



THE PRINT
CHAMBERS





External front visual of the grade II listed facade of the Print Chambers.



A NEW LIVING DESTINATION THAT IS DIFFERENT AND REALLY QUITE SPECIAL

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The flamboyant brick and red terra cotta facade with hipped tile roof are supported with a symmetrical composition of two storeys with attic, with upper and lower cornices, and balustrade with urns. At each end are quoin strips on the ground floor and paired pilasters above.

The centre of the facade has similar emphasis, with an oriel window above the doorway and an elaborate attic dormer with broken pediment. The building dates to 1883 and is the former home of the famous printing and publishing firm Kenrick & Jefferson.

For the apartments the design pays sympathy to the existing building features while forming custom-made modern living spaces into the open-plan apartment arrangements.



This protection of the original architectural elements seeks to be far more captivating than a traditional apartment blank interior, and subsequently this intervention has sought to enhance their prominence.

The building has been designed to bring joy to both residents and passers-by. Detail with the use of their in-house expertise has cleverly re-purposed a building that sets a new standard for homes in West Bromwich with street-level enhancements and new retail activation with generous, composed layout design.



BATHROOM

Tiles adorn the bathroom walls and are arranged in beautiful configurations. Light grey tiles for the main bathroom.



BEDROOM/CUBE

High quality finishes with views on to the living quarters, enabling the apartment to provide a sense of continuous connection and fluidity, without compromising privacy.

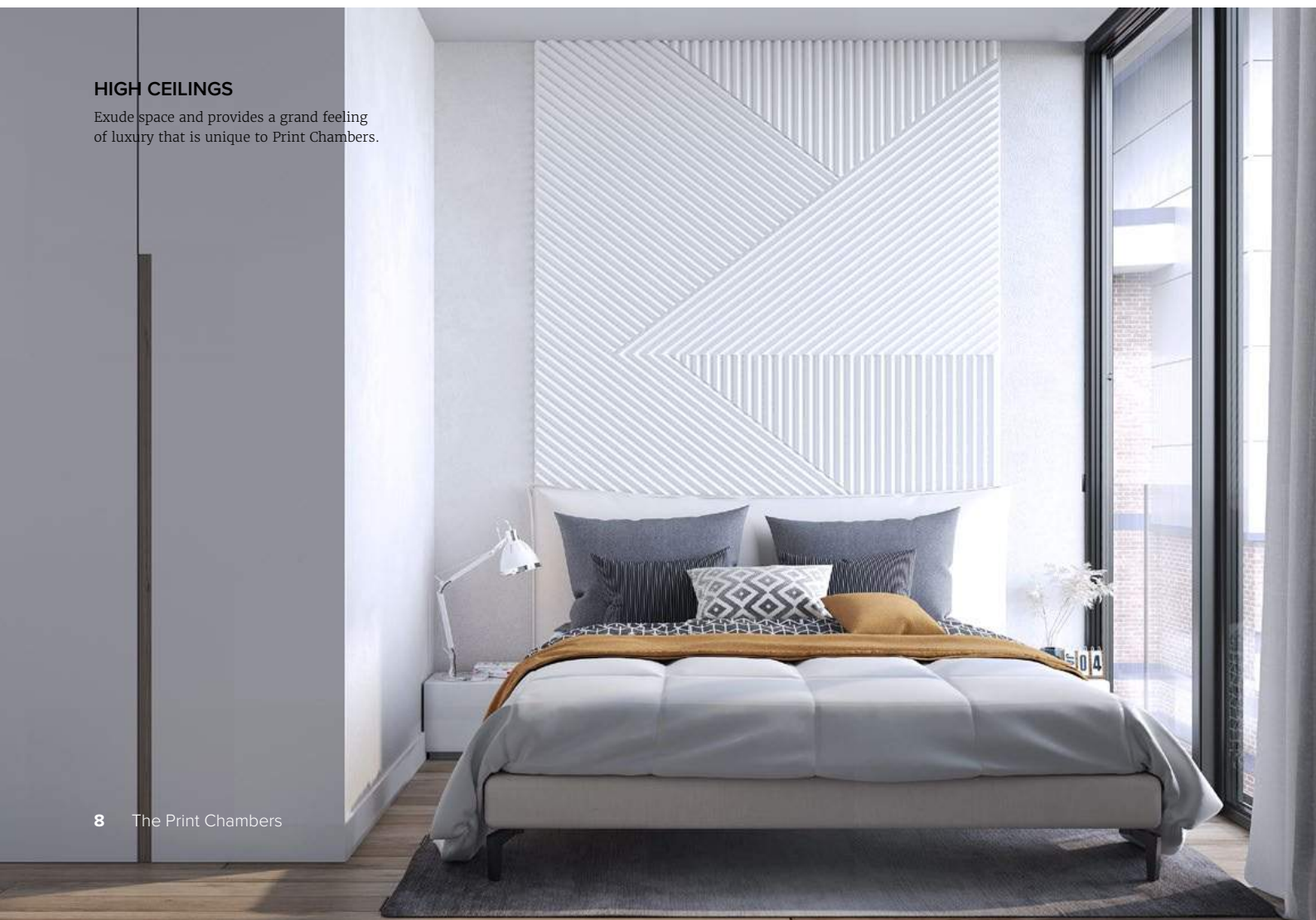
KITCHEN

Contemporary kitchens are finished in matt lacquer painted cabinetry, composite countertops and integrated appliances.



HIGH CEILINGS

Exude space and provides a grand feeling of luxury that is unique to Print Chambers.



OPEN PLAN

Generous living space in apartments. Form, pattern, detail and materiality are thoughtfully applied to create refined residencies full of confidence, identity and personality.



Number of Apartments 14

A range of one and two bedroom apartments with a variety of payment options available.

KENRICK & JEFFERSON PRINTING WORKS



The façade of K&J printers on the High Street was a familiar landmark to local people, with its large imposing red-brick exterior.

Founded by John Arthur Kenrick and Frederick Thomas Jefferson in 1878, when they bought the Free Press newspaper to help promote the cause of Liberalism.



In October 1878, John Arthur Kenrick (1829–1926), a member of the well-known hardware family in the Birmingham area, formed a partnership with Frederick Thomas Jefferson (1854–1920), a local solicitor, to acquire the business of 'The Free Press', a bankrupt Liberal newspaper in West Bromwich. From an early date Jefferson developed the printing side of the business, which moved into office equipment, business stationery, loose leaf binders, filing systems and even office furniture.

Latterly it came to encompass calendars, security printing and computer requisites. 'The Free Press' newspaper was eventually disposed of in 1933. Norbury Lockwood, a Manchester-based manufacturer of calendars and other printed stationery, was acquired (with its subsidiaries) in 1971.

