers:

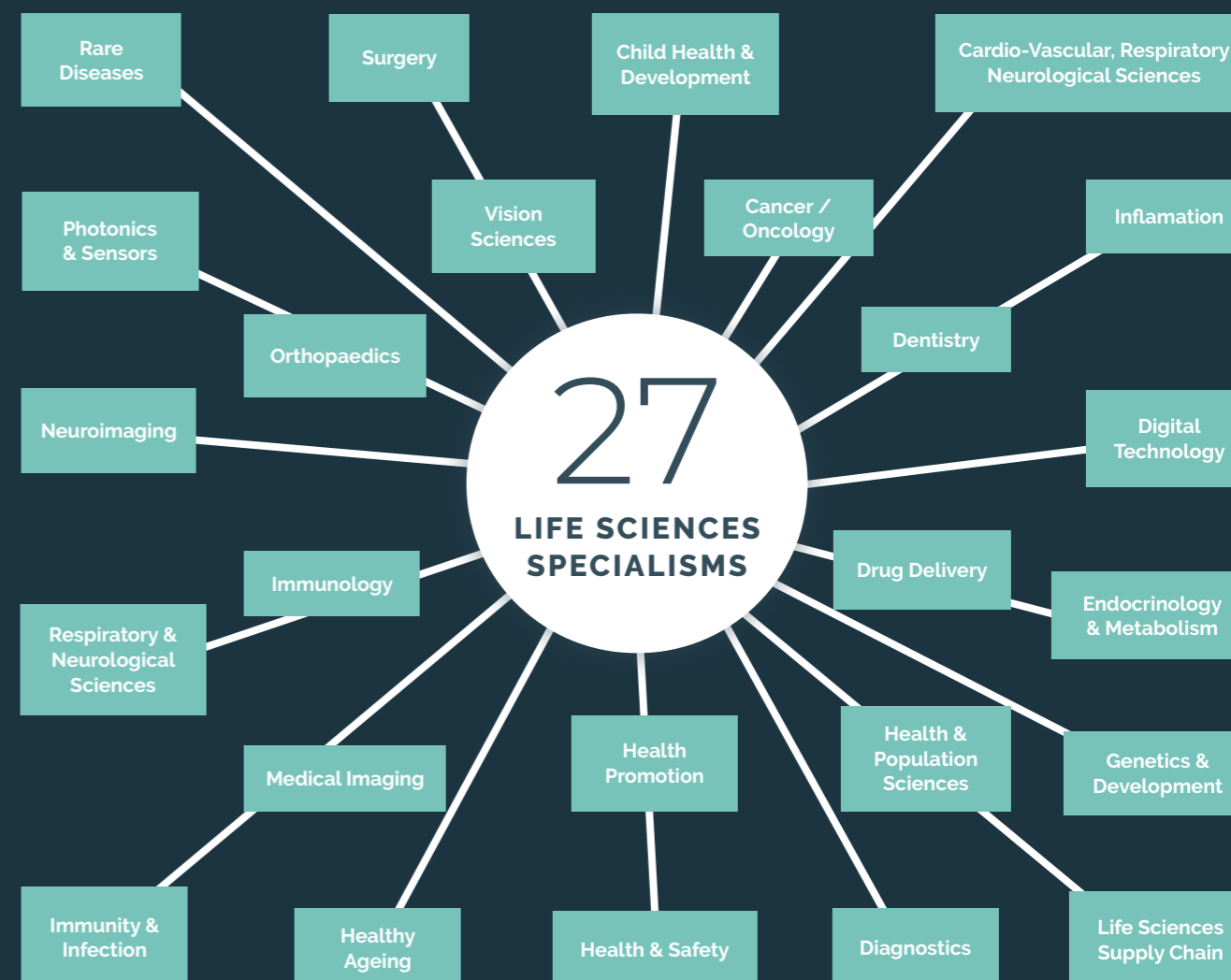
- Some of the best and most cutting-edge places to be treated in the UK providing faster access to treatments and helping to save lives
- Home to more than 550 medical companies, 180 medical organisations, 80 hospitals and specialist care centres, 44 GP clinics and 23 training facilities. It is home to 27 life science specialisms with active research programmes and is the 'go to' destination for more cost effective and rapid clinical trials
- Located within walking distance of one another, many are at the cutting edge of world-class medical technology and involve leading practitioners and students from internationally renowned medical facilities including the University of Birmingham's medical schools and the Queen Elizabeth Hospital
- Excellent medical facilities that rival London, many of the clinics are located in both cities, with specialist care centres including oncology, trauma, mental health, diabetes, addiction and eating disorders
- An unparalleled blend of existing medical buildings and healthcare development opportunities, coupled with clustering, strong collaboration and a high caliber skill base, supported by a knowledgeable and well connected community
- A central location that is directly accessible from Europe, USA, UAE and the Far East
- Practice Plus Group took occupation of the former BMI Hospital Somerset Road in 2024 following the CMA requirement for Circle/BMI to sell certain hospitals as part of a merger deal to address competitions concerns.

