

REA STREET, BIRMINGHAM B5 6HT

SMITHFIELD LOFTS

EASTSIDE



PROSPERITY

Over *200 years* of History,
6 years in the making...
this is *Smithfield Lofts*



SMITHFIELD LOFTS

New York style that's... *distinctively Birmingham*



EASTSIDE

Tailored to ... *modern living*



Apartments
159



One Bed from
£199,995



Two Beds From
£299,995



Completion
Q1 2026

OVERVIEW

- Address: Rea Street, Birmingham B5 6HT
- Apartment Sizes: 441sq ft – 677sqft
- Two Staircases + Two lifts
- Parking: None
- Planning Consent: Planning Approved
- Developer/Contractor: Prosperity Developments
- Service Charge: 1/2 bed £1800/£2000 (estimated)
- Ground Rent: Zero

LEGALS

- Lease Terms: 999 years
- Freeholder: Prosperity Developments
- Warranties: Property will have the benefit of warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone
- Legals: Feldon Dunsmore Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ
- Client Legals: ARCH LAW T: 0333 242 3976
E: martin.mcqueen@arch.law W: www.arch.law



Features

- Residents' Lounge
- Sky terrace
- Dining Occasion Kitchen
- Landscaped gardens and terraces
- Co-working space & Quiet room
- 24hr Concierge
- Residents' Lounge
- Gym & Cinema
- Sky terrace
- Dining Occasion Kitchen
- Landscaped gardens and terraces
- Co-working space & Quiet room

SMITHFIELD LOFTS

Sustainable living ... *at the heart of the centre*

EASTSIDE



GENERAL

- Smoked oak veneer front door with inset bronze panel, etched apartment number, integrated spy-hole and multi-locking system.
- Bronze door handle.
- White matt finished flush internal doors.
- Internal walls, architraves and skirtings painted in a soft grey finish.
- Feature wall in kitchen in two-bedroom apartment to feature specialised finish.
- Cuba Cotton White / dark timber engineered timber flooring throughout.
- Heated rail in bathrooms and en-suites.
- Full-height mirrors in all bedrooms, bathrooms and en-suites.
- Sliding doors where applicable
- Passenger lift to serve all floors.

KITCHEN

- Bespoke fitted kitchens featuring satin / matt lacquer cabinetry with handle-less doors.
- Trim and plinth matching
- Soft closing mechanism to all doors and drawer units. Integrated pull-out recycling bin system and cutlery tray.
- 20mm composite worktops and full-height splashbacks.
- Undermounted stainless steel single bowl sink.
- CEA single-lever kitchen mixer tap with arched swivel spout and pull-out handshower in a satin steel finish.
- LED task lighting under wall units.
- Combination of pop-up and concealed electric sockets and data points within kitchen cabinetry.
- Concealed multi-gang appliance panel.
- Copper industrial style extractor above hob & oven
- Siemens built-in multi-function oven
- Siemens ceramic induction 4-zone hob with touch controls and bevelled glass edge.
- Siemens integrated fridge/freezer.
- Siemens fully integrated dishwasher

BATHROOMS, EN-SUITES & WCS

- Fully fitted bathrooms with high-quality sanitaryware and brushed stainless steel CEA mixer taps and showerheads throughout.
- Cuba Cotton White / timber engineered timber flooring
- Full-height mirror
- Large format stone tiles on all walls, with a feature wall and towel rails (excluding WCs).
- Feature bronze back-painted glass wall / timber effect to all bath/shower areas.
- Feature vanity unit with Corian counter and integrated basin featuring a linen-lined pull-out drawer.
- Piano wall-hung WC with easy-clean soft-close seat system, concealed cistern and brushed stainless steel dual flush plate.
- Brushed stainless steel robe hooks and toilet roll holders installed throughout.
- Extractor fan.

LIGHTING & ELECTRICS

- Downlighters in all rooms, LED strip lights on the underside of kitchen wall units.
- brushed metal sockets and switches throughout.
- TV points in all living rooms and bedrooms.
- TV point and sockets set at high level in all bedrooms to facilitate wall-mounted television.
- BT point in hallways and living rooms.
- Each apartment has sufficient space made available for the installation of a home office desk. Electrical sockets, a BT phone socket and internet connection (wired ready for connection) have been provided at the home office location.
- Comprehensive telephone, FM and TV (with Sky*) capability in living area and all bedrooms.

