

## **THE HIGHS AND HIGHS OF TRIGATE**

A suburb to the west of Britain's second city is proving to be the high point in office accommodation in more ways than one. Quinton has the distinction of being the highest, built-up area in Birmingham - the next highest point due east in the Ural Mountains in Russia, more than 2,000 kilometres away.

The top of the spire of Christ Church, in Old Quinton, is the highest point of any building in the whole Birmingham conurbation but, by far, the loftiest office building is Nurton Developments' TriGate which, sitting on an elevated site nearby, can be seen from almost anywhere in the surrounding area.

Nurton purchased the former Quadrant West property, at 210-222 Hagley Road West, earlier this year and renamed it TriGate. It is currently undergoing a £1.5 million makeover, and will offer up to 12,000 sq ft, open-plan floorplates on each level when completed early next year. The tri-winged office block is a landmark building in its own right, sitting on the crossroads of the arterial Hagley Road, into Birmingham City Centre, and the Wolverhampton Road.

The refurbishment will bring the building into the 21st century, and includes comprehensively stripping back the accommodation and installing a new comfort cooling system, new ceilings, upgraded lighting and new carpeting. The central core area is also being refurbished, with new toilets and the repositioning and enlarging of the reception area. Further car parking spaces are being created, and the exterior is being reclad, which will transform the face of the old building.

The property is split into three wings, each of 3,896 sq ft, offering nearly 12,000 sq ft on each level, and totalling 73,000 sq ft, which will provide quality, value-for-money office suites at only £12.50 psf, says Nurton. They are aimed at occupiers who do not need a Birmingham city centre address, but who do require city centre-standard office accommodation with a very high specification, offering fast access to Edgbaston and Birmingham, and also to Junctions 2 and 3 of the M5, both just minutes away.

Floors 5 and 6 are vacant, and current occupiers include Provident Financial Ltd, Reliant Security Services and PPG Industries and Flexibase Ltd.

Guy Bowden, director of Nurton Developments said: "As far as the western side of Birmingham is concerned, TriGate is a rare opportunity to acquire an HQ office address. After Edgbaston, there is really nothing to compare to it. TriGate offers good quality accommodation, occupies a prominent location near to the motorway network, and is 30 minutes less travelling time into the city centre, so could save hours every week. Plus, the face of the building is being altered dramatically with the refurbishment, and will have a fresh, modern look."

John Bryce, of office agents KWB added: "As with other areas, the office market here is very busy, having come back after the summer recess, and we are expecting a very busy period in the run-up to Christmas, with enquiry levels for TriGate already very good. The building will provide lots of flexible office space, with office suites ranging from 1,000 sq ft to 35,000 sq ft."

The joint agents with KWB are King Sturge. **ENDS**

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