KEY MEDICAL OCCUPIERS



EMQ LIFE SCIENCE SPECIALISMS

The EMQ is a highly desirable area to be located for private clinicians. There is consequently a strong weighting in favour of demand over supply, resulting in strong rental growth performance. As a consequence of Covid, there is a significant backlog in medical services, with growing waiting lists which are likely to top 13 million nationally by 2023, demand is only expected to grow further. The long-term nature of the clinicians, results in a scarcity of available space, coupled with a considerable number of the buildings being listed and in a conservation area, development is challenging. The levels of supply are therefore limited due to the nature of the buildings and long leases of tenants.



EMQ



UNIVERSITY OF BIRMINGHAM

BIRMINGHAM HEALTH INNOVATION CAMPUS

QUEEN ELIZABETH HOSPITAL

THE HARBOURNE HOSPITAL

UNIVERSITY HALLS OF RESIDENCE

BIRMINGHAM CITY UNIVERSITY: CITY SOUTH CAMPUS


EDGBASTON MEDICAL QUARTER
BIRMINGHAM



PEBBLE MILL SITE

FIVE WAYS
ROUNDBOUT

BIRMINGHAM
CITY CENTRE



SITE & TENURE

Prime Long Leasehold development site on the former Pebble Mill BBC Studio site, an area with major future development proposals.