SECURITY & SAFETY

- Apartment entrance door with multi-locking system.
- Colour video entry system linked to television and telephone (including mobile phones).
- Main entrance accessible via a personal electronic key fob.
- Main entrance monitored by 24-hour CCTV.
- Security locks to all windows and balcony doors.
- Smoke alarms and heat detector fitted in kitchen.

SUSTAINABILITY FEATURES

- Low energy lighting throughout.
- Kitchen appliances all have an energy rating of at least A++.
- Dual flush WC.
- Low flow taps.
- Secure cycle store located on the ground floor.
- Full air ventilation system with 'boost' to create open window effect.
- Brown roof incorporating an urban drainage system and bird and bat boxes.



Where the Living is *Easy*

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SMITHFIELD LOFTS



EASTSIDE



Putting Smithfield back... *centre stage*

Smithfield will be a dynamic place with something for everyone. At its heart will be the new market alongside a festival square and new cultural spaces that will allow Birmingham's musical and artistic communities to come together.

Alongside the new market and festival square will be business and leisure space, including hotels, cafés, restaurants and bars, helping to create a range of new employment opportunities with an estimated 8,000 jobs.

The plans also include space for over 3,000 sustainable and modern homes in a green setting, supported by a range of community facilities and green space at Smithfield Park, which will improve wellbeing and biodiversity.



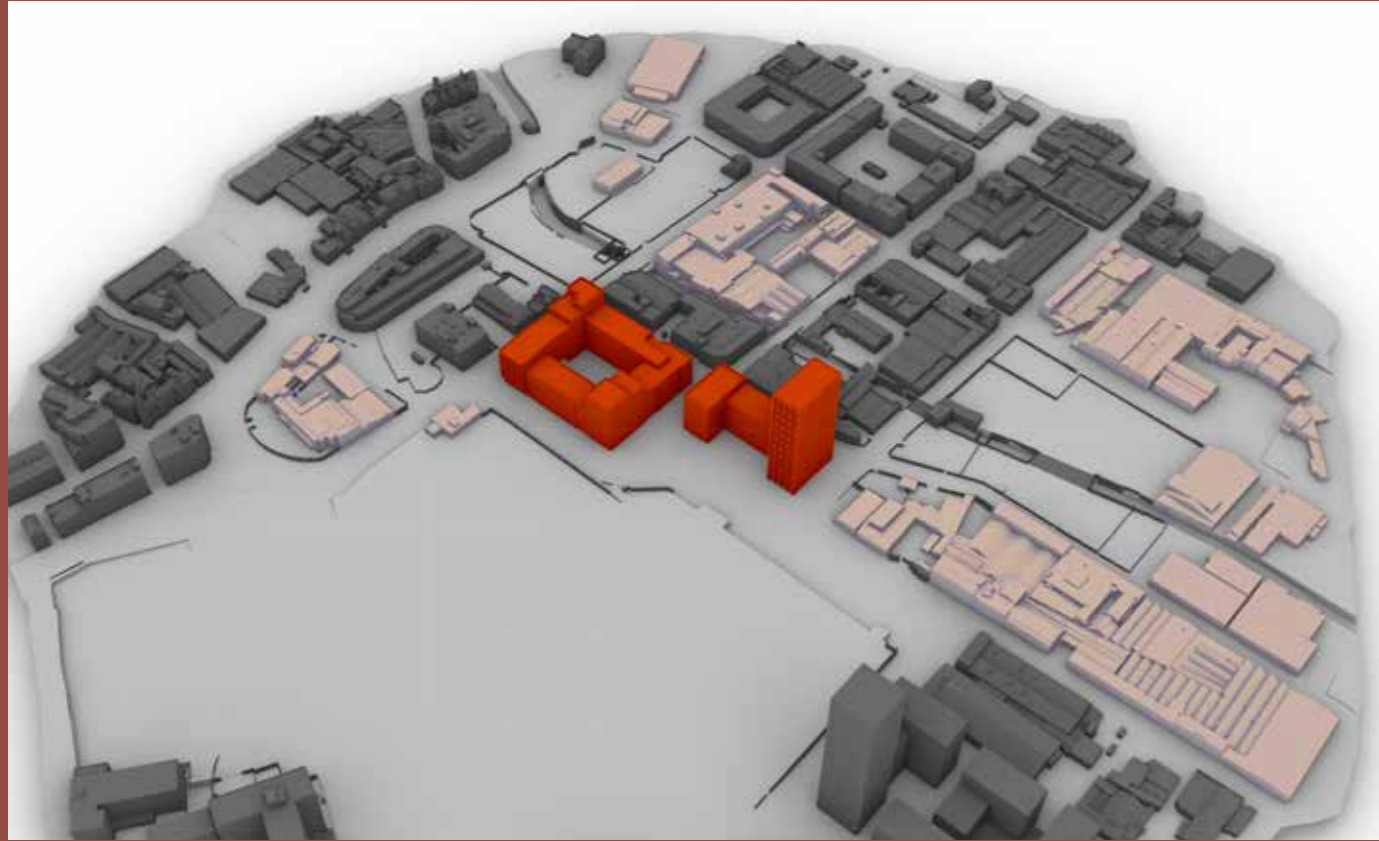
Time to get onboard... *and invest here*

