



**BUILDING 4**



**Pebble Mill**  
Birmingham, UK

LAST REMAINING SITE 1,400 -5,017 SQ M (15,000-54,000 SQ FT)

**JOIN A WORLD CLASS DESTINATION FOR HEALTHCARE AND MEDICAL SCIENCES**



**Pebble Mill is part of Birmingham’s world class healthcare cluster at the heart of the UK within Edgbaston Medical Quarter.**

Home to over 550 medical companies, more than any other region in the country, Edgbaston Medical Quarter is fast developing an international reputation for medical excellence. As a dedicated centre for healthcare and life sciences, the quarter is home to the Queen Elizabeth Hospital, The University of Birmingham and adjacent to the proposed Life Science research centre and campus, and it boasts 64% of the region’s healthcare economy.

The Calthorpe Estate covers 640 hectares in Edgbaston, with its Pebble Mill site located only 1 mile from the University of Birmingham and Queen Elizabeth Hospital.

At the heart of the burgeoning healthcare cluster, the 27 acre site has to date attracted the Birmingham Dental Hospital and School of Dentistry, a Bupa Care Home, and a new Circle Health Private Hospital, bringing industry and academia together into a hub of collaboration and best practice across clinical and medical platforms.

The regeneration of Pebble Mill includes public realm works and landscaping, which bring together the building development plots and ecological corridor of the Bourn and Chad Brooks within the site. These meet at the tranquillity garden, a place for quiet contemplation and respite for visitors.

Plot 4 provides an ideal location to be at the forefront of healthcare in the UK.





**CGI of proposed structure**

# PLOT 4

**The last remaining plot at Pebble Mill offers an outstanding opportunity to be at the centre of a growing healthcare market.**

Calthorpe Estates will be building this purpose built medical facility on the last remaining plot at Pebble Mill, providing an exceptional opportunity to be part of a distinctive address at the heart of a world class destination for healthcare and life science.

### Key features of 'Plot 4' include

- State-of-the-art building
- Flexible space with open plan floorplates of 1,400 sq m (15,000 sq ft)

- 3.8 to 4.6m floor to ceiling height
- Outline planning permission for 5,000 sq m (53,800 sq ft) healthcare facility
- BREEAM 'Excellent' rating
- 150 on-site car parking spaces
- High speed broadband
- Fully serviced
- Beautifully landscaped public realm
- Available as a whole building or single floorplates



