

abode student:  
**wireworks**

CECIL STREET, BIRMINGHAM B19 3SN

PRIME PBSA FORWARD FUNDING OPPORTUNITY



abode student

Christopher Dee

# INVESTMENT SUMMARY

- OPPORTUNITY TO FORWARD FUND A PRIME PBSA DEVELOPMENT IN BIRMINGHAM CITY CENTRE
- DETAILED PLANNING CONSENT FOR 100% PBSA DEVELOPMENT
- SITE WORKS TO COMMENCE IN NOVEMBER 2026, WITH A 17 MONTH BUILD PERIOD
- COMPRISING 125 CLUSTER ROOMS AND 192 STUDIOS
- HIGH SPECIFICATION THROUGHOUT AND SUBSTANTIAL AMENITY SPACE

- FULL INCOME AND EXPENDITURE FORECAST PROVIDED BY HOMES FOR STUDENTS



- 84,000 STUDENTS IN BIRMINGHAM

## PROPOSAL

WE ARE SEEKING OFFERS ON A TRADITIONAL FORMAL FUNDING STRUCTURE IN EXCESS OF **£49,000,000** (FORTY NINE MILLION POUNDS) EXCLUSIVE OF VAT.

A PURCHASE AT THIS LEVEL REFLECTS A **5.75%** NET INITIAL YIELD.

## FURTHER INFORMATION

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT:

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### ADAM ROBERTS

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# BIRMINGHAM

Birmingham located in the centre of England, is the UK's 2nd largest economy after London and is the social, cultural, financial and commercial centre of the Midlands. The 2nd most populous city in the UK, the population of Birmingham is projected to grow to 1,186,000 by 2028 and to 1,230,000 (7.8% increase) by 2038 (Birmingham City Council).

The city is the leader of the UK regions, with a thriving £115 billion economy. The largest regional professional and financial services destination outside of London, Birmingham is driven by a young, qualified and diverse workforce with around 40% of the population under 25.

The city is home to around 100,000 companies including global corporate heavyweights Goldman Sachs, Deutsche Bank and HSBC alongside some of the world's largest brands such as IBM, Cadbury, BBC, Rolls-Royce, JLR and PwC, cementing Birmingham's position as a world class business destination.

The city is a major higher education hub and is home to 5 major universities. These include The University of Birmingham, Birmingham City University, Aston University, Newman University and University College Birmingham.

Birmingham is a leading retail and leisure destination. The Bullring & Grand Central Shopping Centre is the UK's largest city centre shopping centre comprising over 1.75 million sq ft and has an annual footfall of approximately 33 million.

Several high profile developments in the city will continue to boost economic growth, with the highest profile scheme being High Speed 2 - a major railway infrastructure project connecting Birmingham to London in 49 minutes.

Approx Journey Time	By car	By train
LONDON	2h 15m	1h 48m
MANCHESTER	1h 55m	1h 27m
LIVERPOOL	2h 5m	1h 32m
CARDIFF	2h	1h 49m
BRISTOL	2h	-
SHEFFIELD	1h 45m	59m
LEEDS	2h	1h 58m



Photo: Unsplash.com



### POPULATION

Birmingham is the UK's Second city with a population of 1.15 million in Greater Birmingham and a wider metropolitan population of 4.3 million people.



### ACCESS TO TALENT

The city is home to 5 major universities with the second largest full-time student population in the UK, with over 83,000 students.



### CATCHMENT

80% of the UK's population can be reached within 4 hours.



### ACCESSIBLE

Transport for West Midlands has committed a £8.1 billion investment across the region to enhance and expand transport infrastructure over the next 15 years.



### SPORT & CULTURE

Birmingham was the host of the Commonwealth Games in 2022 which contributed £1.2 billion to the UK economy and attracted 1.41 million visitors to the city, placing Birmingham on a global stage.



### A COMMERCIAL CENTRE

Birmingham is home to over 100,000 companies including Goldman Sachs, Deutsche Bank and HSBC.



### TOURISM

The city boasts a large tourism sector, recording 45.5 million visitors in 2022 and the wider West Midlands region welcoming 145.4 million visitors.



### ECONOMICALLY ACTIVE

Birmingham was recognised as the UK's Most Investable City by PwC (2018).



### HS2

HS2 forecast to start in 2030, with 49 minute expected travel time to London Euston.