A limited company was incorporated on 6 January 1900 (No 64711), taking over the business from 1 July 1899. The business remained a private limited company, with ownership equally divided between the two founding families (at least into the 1950s). There were no non-family main board directors until A.E. Smart, a long-serving manager, in 1966, although a few senior managers had 'director' in their job title. A strong family tone within the company lasted until at least the 1980s. Although there tended to be parity between the Kenricks and Jeffersons on the board of directors, the Jeffersons were more numerous on the management side, with various Kenrick directors 'non-executive'.

310 K&J personnel were in the forces at some time during the war, 15 of whom died, as well as many more wounded and taken prisoner.

From the 1910s to the 1930s the most notable individual in the company was the larger than life 'Mr Fred' (often wearing a monocle and two tone shoes, died 1940), whether as director, joint managing director with his brother, Edward, or as chairman. Alongside these two proprietorial dynasties was the management dynasty of Gifford (John Guthrie, Robert A., Dr Randolph D. and Guthrie W. – the last honoured in house by the appellation 'Mr Guthrie').

In 1995–97 the firm sold off all but its envelope business, conducted from a plant elsewhere in West Bromwich, and disposed of that too in 1999 (this now trades as Kenrick and Jefferson Envelopes Ltd). Its premises in High Street, West Bromwich, which had been added to from the 1880s to the 1970s, stood empty and by the autumn of 2001 had been demolished, except for the 1882 building, for redevelopment by Kenrick and Jefferson Holdings as an 8.5m shopping and leisure centre.

BIRMINGHAM THE POWERHOUSE OF THE MIDLANDS ENGINE

Birmingham is not only the UK's largest city outside London, but also one of the country's biggest financial centres. The relocation of firms such as Deutsche Bank and HSBC will increase the number of affluent professionals making their home here. The diversity of the city's economy is supported by its reputation as a hub for creative industries and it is among the UK's fastest growing centres for digital media ventures.



There is a wealth of opportunities for companies seeking to expand or invest in Birmingham. The city has exceptional connections to local, national and international destinations. It lies at the heart of the UK's road network and boasts an international airport serving 9 million passengers per year to 140 direct and scheduled charter routes. The proposed HS2 rail link will potentially cut travel time between Birmingham and London to under 50 minutes.



HS2 rail network will bring the capital even closer at 49 mins and will welcome an estimated £1.5bn and 22,000 jobs to the region. Alongside this Birmingham International Airport sits just 5 miles south east of the city centre with a choice of over 400 direct or onestop flights across the world.

£600million makeover of New Street Station was unveiled in September 2015, complete with the launch of Grand Central shopping mall, where John Lewis is the anchor tenant. This is the third shopping destination in Birmingham's portfolio which includes The Mailbox, home to luxury brands such as Harvey Nichols, Armani and a Malmaison Hotel and The Bullring where high street favourites can be found, alongside the iconic department store Selfridges.

Talent – 5 universities with over 73,000 UK and overseas students choosing Birmingham as their place to study and build careers.

Economy – Leading European business destination with regional economy of over £90 billion. Birmingham is a thriving commercial centre and the driving force behind the success of the wider region. Businesses large and small choose the city because of its high speed transport links, its leisure offer and its high standard of living. It is easy to attract and retain staff when a city offers this much.

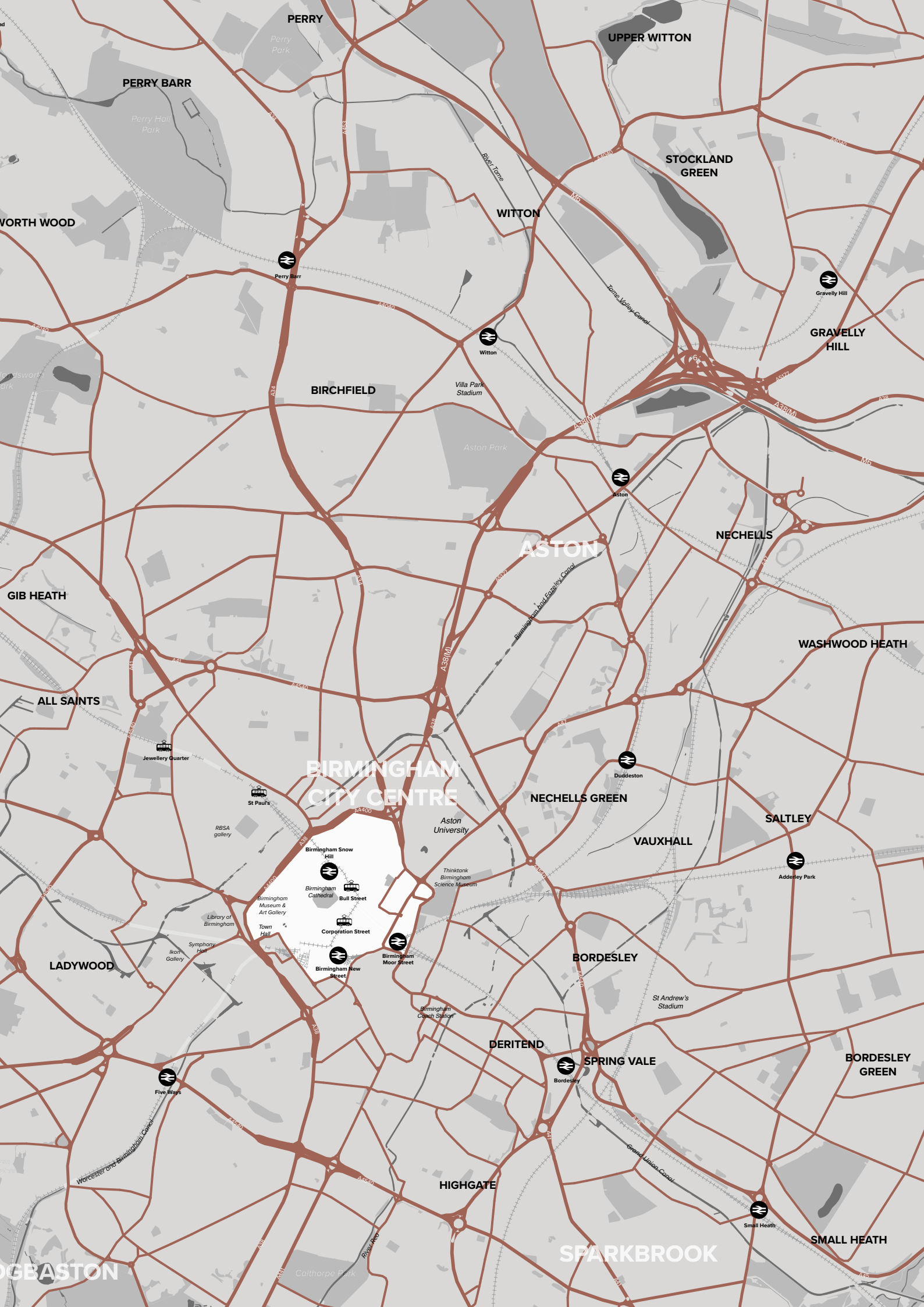
37,000 companies in the city with nearly 500,000 employees

(The highest concentration of any city outside of London) The city is the youngest in Europe, with under 25s accounting for nearly 40% of the population. This vibrancy is being fed by 400 schools, 15 universities and three university colleges within an hour's drive of Birmingham. The workforce, in turn, is teeming with young intelligent individuals.