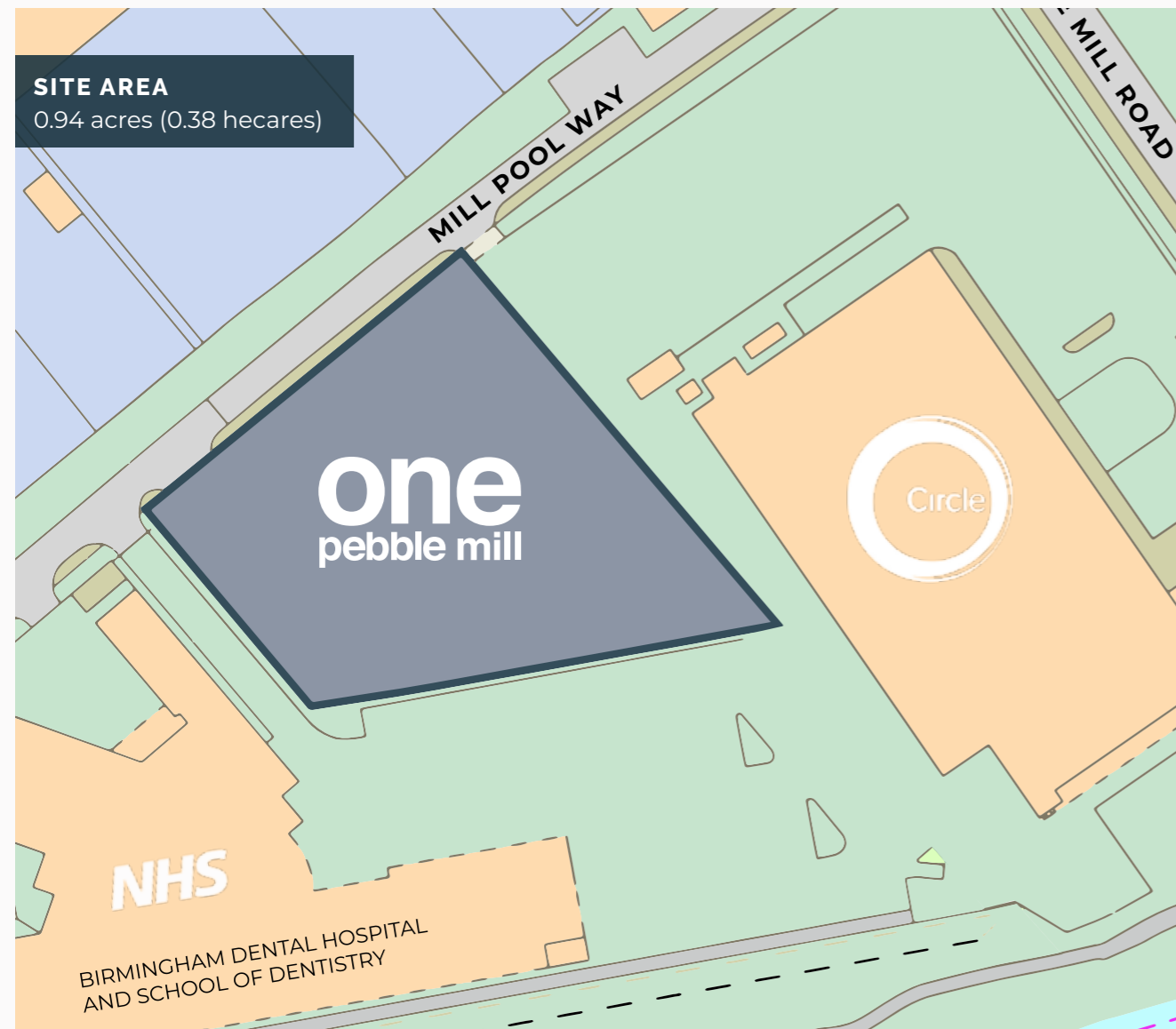
One Pebble Mill is a substantial site extending to **0.94 acres (0.38 hectares)**.

The site is an irregular rectangular shape and is bounded by the Circle Health Private Hospital to

the East and the Birmingham Dental Hospital to the West. The site is enclosed to the South by a pedestrian boardwalk and Bourn Brook. The A38 Bristol Road, a main arterial road is located a short distance to the North accessible off Pebble Mill Road to the East and Mill Pool Way.

The site currently comprises a cleared development site.

The extent of the title is outlined on the Ordnance Survey extract below:



PEBBLE MILL CARE HOME



BIRMINGHAM DENTAL HOSPITAL & SCHOOL OF DENTISTRY

TENURE

The site is held by way of a ground lease to Pebble Mill Investments Limited (a wholly owned company of the Calthorpe Estates) for a term of 150 years from 31 August 2002 at a peppercorn rent. A 125 year long lease term is thus available.

STRUCTURE

ENTITY

Calthorpe Estates CF Nominee No 1 Limited; and Calthorpe Estates Nominee No 2 Limited

(FREEHOLD)



ENTITY

Pebble Mill Investments Limited

PASSING RENT

Peppercorn

TERM

150 year lease from 31 Aug 2002

(GROUNDLEASE)