Photos: Unsplash.com

# UNIVERSITY LIFE IN BIRMINGHAM



**84,000**

REGISTERED STUDENTS ACROSS  
5 UNIVERSITIES THE LARGEST IN  
UK OUTSIDE LONDON



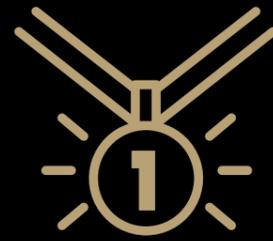
**19%**

GROWTH IN STUDENT  
NUMBERS ACROSS THE CITY  
SINCE 2019

**10th**



BIRMINGHAM CITY UNIVERSITY  
RANKED 10TH FOR BUSINESS  
START UPS



ASTON UNIVERSITY VOTED  
DAILY MAIL UNIVERSITY OF  
THE YEAR 2025



THE UNIVERSITY OF BIRMINGHAM  
IS A MEMBER OF THE PRESTIGIOUS  
RUSSELL GROUP OF UNIVERSITIES

## STUDENT NUMBERS

Institution	Total Full-Time Higher Education Students	% of non-UK Students	Growth Since 2018/19
 UNIVERSITY OF BIRMINGHAM	31,592	30.2%	5.9%
 BIRMINGHAM CITY University	27,037	18.3%	26.8%
 Aston University <small>BIRMINGHAM UK</small>	15,465	27%	26.6%
 Birmingham Newman University	3,554	0.2%	64.2%
 UNIVERSITY COLLEGE BIRMINGHAM	5,924	48%	38.5%
<b>TOTAL</b>	<b>83,572</b>	<b>30.1%</b>	<b>19.1%</b>

## UNIVERSITY RANKINGS 2025

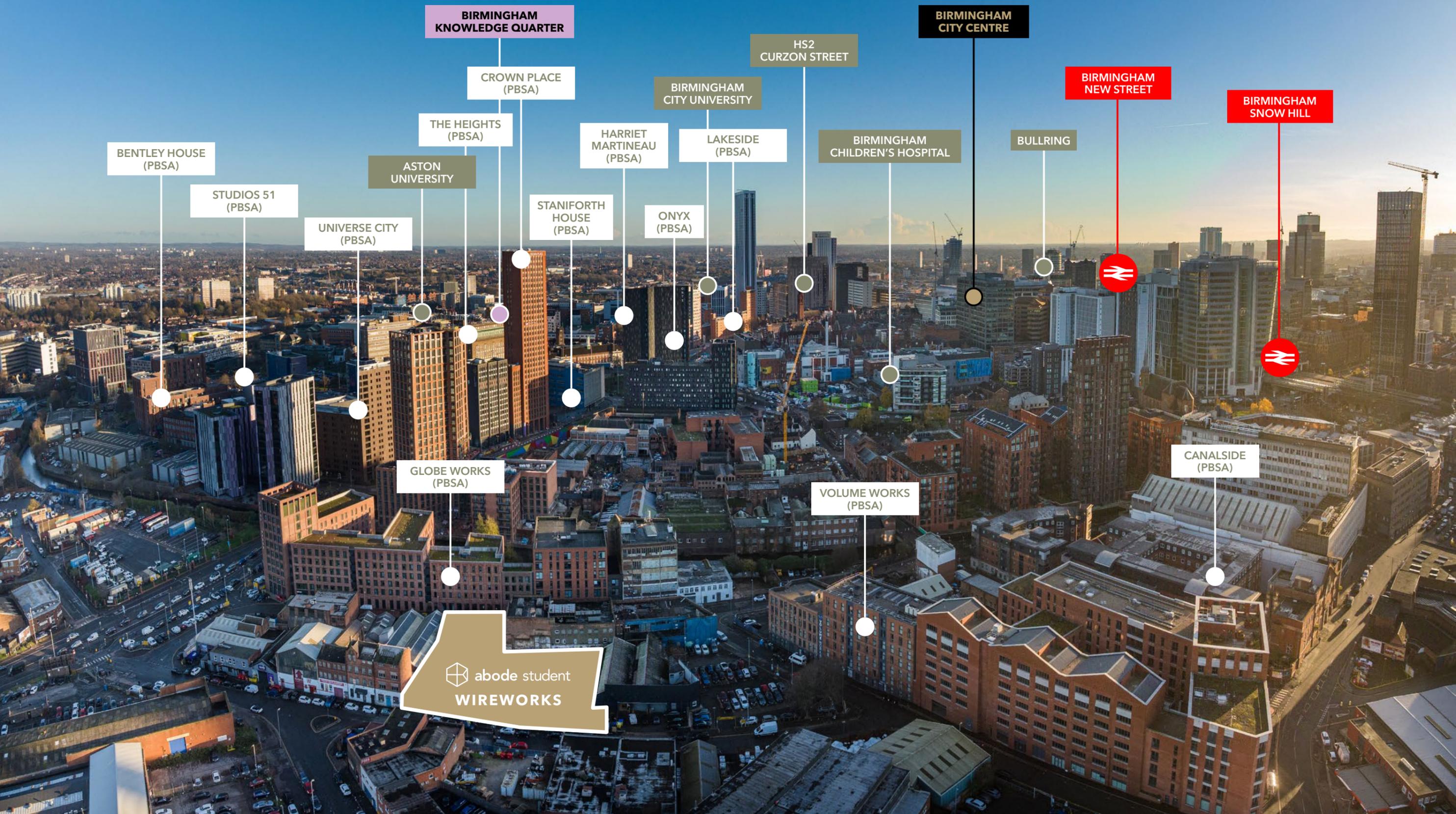
	THE  TIMES	 Complete University Guide	 The Guardian	 QS WORLD UNIVERSITY RANKINGS
 UNIVERSITY OF BIRMINGHAM	22nd	13th	36th	80th (world)
 Aston University <small>BIRMINGHAM UK</small>	35th	44th	21st	423rd (world)
 Birmingham Newman University	90th	124th	71st	-
 BIRMINGHAM CITY University	107th	93rd	102nd	1,001st (world)
 UNIVERSITY COLLEGE BIRMINGHAM	-	-	-	-