38.1 Million Visitors – The city is attracting more and more people every year, drawn by world class businesses, shopping, culture, restaurants and nightlife. With over 90% of the UK market – both consumer and business – within a four hour travel time and Birmingham Airport expanding rapidly, Birmingham is strategically located to cater for even more visitors in the future.



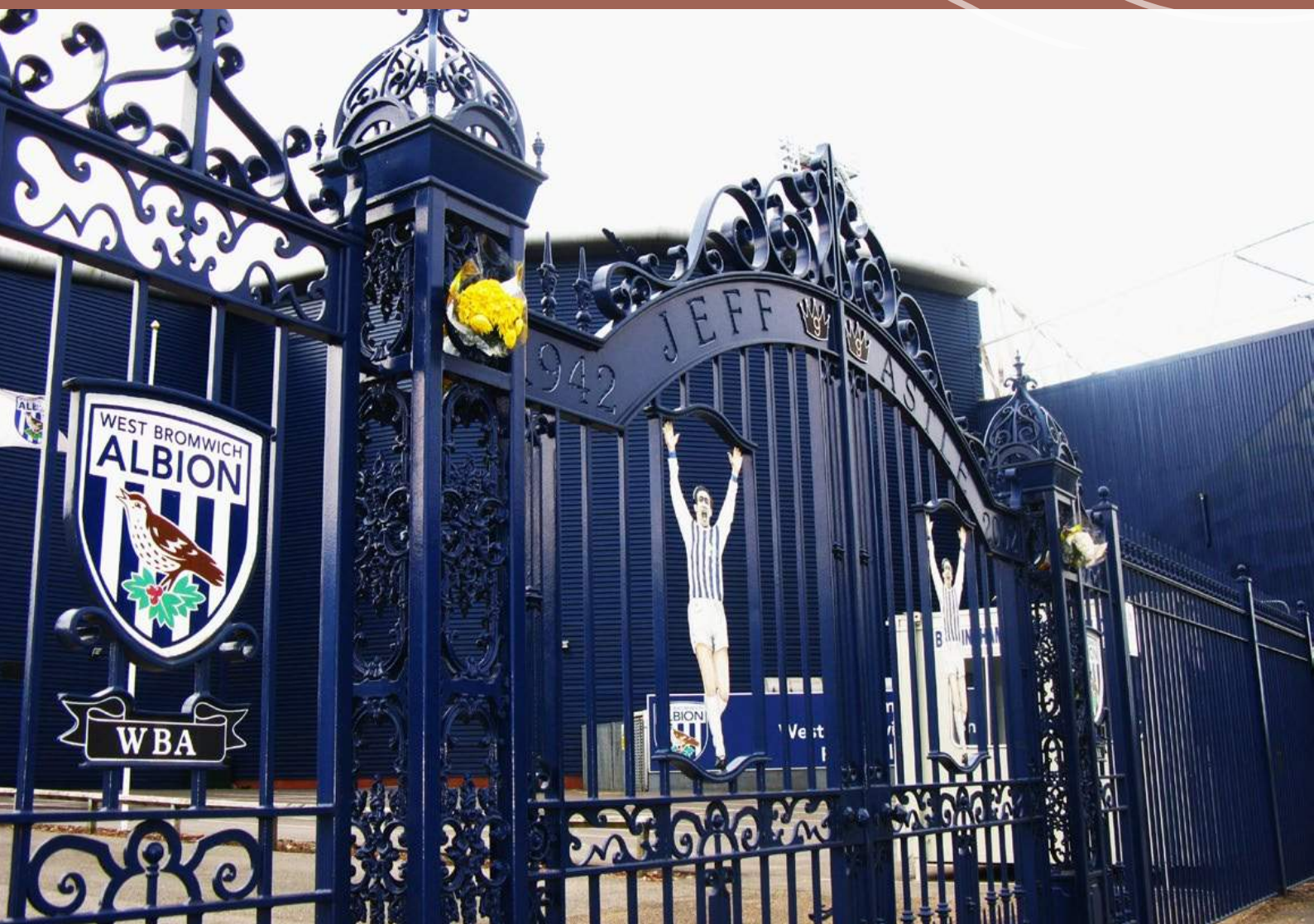
ED



LOCATION

BIRMINGHAM WEST BROMWICH IS THE STRATEGIC CENTRE

Birmingham, West Bromwich is the strategic centre, internationally synonymous with West Bromwich Albion FC. Part of the Black Country, the town has a proud industrial heritage.





Well served by its connectivity to major motorways (M5 & M6); the West Coast main line; and Midland Metro, the town shares a contiguous border with Birmingham, with a direct 15 minute commute to the City Centre via the Midland Metro tram network.

The economic linkages with the growing city are significant, as the introduction of HS2 will also put West Bromwich an hour away from London and Manchester, opening a host of opportunities. The area is a strong commuter base for Birmingham and other areas of the Region.

The 'Golden Mile' High Street runs through its core, with a mixed offer, distinct characterisation, depending on the surrounding communities. A strong education focus with 10,000 staff/students across the Central College Campus, Sixth Form Campus and the Health Futures College.