Smithfield will be the main beneficiary of a number of key infrastructure projects such as High-Speed 2 (HS2) and the conclusion of the city's Metro lines which will accelerate the growth of the city's economy, population, and – subsequently – its property market. The time to secure assets in Smithfield Birmingham is now.

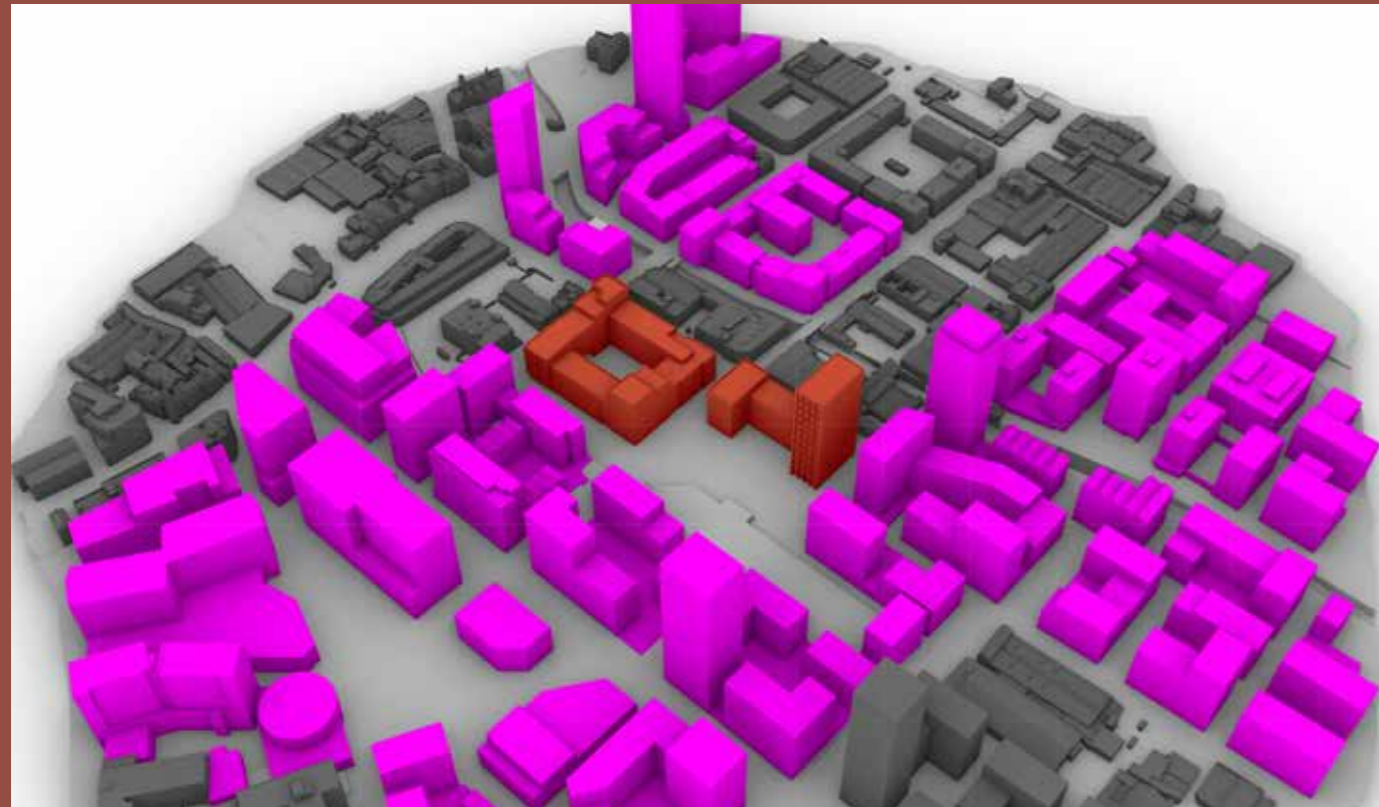
Improvements to accessibility will see Smithfield gratefully absorbed into the heart of Birmingham's city centre, including the creation of walking and cycling routes, as well as a green pedestrian boulevard helping to connect the Bull Ring to the wider city centre and sustainable transport connections.