## TOP FIVE CITIES BY STUDENT NUMBERS (EXCLUDING LONDON)

Rank	City	Students
1st	Manchester	86,460
2nd	Edinburgh	83,985
<b>3rd</b>	<b>Birmingham</b>	<b>83,572</b>
4th	Glasgow	83,125
5th	Nottingham	82,808

Source: Copilot October 2025

# BIRMINGHAM CITY CENTRE



 **abode student**  
**WIREWORKS**

# SITUATION

Abode Student: Wireworks in the heart of Birmingham is superbly connected within easy walking distance of Birmingham city centre and a host of transport hubs.

Its central location places residents within easy reach of Birmingham's 5 universities, renowned arts and culture venues, independent dining and the city's shopping district.

## Other PBSA schemes in the area:

- 1 **Globe Works, Yugo / GSA:** 521 beds  
Cluster £186–£196 / Studio £199–£241
- 2 **Canalside, Homes for Students:** 609 beds  
Cluster £139–£199 / Studio £215
- 3 **Volume Works, Volume Property:** 107 beds  
Cluster £175–£205 / Studio £250–£300
- 4 **Onyx, Prestige Student Living:** 1,025 beds  
Cluster £175–£225 / Studio £229–£269
- 5 **Staniforth House, Unite:** 586 beds  
Cluster £173–£178 / Studio £239–£245
- 6 **The Heights, Canvas (GIC/Greystar):** 909 beds  
Cluster £149–£189 / Studio £194–£213