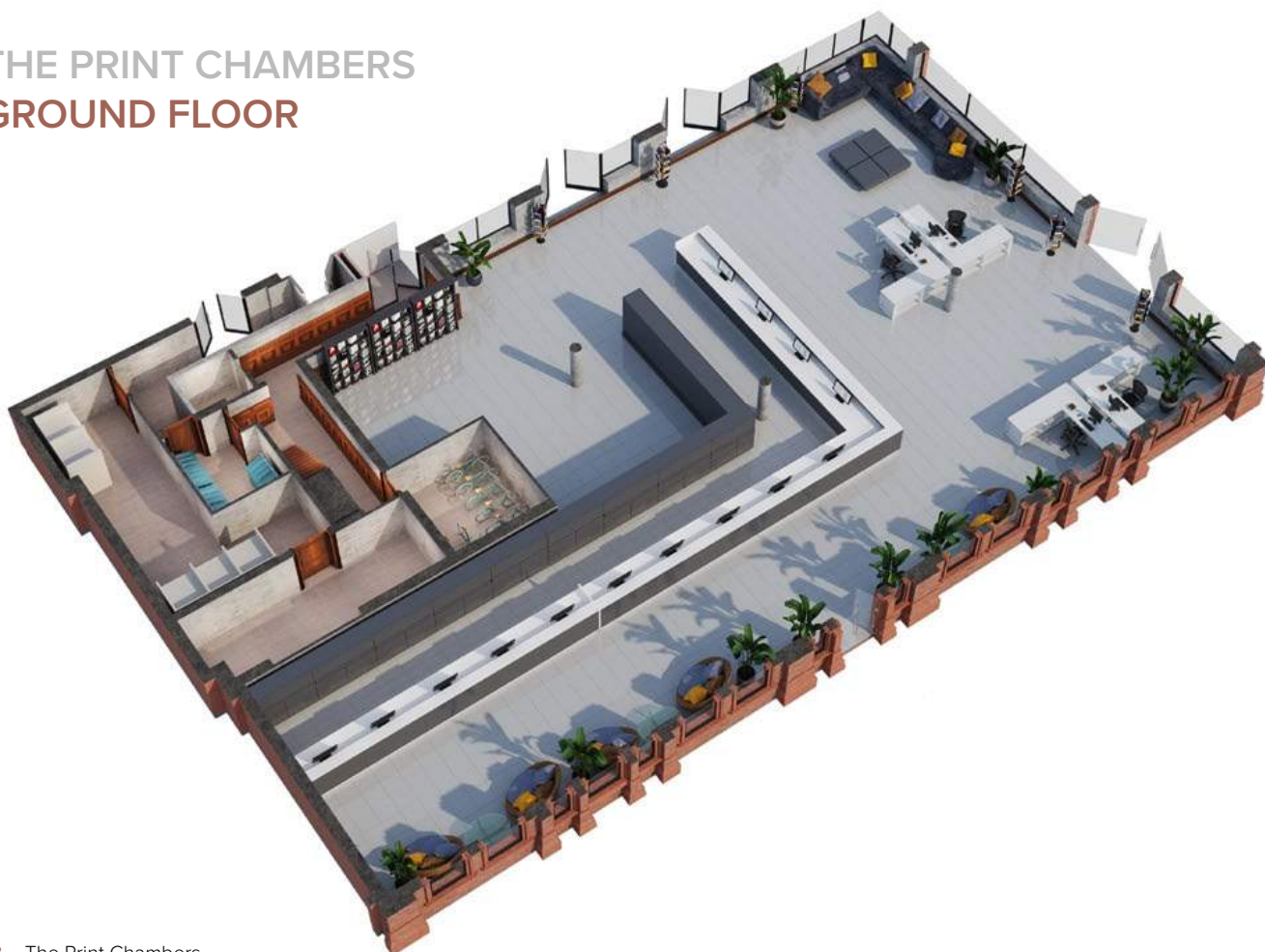


- 1 The Print Chambers
- 2 West Midlands Police
- 3 Edwards St Hospital
- 4 Sandwell College
- 5 New Square Retail Shopping Centre
- 6 Dartmouth Park
- 7 Travel Lodge West Bromwich
- 8 Sandwell Hospitals A&E

THE BUILDING THE FINISHES THE TECHNICAL DETAILS



THE PRINT CHAMBERS GROUND FLOOR



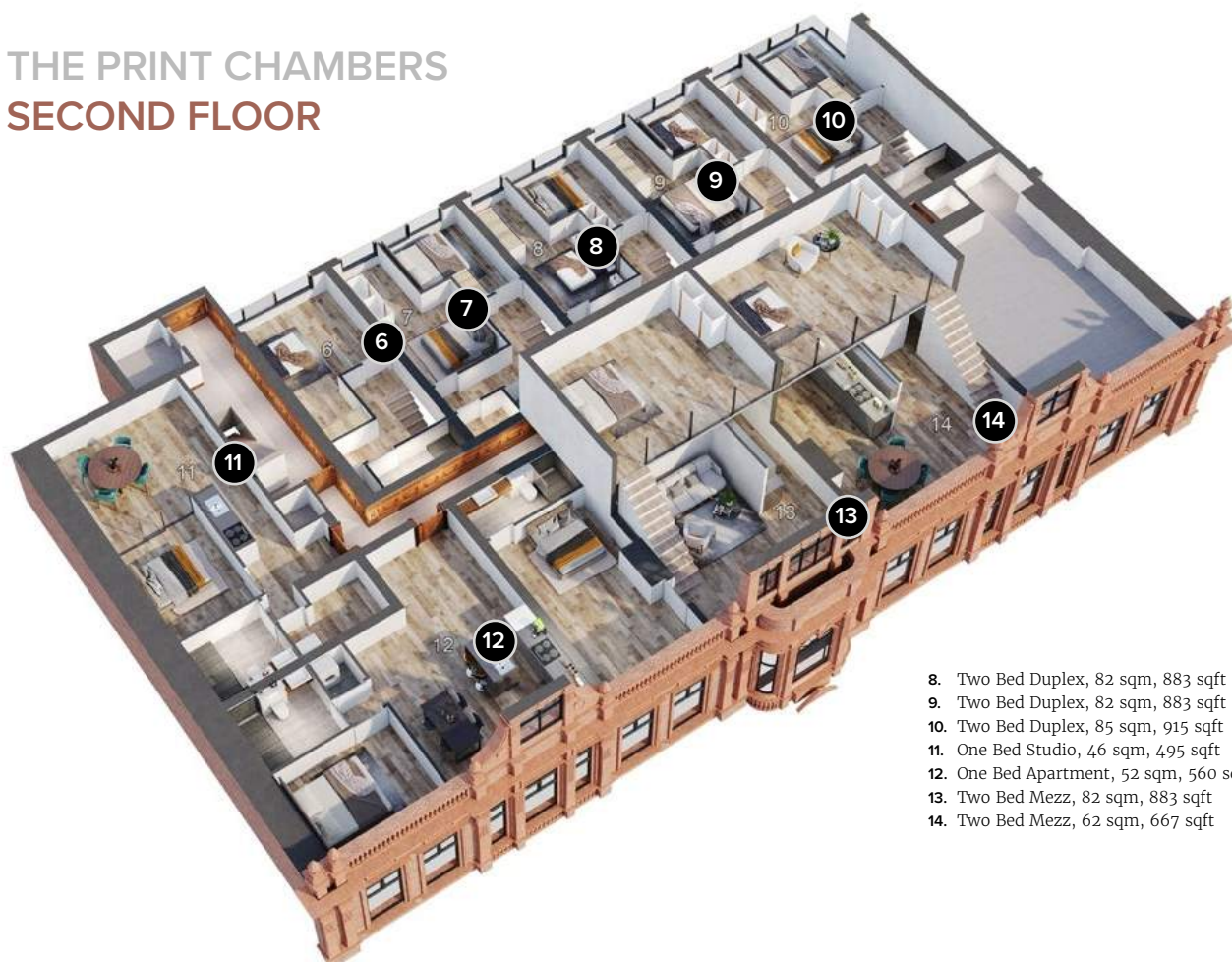
THE PRINT CHAMBERS FIRST FLOOR

1. One Bed Mezz, 64 sqm, 689 sqft
2. One Bed Apartment, 54 sqm, 581 sqft
3. Two Bed Mezz, 77 sqm, 829 sqft
4. One Bed Mezz, 60 sqm, 646 sqft
5. One Bed Mezz, 56 sqm, 603 sqft
6. One Bed Duplex, 70 sqm, 753 sqft
7. Two Bed Duplex, 82 sqm, 883 sqft



THE PRINT CHAMBERS SECOND FLOOR

8. Two Bed Duplex, 82 sqm, 883 sqft
9. Two Bed Duplex, 82 sqm, 883 sqft
10. Two Bed Duplex, 85 sqm, 915 sqft
11. One Bed Studio, 46 sqm, 495 sqft
12. One Bed Apartment, 52 sqm, 560 sqft
13. Two Bed Mezz, 82 sqm, 883 sqft
14. Two Bed Mezz, 62 sqm, 667 sqft



THE PRINT CHAMBERS

BUILDING SPECIFICATION

BUILDING

Astle House brings a selection of 14 one and two bedroom modern and sustainable living apartments to the market. The interior style has been developed and nurtured by experienced design professionals with a keen eye into moving West Bromwich town centre living to an enhanced level with this unique / distinct product.

