

RELIANCE & WORKS

JEWELLERY QUARTER

MAKING THE CASE FOR SOULFUL LIVING



A DEVELOPMENT BY

the
urban
PROJECT

RELIANCEWORKS.CO.UK

RELIANCE WORKS

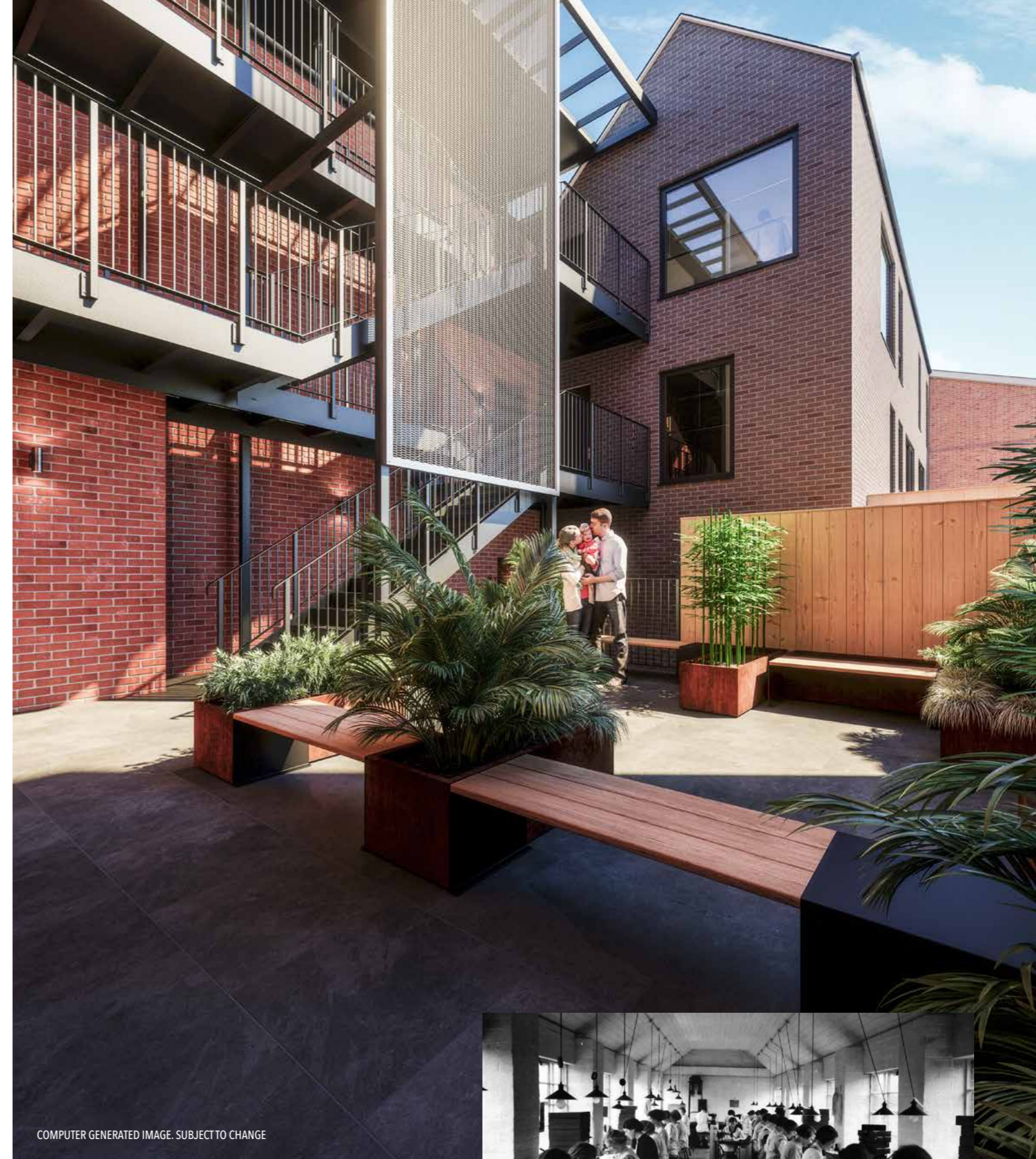
Classic Georgian styling and exquisitely designed interiors

A beautifully restored three-storey Grade II listed building, Reliance Works was built c1825, taking architectural inspiration from the grand Georgian houses in St Paul's Square – the spiritual home of the Jewellery Quarter.