**ABODE STUDENT:  
WIREWORKS**  
**RENTS FROM:  
CLUSTER: £175 PW  
STUDIO: £273 PW**



# BIRMINGHAM 2045 VISION

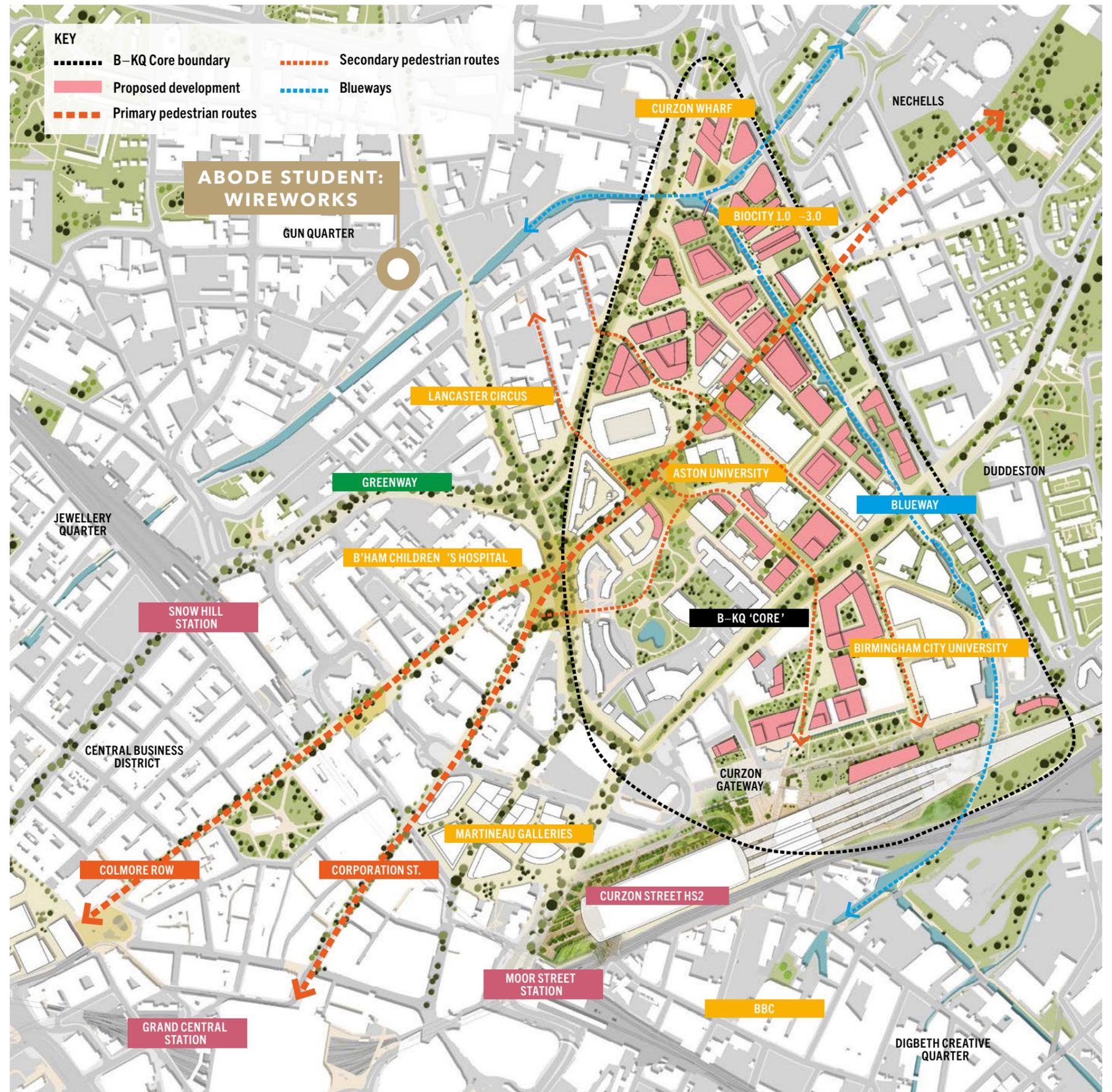
## B-KQ

Birmingham Knowledge Quarter (B-KQ) is a Government backed investment zone spanning 210 hectares, delivering 6,000,000 sqft of cutting edge innovation and commercial space, with over 22,000 new jobs created and Aston University at its core.

Aston University's acquisition of 10 Woodcock Street, in the heart of the Knowledge Quarter identifies an ongoing commitment to this location and an increase in student numbers.

The building will house Aston Business School, Aston Law School, Aston Vision Sciences and the Aston Integrated Healthcare Hub.

For further details and to download the full B-KQ prospectus please visit [birminghamknowledgequarter.com/wp-content/uploads/2025/08/2470-B-KQ-Prospectus-A4-Digital-Rev5.pdf](http://birminghamknowledgequarter.com/wp-content/uploads/2025/08/2470-B-KQ-Prospectus-A4-Digital-Rev5.pdf)



All images and Framework Plan courtesy of Birmingham Knowledge Quarter (B-KQ) [www.birminghamknowledgequarter.com](http://www.birminghamknowledgequarter.com). December 2025.

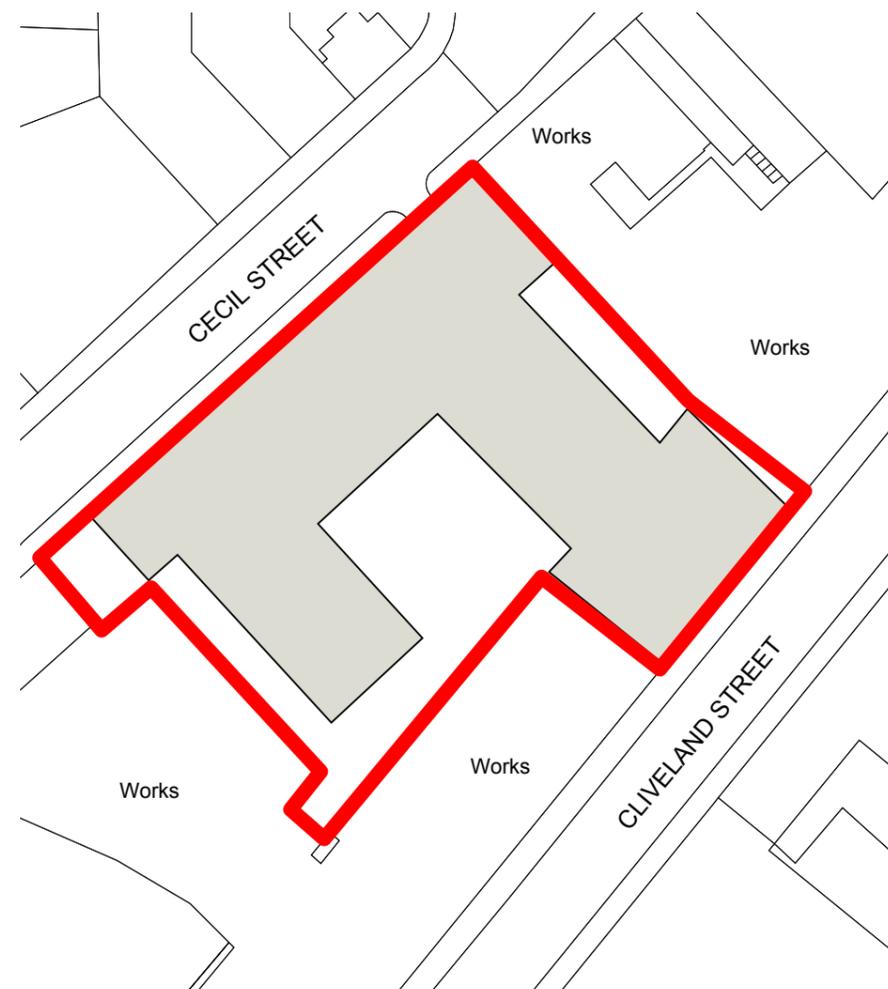
# THE SITE

Located in the city's St George and St Chad Quarter (also known as The Gun Quarter) with frontages to both Cecil Street and Cleveland Street.