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ENTRANCE LOBBY

The building has an inviting and modern entrance lobby. The main lobby features painted walls, LVT floor finish with complementary colours to lift area and feature lighting.

LIFT LOBBIES AND COMMUNAL HALLWAYS

Lobbies feature painted walls and carpeted floor finish with contrasting colour to lift area.

LIFTS

A passenger lift from ground floor level serves each core and all residential floors.

PEACE OF MIND

- Paxton Fob access control to building entrance, car park and lifts
- GSM Door entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas
- All apartments benefit from a 10 Structural building warranty
- High speed gigabit broadband enabled infrastructure

ESTATE MANAGEMENT AND BUILDING MANAGEMENT SERVICES

Selected external and internal communal area cleaning will be carried out regularly to ensure the building is kept to the appropriate standard. A building service charge will be payable by apartment owners to cover costs of building services (to be provided by a management company), 24-hour concierge, building maintenance, cleaning, landscaping and insurance.

THE PRINT CHAMBERS

APARTMENT SPECIFICATION

KITCHENS

In the living area an integrated breakfast kitchen has been introduced to provide a focal point for activity within a large / tall open plan space (gallery apartments). These areas have functional downlighting to create a comfortable warm atmosphere, giving the occupants the flexibility, they require.

Base units consist of white matt lacquer handle-less doors on soft-close hinges.

Composite worktops and glass splashback with an integrated stainless-steel sink. Where featured, selected corner kitchens include open shelving for display.

Each apartment comes with:

- Four-zone electric hob
- Oven
- Integrated fridge
- Integrated freezer
- Stainless steel extractor fan

BATHROOMS

Storage cabinet with vanity unit and integrated basin. Tiled walls with a luxury vinyl to the floors. Chrome towel rail.

White WC with dual push flush button. Chrome finish brassware.

Main bathrooms include a walk-in shower with wall-mounted chrome shower head and glazed screen.

WARDROBES AND JOINERY

Master and second bedrooms can include, as an optional extra, wardrobes with white lacquered soft-close doors, inset handles, hanging rail and a high-level shelf. Master bedroom wardrobes available with concealed feature lighting.

FLOORING

Timber floor finish to all rooms except bedrooms and bathrooms. Bedrooms have fitted carpet; bathrooms to be fitted with luxury vinyl flooring.

DOOR ENTRY AND LIGHTING

GSM intercom. Energy efficient LED lighting throughout.

DOORS

Timber entrance door and frame, complete with stainless steel door furniture.

ELECTRICAL

- All visible plates, sockets, TV and data outlets in white to suit wall and surface finishes.
- Gigabit broadband infrastructure.
- Pre installation for Virgin Media TV and broadband
- Energy efficient LED lighting installed throughout
- Energy efficient panel heaters

CEILING HEIGHTS

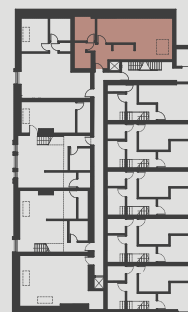
Generally, all apartments have a ceiling an average height of circa 2.2m to 2.6m in the living area and Bed cube/Bathroom areas have a ceiling height of circa 2.15m*.

*Excluding bulkheads.

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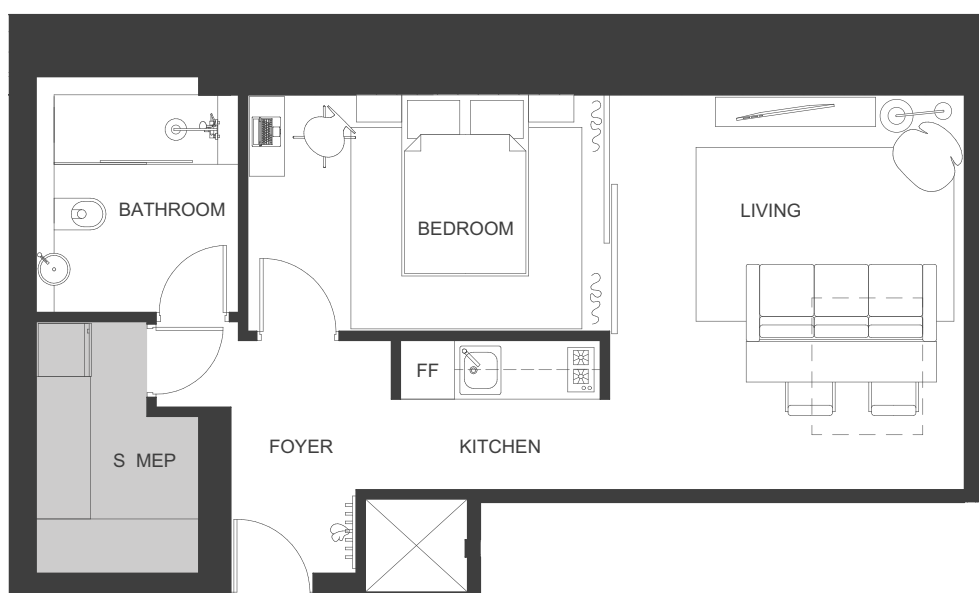
ONE BED STUDIO