ENTITY

The Purchaser

PASSING RENT

Ground Rent Overage Offer TBC

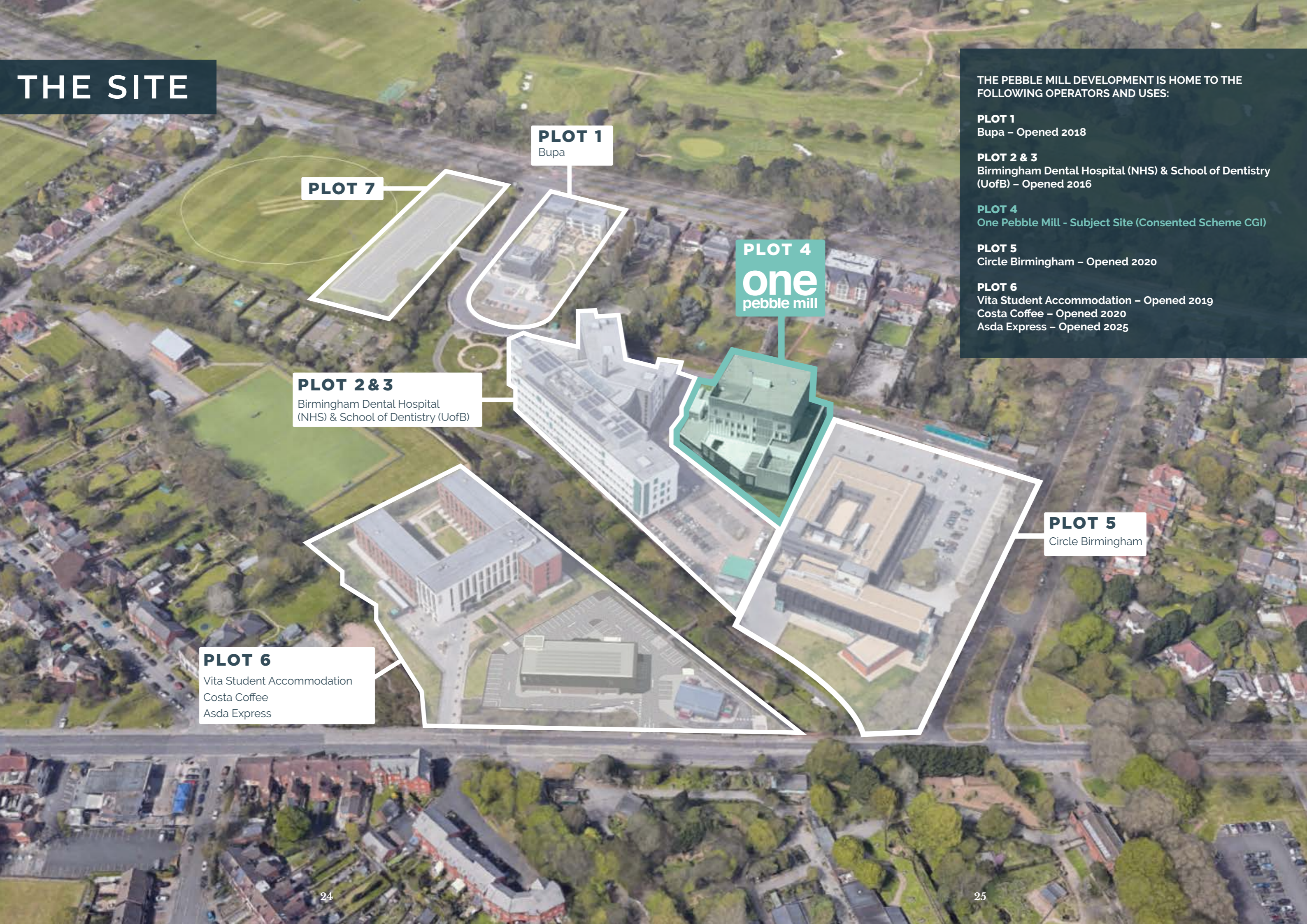
TERM

125 year lease

REVIEW

Annual compounded RPI (or replacement), realised 5 yearly, with the review subject to minimum increase of 15% and maximum increase of 30%

THE SITE



THE PEBBLE MILL DEVELOPMENT IS HOME TO THE FOLLOWING OPERATORS AND USES:

PLOT 1
Bupa – Opened 2018

PLOT 2 & 3
Birmingham Dental Hospital (NHS) & School of Dentistry (UofB) – Opened 2016

PLOT 4
One Pebble Mill - Subject Site (Consented Scheme CGI)

PLOT 5
Circle Birmingham – Opened 2020

PLOT 6
Vita Student Accommodation – Opened 2019
Costa Coffee – Opened 2020
Asda Express – Opened 2025

PLOT 1
Bupa

PLOT 7

PLOT 4
one
pebble mill

PLOT 2 & 3
Birmingham Dental Hospital
(NHS) & School of Dentistry (UofB)