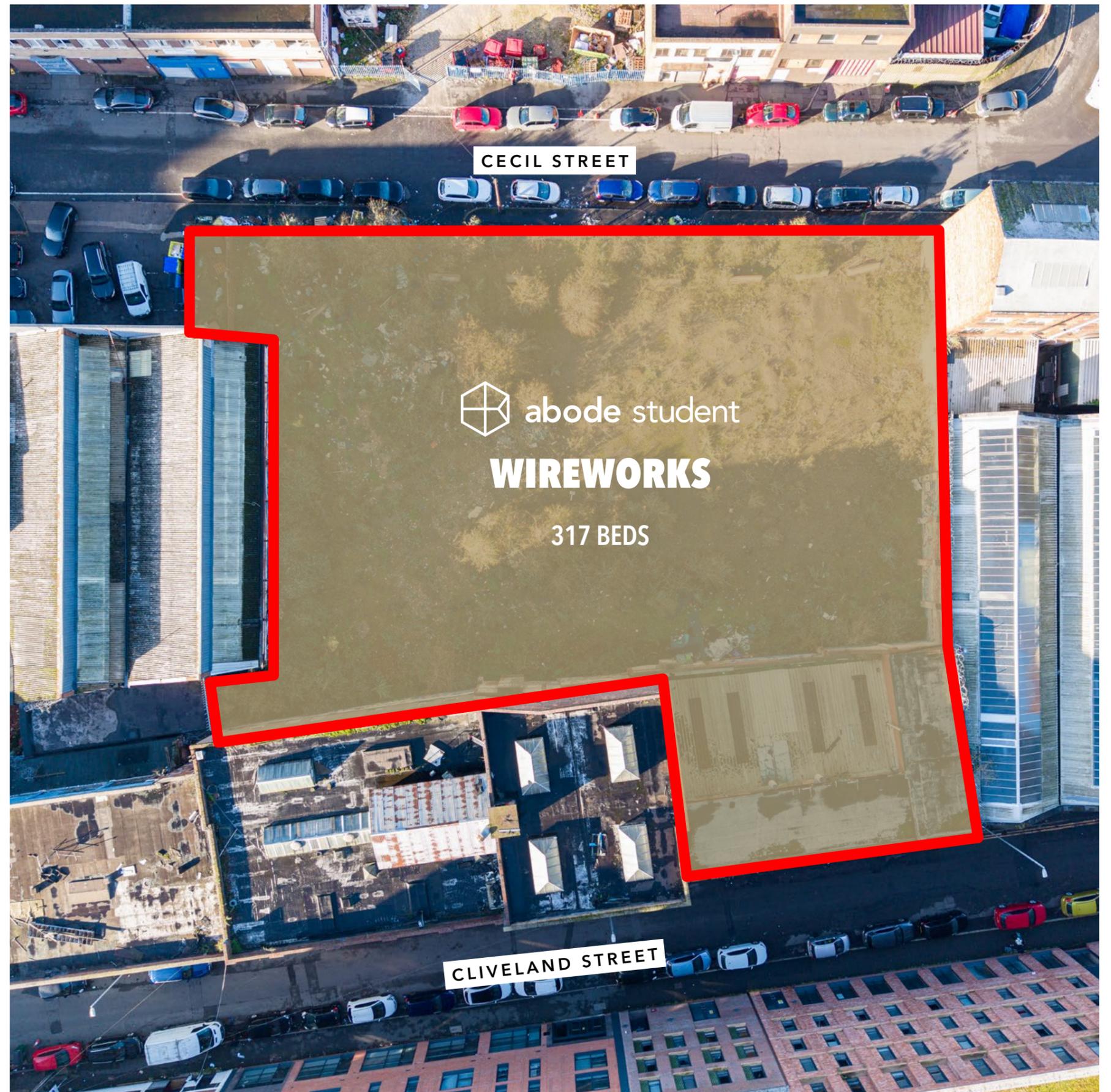
The 0.5 acre cleared site is generally level and was originally the site of a wireworks.

# PLANNING

Application Number: 2023/07784/PA was granted planning permission (subject to conditions) on 28th November 2024 for: *Demolition of existing buildings and erection of 5 and 6 storey block of purpose-built student accommodation (sui generis) 317 bed spaces, with associated landscaping.*



Site Plan: ADG Architects



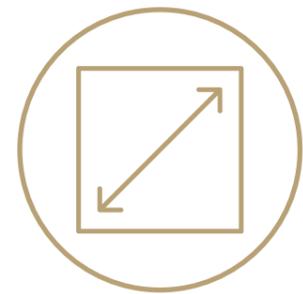
# THE SCHEME

The consented scheme comprises a part 5 storey building containing a mix of both cluster bedrooms (125) and studios (192) with extensive communal amenity space.

The en-suite clusters are a mix of 5, 9 and 12 bed clusters with generous living space and range in size from 118 sqft to 150 sqft, while studios range from 161 sqft to 215 sqft.