FLAT 11



NSA

46.75 m²

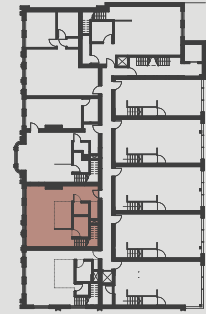


FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer

THE PRINT CHAMBERS

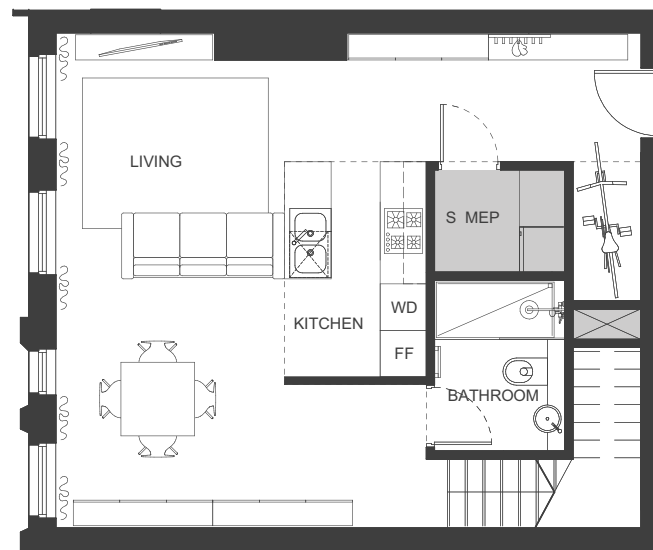
ONE BED CUBE

FLAT 4

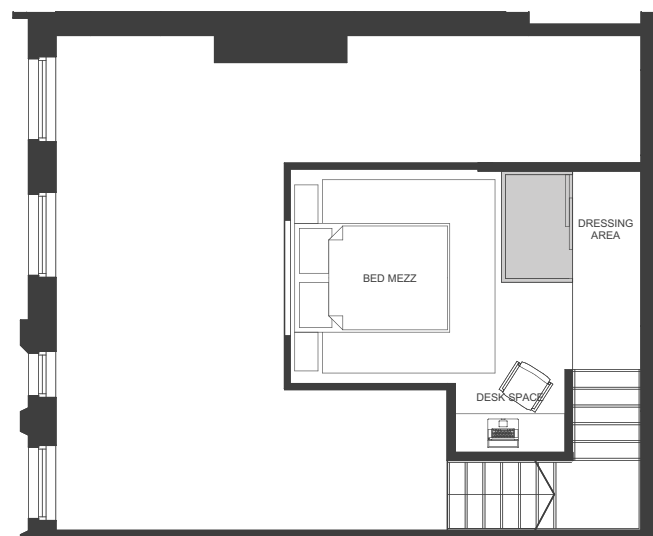


NSA	46.75 m ²
LIVING/KITCHEN	41.37 m ²
BED MEZZ	13.59 m ²

LIVING/KITCHEN



BED MEZZ

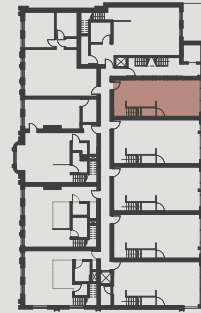


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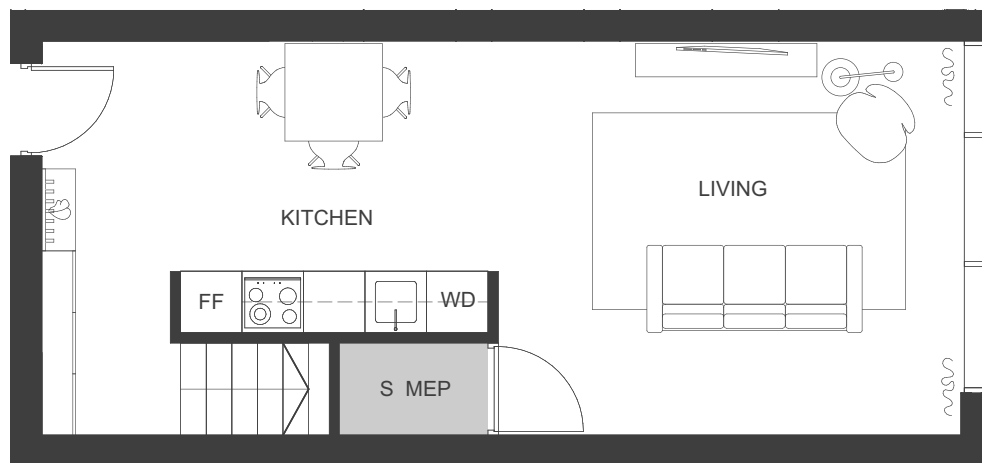
DUPLEX ONE BED