SMITHFIELD LOFTS



A) Current existing building + Smithfield lofts



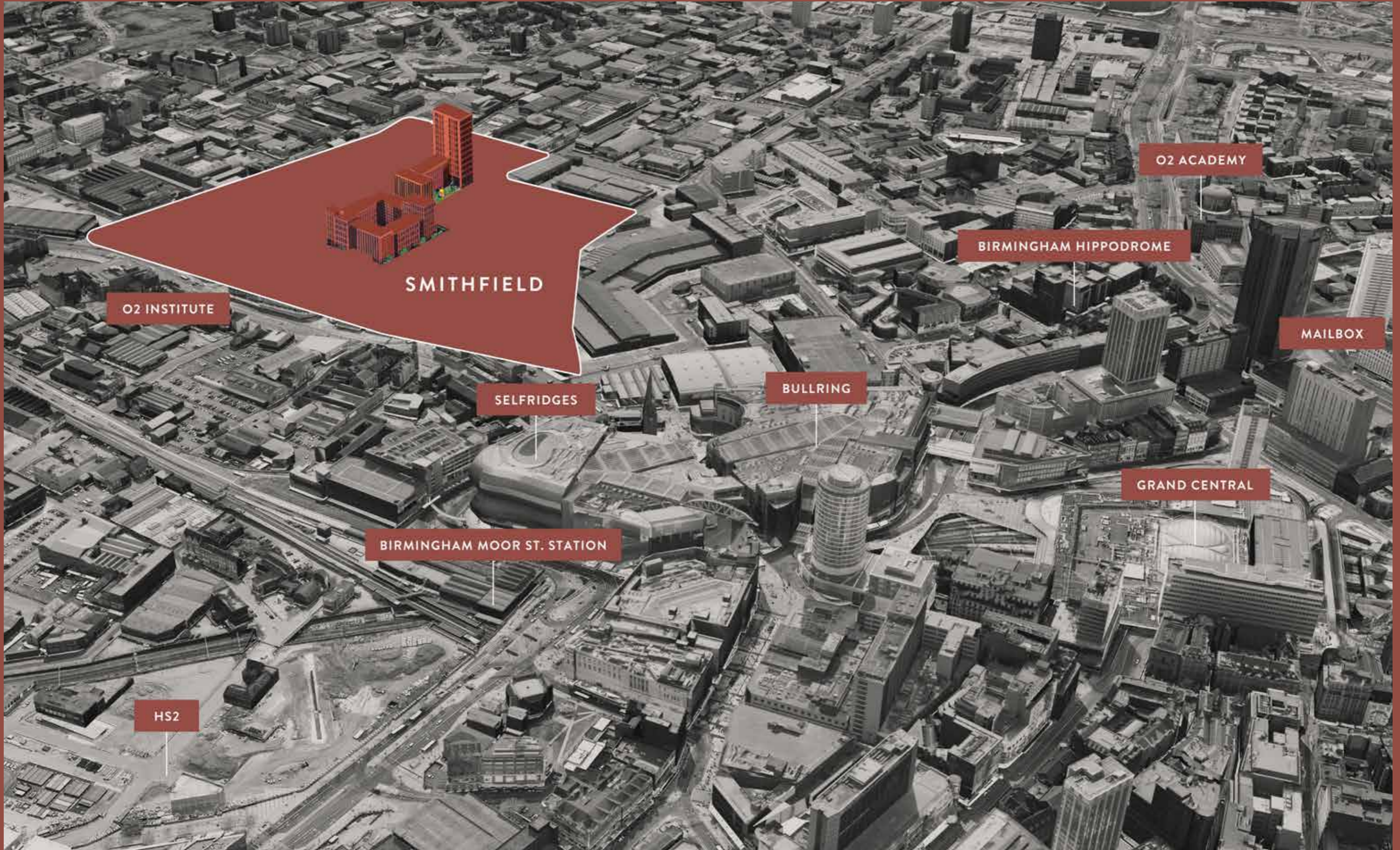
B) Currently consented, pending planning and pre constructed developments within the Smithfield area

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O2 INSTITUTE

SMITHFIELD

O2 ACADEMY

BIRMINGHAM HIPPODROME

MAILBOX

SELFRIDGES

BULLRING

GRAND CENTRAL

BIRMINGHAM MOOR ST. STATION

HS2



PROSPERITY

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