The scheme includes significant areas of internal and external amenity, incorporating the following:

- Secure Access Control
- Lounge areas (1,260 sqft)
- Gymnasium (720 sqft)
- Launderette
- Cycle store



**ABODE STUDENT: WIREWORKS WILL PROVIDE OVER 1,980 SQ FT OF COMMUNAL INTERNAL SPACE AND A FURTHER 3,000 SQ FT OF EXTERNAL COURTYARD AND ROOF TERRACE SPACE.**



Indicative imagery from Abode Student Axiom, Staffordshire University



## MIMINAT

### Miminat Designs and Abode Student Set New Global Benchmark for PBSA Interior Design

Abode Student and Miminat Designs are redefining what student accommodation can be. While the PBSA market faces mounting pressure to deliver affordability without sacrificing quality, this partnership proves that sculptural, high concept design and economic accessibility aren't mutually exclusive.

Miminat's approach prioritises robust materiality and long-term asset value, creating interiors that withstand the demands of student life while maintaining a premium aesthetic. This is all about carefully considered design which reduces maintenance costs, extends replacement cycles and positions Abode's portfolio for sustained performance.

#### Refined Durability

Abode Student and Miminat Designs reject the disposable nature of standard student housing. By specifying top of the range materials engineered for high traffic environments, every Abode residence balances durability with design credibility.

The philosophy is simple: longevity is the new luxury. For developers, that equates to lower lifecycle costs and higher asset values. For students, it means accommodation that doesn't compromise on quality or experience.

For more information visit [www.miminat.com](http://www.miminat.com)

# ACCOMMODATION SCHEDULE

TYPICAL ABODE LARGE ONE BEDROOM CLUSTER LAYOUT / FINISH

FLOOR	ROOM TYPE	NUMBER OF APTS/ROOMS	NUMBER OF BEDROOMS	TOTAL
Ground	Cluster (9 bed)	1	9	39
	Cluster (12 bed)	1	12	
	Studios	18	18	
First	Cluster (9 Bed)	1	9	61
	Cluster (12 bed)	1	12	
	Cluster (5 bed)	1	5	
	Studios	35	35	
Second	Cluster (9 bed)	1	9	62
	Cluster (12 bed)	1	12	
	Cluster (5 bed)	1	5	
	Studios	36	36	
Third	Cluster (9 bed)	1	9	62
	Cluster (12 bed)	1	12	
	Cluster (5 bed)	1	5	
	Studios	36	36	
Fourth	Cluster (9 bed)	1	9	62
	Cluster (12 bed)	1	12	
	Cluster (5 bed)	1	5	
	Studios	36	36	
Fifth	Studios	31	31	31
TOTAL	CLUSTERS		125	317
	STUDIOS		192	



TYPICAL ABODE STUDIO LAYOUT / FINISH



COMPRISING 317 BEDS  
(40% CLUSTER, 60% STUDIOS)