FLAT 6

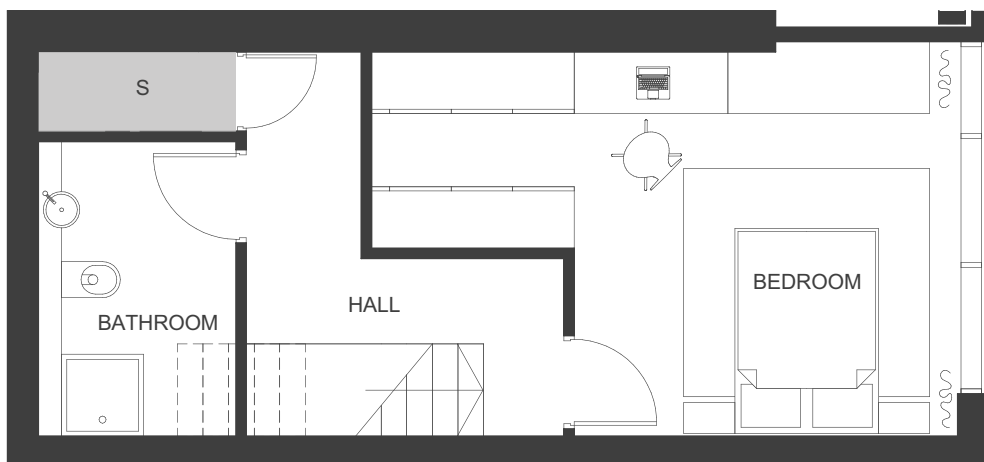


NSA	65.02 m ²
LIVING/KITCHEN	34.03 m ²
UPPER LEVEL	30.99 m ²

LIVING/KITCHEN



UPPER LEVEL

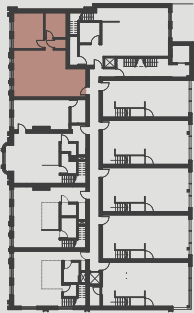


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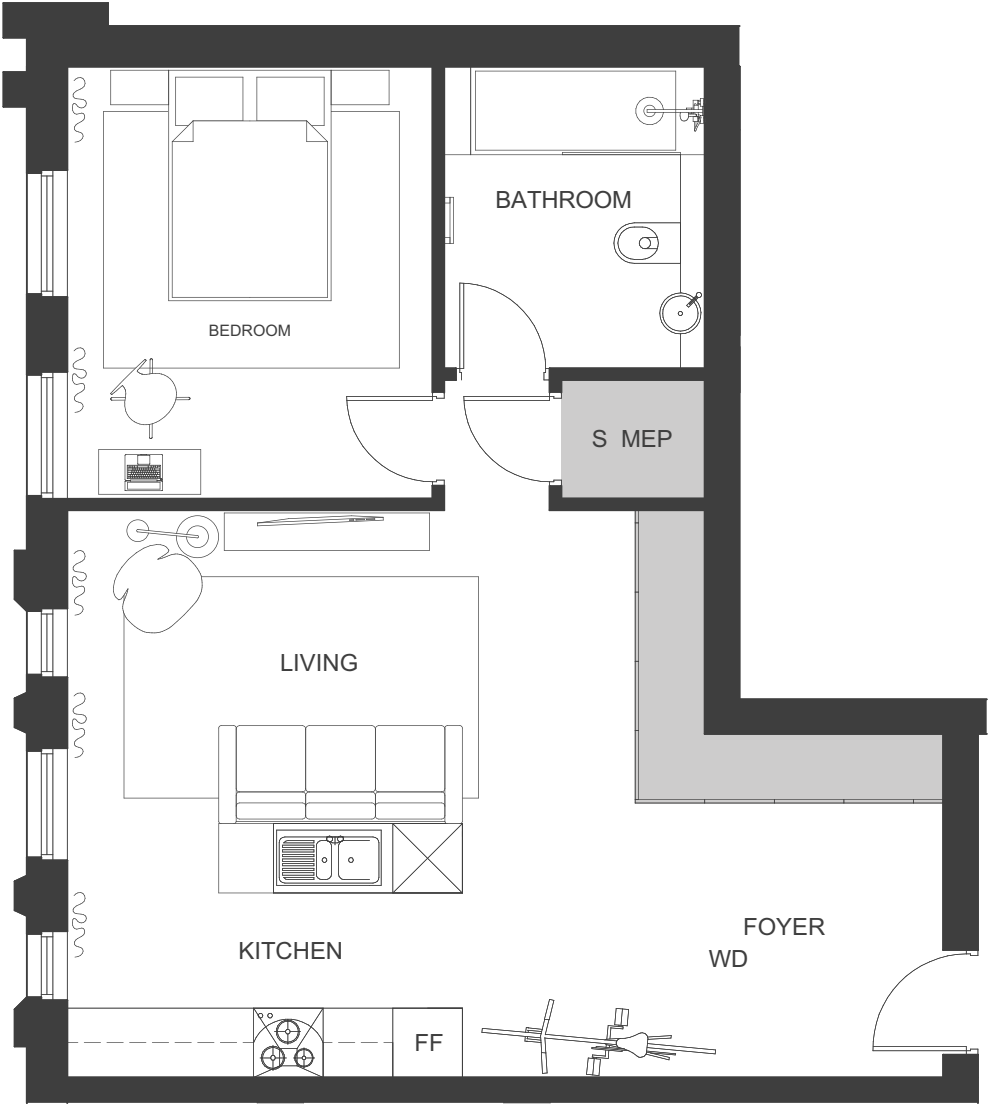
THE PRINT CHAMBERS

ONE BED APARTMENT

FLAT 2



NSA	53.41 m ²
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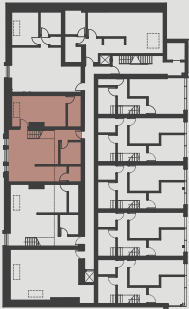


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THE PRINT CHAMBERS

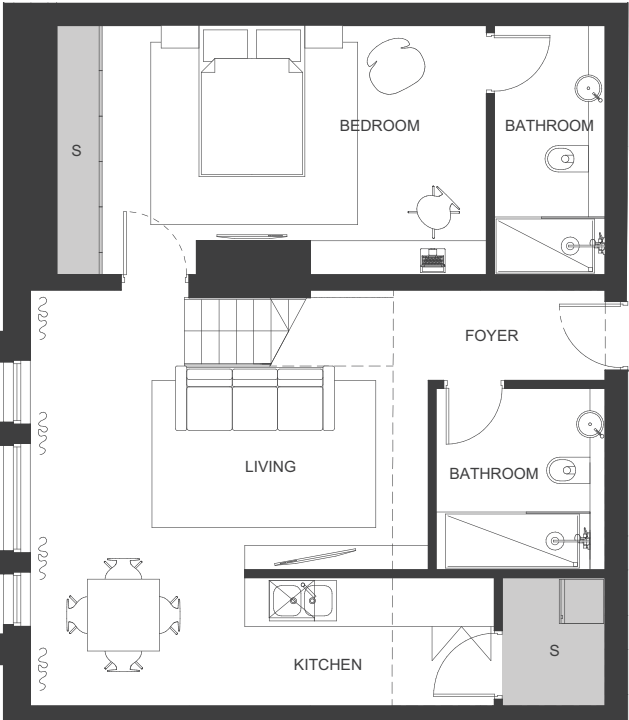
TWO BED GALLERY

FLAT 13

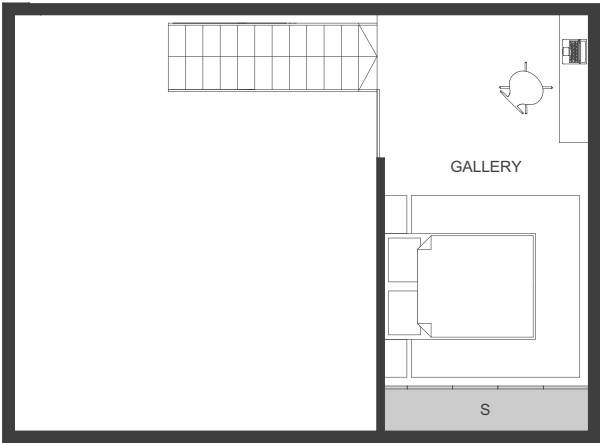


NSA	79.55 m ²
LIVING/KITCHEN	64.13 m ²
BED MEZZ	15.42 m ²

LIVING/KITCHEN



BED MEZZ

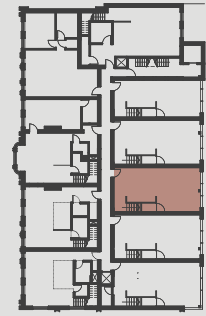


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THE PRINT CHAMBERS

DUPLEX TWO BED

FLAT 9

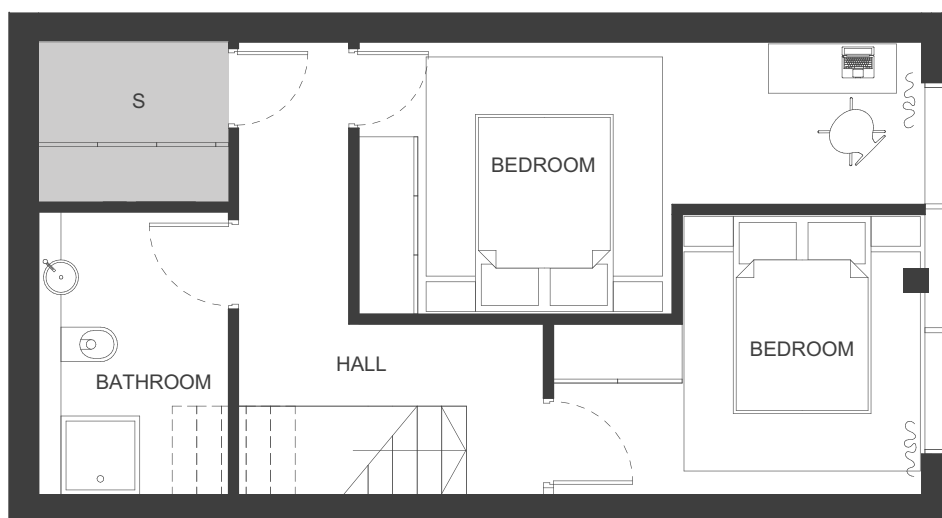


NSA	78.46 m ²
LIVING/KITCHEN	40.75 m ²
UPPER LEVEL	37.71 m ²

LIVING/KITCHEN



UPPER LEVEL



FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer

DETAIL DMC LTD

WE RELISH CREATING LASTING VALUE FOR EVERYONE TO ENJOY

Detail has married visionary concept with in-house and construction capabilities to create business which enables a complete real estate focus. This is where value is created.