PLOT 5
Circle Birmingham

PLOT 6
Vita Student Accommodation
Costa Coffee
Asda Express

PLANNING CONSENT

Birmingham City Council granted planning permission (Application No. 2019/02618/PA subject to conditions for the following development on Plots 4 and 7 in December 2019:

The construction of a new medical facility of up to 10,600 m² / circa 114,000 sq ft GEA for use as part Use Class B1b (research and development) and/or part Use Class C2 (hospital) and/or part Use Class D1 (non-residential institution) with ancillary works, landscaping, new access from Mill Pool

Way and on and off plot car parking with widened vehicular access from A38 Bristol Road to enter the site and exit onto Eastern Road at Plots 4 and 7, Former Pebble Mill Site, Mill Pool Way, Edgbaston, Birmingham, B5 7SL.

The full planning approval pack and implemented element details can be found on the data site.

ONE PEBBLE MILL WILL HAVE:



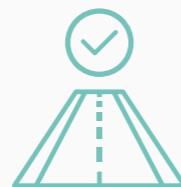
PUBLIC REALM IMPROVEMENT



ON SITE BASEMENT SPACES (IF REQUIRED)



CYCLE SPACES ON SITE



NEW ACCESS FROM MILL POOL WAY AND WIDENED VEHICULAR ACCESS FROM A38 BRISTOL ROAD

PROFESSIONAL TEAM

A market leading professional team has undertaken the initial work to date

dac
DAC BEACHCROFT
PROPERTY LAWYERS

BDP.
ARCHITECTS

INTEGRAL
HEALTHCARE FM PROVISION

gleeds
COST MANAGEMENT & QUANTITY SURVEYING

HOARE LEA (H.)
MECHANICAL & ELECTRICAL, SUSTAINABILITY, BREEAM, ECOLOGY

fira
LANDSCAPE ARCHITECTURE

aspect
ecology
ECOLOGICAL APPRAISAL

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS
GROUND INVESTIGATION
STRUCTURAL & FLOOD ENGINEERS

TRACY CLARKE
TREE CONSULTANCY
ARBORICULTURAL REPORT

maples teesdale
CONSTRUCTION LAWYERS

A BRIDGE CONSULTANCY LTD
PROJECT DELIVERY AND MONITORING CONSULTANTS

wsp
FIRE STRATEGY & TRANSPORT CONSULTANTS

CUSHMAN & WAKEFIELD
HEALTHCARE LEASING AGENTS

SUMMERS INMAN
PROJECT MANAGERS

David Lock Associates
Town Planning and Urban Design
PLANNING CONTEXT

PLOT 4 - THE BUILDING

Implementation of the planning approval granted in December 2019 was secured through the completion of a main drainage spur of the scheme in late 2022. The approved Medical/Life Science Facility 10,600m² (GEA) design, incorporates an undercroft/semi basement utilising the natural fall across the site, including naturally ventilated controlled parking comprising accessible parking, electric vehicles, motorcycles and cycle stands. The 5-storey building above housing plant and machinery within the top level, similar to the adjoining Birmingham Dental.

POSSIBLE
5,000 SQ M
DESIGN



APPROVED
10,600 SQ M GEA
SCHEME DESIGN



DESIGN OPTION FOR
A 2000 SQ M DESIGN



AERIAL IMAGE WITH CGI
OF POSSIBLE DESIGN FOR
ONE PEBBLE MILL

one
pebble mill



SUSTAINABILITY AND WELLBEING

BREEAM

Designed to meet BREEAM Very Good requirements

Transport

Strong transport links with 34 cycle spaces and 17 EV spaces

Biodiversity + Ecology

Landscaped and complimentary planting to encourage biodiversity

Energy

Designed to target a reduction in levels of CO₂ emissions

Birmingham Community
Healthcare NHS Foundation
Trust (BCHCFT)



HCA PRIVATE HOSPITAL



QUEEN ELIZABETH HOSPITAL



BIRMINGHAM CHILDREN'S HOSPITAL



QUEEN ELIZABETH
HOSPITAL BIRMINGHAM

NEARBY MAJOR
HEALTHCARE
OCCUPIERS



Birmingham
Community Healthcare
NHS Foundation Trust

DEVELOPMENT PIPELINE

The following developments are within close proximity of the site.