All images: ADG Architects

# FLOOR PLANS

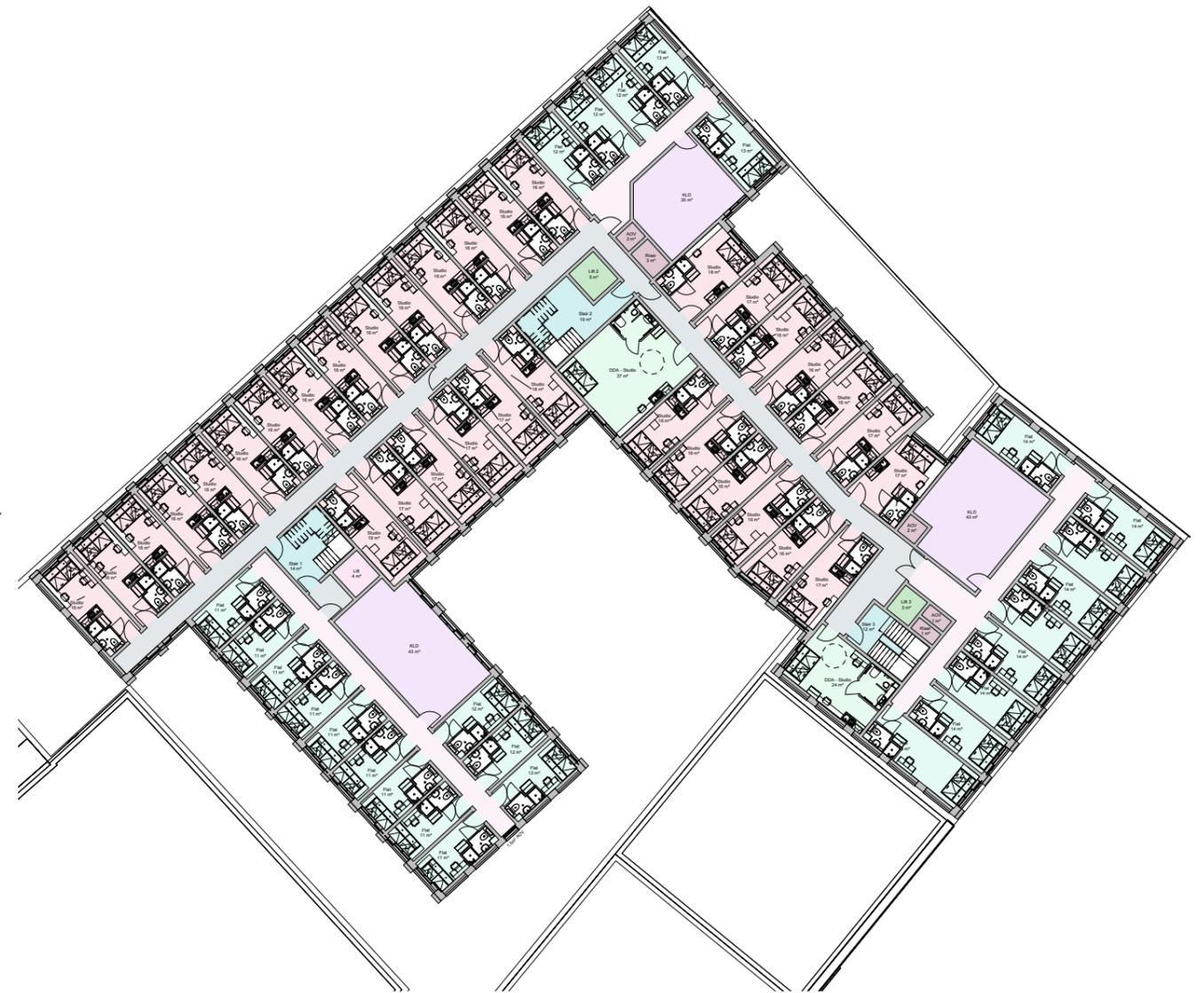
- |  |  |
|--|--|
|  Studio                 |  Lift           |
|  Flat                   |  Lobby          |
|  DDA Flat               |  Retail         |
|  Kitchen Lounge (Flats) |  Entrance       |
|  Flat Entrance          |  Bin Store      |
|  Circulation Space      |  Communal Space |
|  Stair                  |  Laundry        |
|  Other                  |  |



## PROPOSED GROUND PLAN

- 39 Beds**  
 1 x Cluster (9 bed)  
 1 x Cluster (12 bed)  
 18 x Studios

Site Plan: ADG Architects



## PROPOSED FOURTH FLOOR PLAN

- 62 Beds**  
 1 x Cluster (5 bed)  
 1 x Cluster (9 bed)  
 1 x Cluster (12 bed)  
 36 x Studios

# SUSTAINABILITY

## 1. CLIMATE CHANGE AND RESILIENCE

The building will be designed to be resilient to the effects of climate change and extreme weather conditions. This includes designing and testing the building under warm weather conditions to ensure that thermal comfort within the building can be maintained. The key focus of the buildings climate change resilience will be to protect people, the environment, continuity of business and the asset.

## 2. BIODIVERSITY

The landscape proposals aim to introduce urban greening to this area of the city as well as landscaped roof terraces. Ecology and wildlife surveys will be undertaken to identify any existing birds or bats within the existing building, with site works and activities undertaken in accordance with UK, EU and local legislation requirements.

## 3. WATER MANAGEMENT

The development will minimise the consumption of potable water in sanitary applications through low water use appliances and the implementation of rain water / grey water harvesting which will also support a full sprinkler system. The supply will be linked to the BMS for monitoring.

## 4. EPC RATING

A

## 5. BREEAM RATING

Outstanding

## 6. AIR QUALITY

The building is efficiently designed with the use of Mechanical Ventilation Heat Recovery and Air Source Heat Pumps.

## 7. WASTE MANAGEMENT

In operation, the buildings waste will be managed, sorted and stored by the provision of dedicated waste recycling areas sufficiently sized to accommodate all waste types arising from the building users / tenants.

## 8. TRAVEL

The building designed and proposals aim to promote and facilitate green and active travel to and from the building. This includes providing a welcoming and secure environment for active commuters with dedicated cycle storage including, changing facilities and cycle maintenance stands.