At Detail, we believe in the long-term and hence why quality is always at the forefront of our approach. This along with our sheer ambition, confidence in what we do and network, places us well to embrace new opportunities.

This approach defines us as a team and reflects what we wish to contribute to each place we transform and to the lives of the people whom will live, work and play in our developments.

As Detail's in-house team and professional partners, we rigorously investigate better ways to do things, by testing each element of scope and capability for alternatives. We continuously strive for the highest possible standard in custom design, construction and delivery.

Detail carefully selects each project and develops it into a true work of genius by achieving an optimal balance between diligent design, in-house expertise and meticulous craftsmanship. From whether looking for new investment opportunity or to a new home or workplace – Detail demonstrates its in-house expertise and personal commitment throughout the process, continuously aiming to exceed your expectations.



WHY INVEST WITH DETAIL

VALUE CREATION

Our approach is value biased, through diligent design and meticulous execution for interest of all partners.

INNOVATION

We deliver on our promise and challenge status quo. We focus on exceptional schemes at any one time and ensure a meaningful and lasting contribution without compromising quality.

LONG-TERM

Everything we do has quality engrained to last. High quality stewardship of buildings and spaces is key to delivering value over the long-term.

PARTNERSHIP

This is a bedrock to our business. A common goal with all stakeholder in our view is the key to success for any project.

INTEGRITY

The nature of our profession – creating real estate projects with a lasting value calls for measures to secure sustainable and fully transparent business relations on every level.

DISCLAIMER

While reasonable effort has been made to ensure the accuracy of this document and the information contained within, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law.

The specification included herein is the anticipated specification as at the date of this brochure and is designed specifically as a guide and we reserve the right to amend the specification where necessary or desirable and without notice. Computer generated images are indicative of the quality and style of the development and are not intended to represent fully accurate depictions. Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative and for information purposes only and may be different once actually constructed.

Any reference to use of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Variances occur between apartment types. Please refer to the sales team for details for the apartments. Please note that the design development of Metro Lofts is ongoing and certain items of the specification may be amended to an item of equivalent quality without notice.

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



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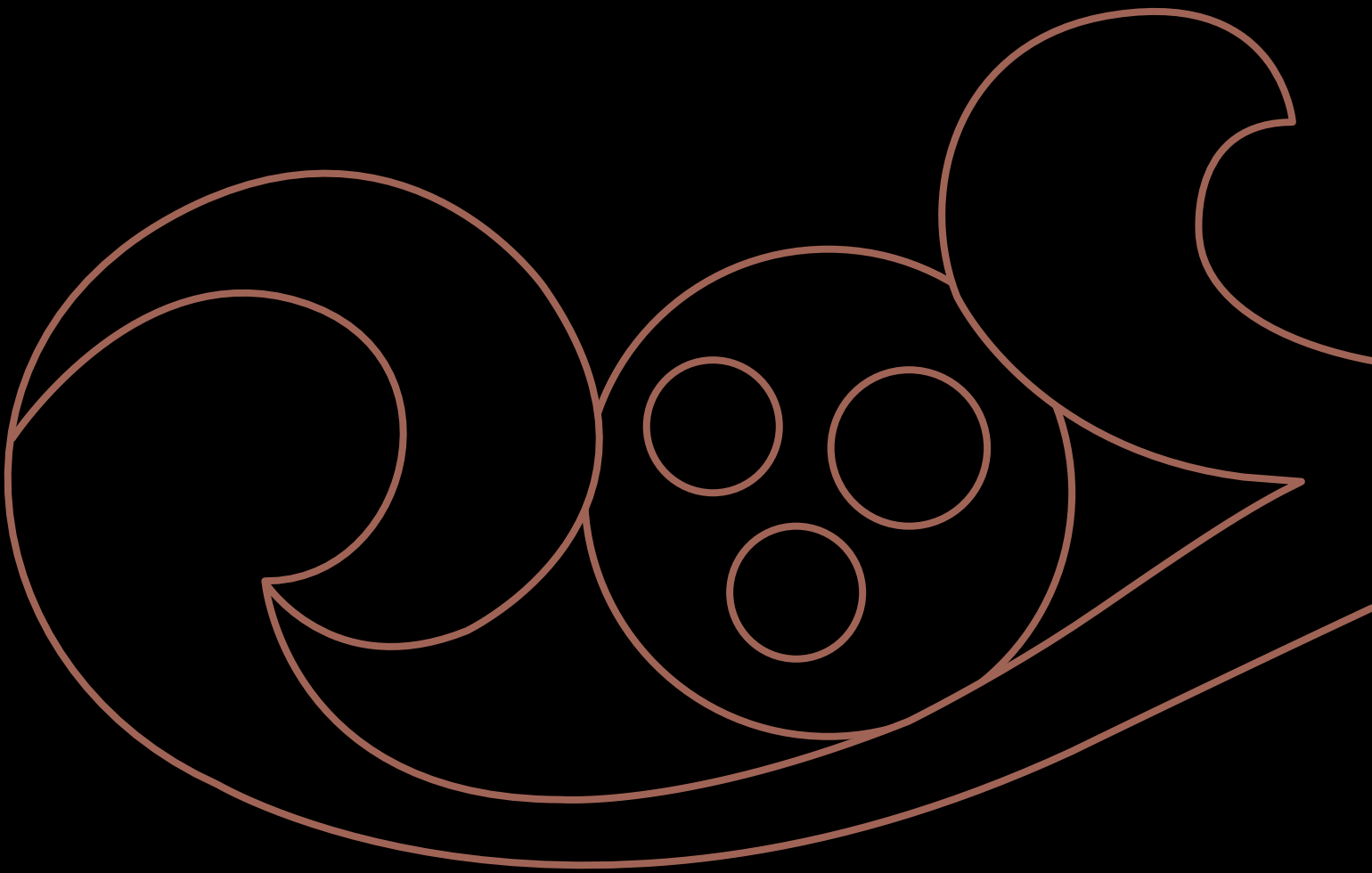


castle
outlet
park
west bromwich



BANK

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