01 New Garden Square Hagley Road

New Garden Square ("NGS") is a new major urban community in Edgbaston, close to the edge of Birmingham city centre, in the heart of Edgbaston.

Calthorpe Estates (Landowner) in partnership with Moda Living (BTR Operator / Developer), are progressing the vision to create a new neighbourhood at NGS underpinned by new residential apartment, providing up to 1,600 new homes, along with a mixture of commercial, F&B around a central one acre community garden space.

Phase 1 - Loudon's Yard, a 392 BTR apartment complex at the western end of the masterplan is completed and opened in September 2024, and has reached a 75% occupation as at July 2025.

Phase 2 will offer 3 more phases, of which planning approval was secured for Block D, a 38 storey, 462 apartment BTR complex at opposite eastern end of the masterplan in August 2024



02 Regency House, Hagley Road

Developer Calthorpe Estates
Size 2,600 sq m / circa 28,000 sq ft
Status Construction subject to pre-letting



03 The Harboure Hospital (HCA)

Developer Vinci
Size 14,728 sq m / circa 158,000 sq ft
Status Opened January 2024



04 Birmingham Health Innovation Campus, Selly Oak

Developer University of Birmingham, Calthorpe Estates and Bruntwood
Size Circa 54,000 sq m / circa 580,000 sq ft
Status No.1 BHIC comprising 133,000 sq ft opened in mid 2024



KEY HEALTHCARE & LIFE SCIENCES DEVELOPMENTS WITHIN GREATER BIRMINGHAM

05 Midland Metropolitan Hospital, Sandwell

Developer Sandwell and West Birmingham Hospitals NHS Trust
Size 80,000 sq m / circa 860,000 sq ft.
Status Opened October 2024



06 Birmingham Bio Centre

Developer Woodbourne Group
Size 12,077 sq m / circa 130,000 sq ft
Status Master plan presented in public



HEALTHCARE & LIFE SCIENCE MARKET

BIRMINGHAM & WEST MIDLANDS HEALTHCARE MARKET

The Birmingham Healthcare market is a key target for global operators and characterised by strong demand and limited supply of new healthcare leasing and investment opportunities.

The Birmingham Healthcare market is significant, serving care to over 2.5m people across 8 local authorities; including 9 Clinical Commissioning Groups and 17 NHS trusts. *(Source: NHS England)*



NEW ENTRANTS TO THE CENTRAL BIRMINGHAM HEALTHCARE MARKET

Historically, the Birmingham healthcare market has seen a relatively limited number of new entrants due to both its complexity and respective legislative hurdles. In more recent times however there has been a number of significant new market entrants notably in the C2 and E(e) formerly D1 space from the UK and US. These include the new HCA Harborne Hospital which has been opened adjacent to the Queen Elizabeth Hospital at a cost in excess of £100.00M and the purchase by Practice Plus Group (PPG) of the former Edgbaston Clinic in Somerset Road, Edgbaston, which is undergoing refurbishment.

UK HEALTHCARE COST

In 2024/25 FY the Department for Health and Social Care spent £193.3 billion, up from £187.3 billion in 2023/24 FY. This money is used to fund a wide range of health and care services including public health, GP services, training, vaccinations, ambulance, mental health, community, hospital and some parts of non-NHS health and social care services.

Source: Kings Fund

UK DENTISTRY MARKET

The market for dentistry in the UK reached £6.6 billion in 2022 despite a decrease in NHS spending from £3.66 billion to £3.11 billion in 2021-20.

The main driver of market growth was continuing high demand among private dental patients for specialist treatments such as cosmetic dentistry, facial aesthetics and hygiene services. The private dentistry sector also benefitted from an increase in the number of NHS patients who paid for private treatment upgrades to their NHS dental care.

CANCER TREATMENT MARKET

Undoubtedly, cancer remains the biggest area of spend in private healthcare, with this set to continue.

Recent statistics reveal that 1 in 2 people born after 1960 in the UK will be diagnosed with some form of cancer in their lifetime with adults aged 50-74 accounting for more than half of all new cancer cases in the UK.