# ANTICIPATED INCOME PROFILE 2026 / 2027

ROOM TYPE		TERM (WEEKS)	ROOM NUMBER	WEEKLY RATE	GROSS RENT
12 Bed Cluster (11-12 Sqm)	Ground Floor	44	12	£175	£92,400
9 Bed Cluster (13 - 15 Sqm)	Ground Floor	51	8	£191	£77,928
9 Bed Cluster (18 Sqm)	Ground Floor	51	1	£201	£10,251
9 Bed Cluster (13 - 15 Sqm)	Floor 1-5	51	32	£196	£319,872
9 Bed Cluster (18 Sqm)	Floor 1-5	51	4	£206	£42,024
5 Bed Cluster (12 - 14 Sqm)	Floor 1-5	51	20	£221	£225,420
12 Bed Cluster (11 - 12 Sqm)	Floor 1-5	44	48	£180	£380,160
Studio (15 - 16 Sqm)	Ground Floor	51	4	£268	£54,672
Studio Plus (17 - 18 Sqm)	Ground Floor	51	13	£278	£184,314
Adaptable Studio (27 Sqm)	Ground Floor	51	1	£319	£16,269
Accessible Studio (24 Sqm)	Floor 1-5	51	3	£196	£29,988
Studio (15 - 16 Sqm)	Floor 1-5	51	110	£273	£1,531,530
Studio Plus (17 - 18 Sqm)	Floor 1-5	51	50	£283	£721,650
Premium Studio (19 - 20 Sqm)	Floor 1-5	51	6	£294	£89,964
Adaptable Studio (24 Sqm)	Floor 1-5	51	1	£309	£15,759
Adaptable Studio (27 Sqm)	Floor 1-5	51	4	£324	£66,096
<b>SUB TOTAL</b>					<b>£3,858,297</b>
Additional summer revenue / Sundry income					£18,043
<b>TOTAL GROSS INCOME</b>					<b>£3,876,340</b>
Void and bad debt allowance @ 1.5%					-£57,875
Incentives and agents fees @ 1.5%					-£57,875
Operating and management costs @ £2,745 per room per annum			317		-£870,165
Student warden discount					-£3,000
<b>TOTAL NET INCOME</b>					<b>£2,887,425</b>



**TOTAL NET INCOME OF  
£2,887,425 PER ANNUM**

# RENTAL GROWTH

Birmingham is home to 5 universities and over 85,000 full time students, making it the largest regional student centre in the UK (outside London).

59,000 students require accommodation in Birmingham and there is currently a stock of circa 27,000 PBSA beds across the city (2024/2025 Academic Year).

Accordingly there is an ongoing shortage of available beds.

Data available from the Higher Education Standards Agency (HESA), projects a further increase in student numbers across Birmingham of 11,203 by 2027/2028, tying in with opening Abode Student: Wireworks.

The private developer sector have identified the opportunity and multiple planning applications have been submitted. Notwithstanding the quality of Abode Student: Wireworks in terms of location and specification will ensure the scheme will be considered in advance of the competition.

Annual Change	City Change
2021/22	2.1%
2022/23	5.0%
2023/24	5.8%
2024/25	4.9%



**STUDENT NUMBERS  
ACROSS BIRMINGHAM  
EXPECTED TO INCREASE  
BY 11,203 BY 2027/2028**



Photo: Unsplash.com

# THE DEVELOPER



[www.aboderesidencies.com](http://www.aboderesidencies.com)

Premium student accommodation developed with long-term vision.

Abode Student is part of Abode Group and has decades of experience in the construction and development sectors. High standards, forward thinking attitudes and peerless work ethics enable projects to be completed which stand apart from the competition.

## COMPLETED SCHEMES INCLUDE:



Vision, University of Huddersfield  
200 beds



Aire / Axiom, Staffordshire University  
180 beds / 220 beds



Keele House, Keele University  
180 beds



Avalon, University of Sheffield  
100 beds



**HOMES FOR STUDENTS MANAGE  
IN EXCESS OF 800 PBSA BEDS  
FOR ABODE STUDENT**

OVER 1,550 PBSA BEDS  
DEVELOPED TO DATE,  
ACROSS 8 SCHEMES

# PROJECT TEAM



Architect



Planning, Heritage and Ecology  
Consultant



Transport Consultant



Noise Consultant



Structural Engineer



Fire Consultant



Mechanical Consultant



Building Safety Regulator

# DEVELOPMENT PROGRAMME

2025	2026				2027				2028				2029	
Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
Detailed Planning Achieved														
	February 2026 Build Cost Validation													
		July 2026 Development Funding in Place												
			August 2026 RIBA Stage 4											
				November 2026 Start on Site										
											June 2028 Practical Completion			
													November 2028 Students Arrive	

# FURTHER INFORMATION

## TENURE

Freehold interest is offered.

## TRANSACTION STRUCTURE

Our client is seeking a full forward funding proposal for this development. A site sale is anticipated at the outset, co-terminus to entering into a Development Funding Agreement to incorporate the provision of interim finance.

Offers are invited in excess of **£49,000,000** (Forty Nine Million Pounds) exclusive of VAT.

On the specific assumption SDLT is only payable on the site, a purchase at this level reflects a **5.75%** net initial yield.

A copy of the Development Appraisal will be available in the dataroom.

A purchase at the quoted price would reflect a **5.85%** return 12 months post opening and **6.00%** return in 24 months, based on conservative estimate of 2% pa rental growth.

## VAT

The site is opted for VAT.

## CONTACT

For further information on the above scheme please contact:

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# Christopher Dee

**CHRISTOPHER DEE LLP**

The Warrant House, 1 High Street, Altrincham WA14 1PZ



## DATAROOM

A data room including all relevant planning, construction, legal and technical information is available on request.

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchases, which will include, at a minimum, proof of identification, address and funding.

## MISREP:

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Christopher Dee nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. February 2026.