WORLD CLASS DENTAL FACILITY

The University's £50 million Birmingham Dental Hospital and School of Dentistry opened its doors to students and patients in April 2016. The facility was the first integrated, stand-alone dental hospital and school to be built in the UK for almost 40 years. The development is a key element of the Edgbaston Medical Quarter and enhances the city's reputation as a hub of Medicine and Life Science. Home to the College of Medical and Dental Sciences' School of Dentistry, the dental services accessed by the public are in one wing of the building. The facility is equipped to treat over 120,000 patients a year in areas including unscheduled emergency dental care, restorative dentistry, oral surgery, oral medicine, orthodontics and paediatric dentistry. There are a total of 154 dentist chairs and over 1,000 expert staff members on hand.

The facility provides world-class research facilities and a modern learning environment for more than 600 undergraduate and postgraduate students and trainees. Rather than having staff in a series of self-contained units, the building allows staff physical integration to complement the service amalgamation with students. Furthermore, the schools close proximity to the main university campus allows the dentistry students to move easily between clinics, lectures, and social activities at the Guild of Students and fitness activities at the University's sports club.

Been in discussions with the Calthorpe Estate regarding the development of a two theatre clinical block dedicated to dental surgery alone.

BIRMINGHAM HEALTH INNOVATION CAMPUS



BIRMINGHAM LIFE SCIENCES MARKET

Birmingham has arguably one of the most concentrated selections of knowledge focused businesses and research institutions in Europe. It is a hot bed of innovation, technology, start ups and global occupiers. The success that Birmingham has seen across the deep science and life science sector has catalysed the potential development of several sites across the Midlands.

However, arguably the most exciting new opportunity is the development of Birmingham Life Sciences Park into a global hub for science and innovation.

BIRMINGHAM UNIVERSITY DENTAL HOSPITAL

BDS Dental Surgery at Birmingham provides it's students with a solid foundation of learning on which to base their clinical experience and patient care, leading to highly successful careers in the world of dentistry.

University of Birmingham Dental Course Info:

23RD for Dentistry in the QS World University Rankings 2025

79% of students found the course intellectually stimulating (TheUniGuide, 2021)

92% of students were satisfied with the teaching on the course (TheUniGuide, 2024)

ENVIRONMENTAL, SOCIAL, GOVERNANCE

Calthorpe Estates has at the heart of its next 20 year vision, aligned with Birmingham City's focus, to include strong ESG targets for all its investments and from investors to the Estate.

Beyond One Pebble Mill's designed sustainability standards, which were set under the December 2019 planning approval, the Estate will be keenly focused on the bid submissions from respective parties.

There will be a review of considerations shared towards reaching further standards, in the context of the challenges facing our futures today. The review will not only apply for the scheme as designed and how it can operate more sustainably, but will also apply to the bidder organisation's ESG position today and active commitments, along with how as Plot 4 owners at Pebble Mill, they will consider the wider area social ambitions and aspirations they can make to hit strong levels of ESG performance.

LEASING / INVESTMENT RATIONALE

TRANSACTION STRUCTURE

Offers are invited subject to contract and exclusive of VAT to purchase the property by way of a Long Lease site acquisition, with objective development and operational proposals. Offers can combine material ground rent with premium, or greater level of premium with minimum ground rent.

FURTHER INFORMATION

DATA ROOM

Access to the data room can be provided on request.

VAT

The property has been elected for Value Added Tax (VAT).

CAPITAL ALLOWANCES

There are capital allowances available by separate negotiation. Further information is available to request.

CONTACT

All communications should be exclusively directed to:

JAKE LIPSCHITZ

Graduate, Healthcare Transactions

Tel +44 (0) 207 660 8313
Mob +44 (0) 7393 267 713
Email Jake.Lipschitz@cushwake.com

DAVID KERR

Head of Healthcare, Occupation, Development and Strategy

Tel +44 (0) 207 152 5787
Mob +44 (0) 7889 651 480
Email David.Kerr@cushwake.com

HAMISH WEIR

Associate, Healthcare Transactions

Tel +44 (0) 207 398 6277
Mob +44 (0) 7385 112 460
Email Hamish.Weir@cushwake.com

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CALTHORPE
ESTATES