Originally, Reliance Works comprised two townhouses – 41 and 42 Caroline Street – each serving as both a home and place of work for small family jewellers known as 'garret masters'. Former residents include two of Birmingham's most respected silversmiths: George Unite and Nathaniel Mills. The two houses were eventually acquired by Pickering and Mayall and converted into one single address – No 42 Caroline Street. By 1916, the building had been transformed into a flagship manufactory for jewellery cases.

Now, following a prestigious redevelopment, it has been transformed once more – this time, into a mix of one and two-bedroom duplexes and apartments around an attractive ground floor courtyard. Retaining its classic Georgian styling and character – including timber beams, wooden bay windows and original signage – with exquisitely designed interiors it represents a rare example of the Jewellery Quarter's industrial heritage. It has been one of the area's most distinctive landmarks for almost 200 years.

With personality and a lovingly restored heritage, Reliance Works captures the true character of its community and offers soulful and stylish living within one of Birmingham's most sought-after locations.





- ◀ **Bullring & Grand Central**
Contemporary, landmark mall with diverse high-street fashion and household shops, plus restaurants.
- ▼ **Spaghetti Junction**
The junction where the M6, A38 and A5127 meet.



BIRMINGHAM

A diverse and vibrant city, poised for further future growth

Widely regarded as the world's first manufacturing city, Birmingham rose to prominence in the 18th century, when the engineering produced in the city – not least the Watt Steam engine – helped power the Industrial Revolution. With the investment of entrepreneurs and innovators, Birmingham grew from a regional market town to a major global city, creating huge wealth and, in turn, an impressive Georgian and Victorian infrastructure. This still stands as the era's legacy, including an extensive – and now restored – 19th century canal network. With industry and commerce drawn to the city's central location and abundant workforce, investment and growth continues.



Brindley Place
Broad Street, Birmingham

While manufacturing remains important, Birmingham is also a powerhouse for commerce, with 300 companies choosing to base their national or global headquarters here. As befits a major European city, a rich variety of leisure and entertainment is on offer, ranging from Michelin starred restaurants and street food through to professional sport and cultural venues, including the Birmingham Royal Ballet.

With its major motorway network, international airport and New Street station bringing London and Europe within easy reach, Birmingham has taken a leading role on the global stage. As a diverse and vibrant city, it's now poised for even more future growth.

THE JEWELLERY QUARTER

An urban village and centre of creative enterprise

In the 18th century, Birmingham's famed Jewellery Quarter was a mix of workshops, factories and highly sought-after residential addresses. Today, as a designated conservation area, its Georgian and Victorian heritage is being lovingly restored and redeveloped. Just a short walk from Birmingham's city centre, it combines listed buildings and narrow streets with exciting new architecture, shops, restaurants and creative trades with highly popular residential addresses. Faithful to its heritage, it also remains home to Europe's highest concentration of jewellers. The result is a truly unique urban village community, offering easy access to all the attractions and benefits of a major international city.



▲ **The Royal Birmingham Society of Artists (RBSA)**
An artist-led charity.



- ▲ **Lasan Indian Restaurant & Cocktail Bar**
A quixotic fever dream of exquisite food & drink enveloped in a rich dining culture that is unmistakably true to India.
- ◀ **Chamberlain Clock**
It was erected in 1903 to mark Joseph Chamberlain's tour of South Africa.





ST. PAUL'S SQUARE

A unique identity with timeless appeal

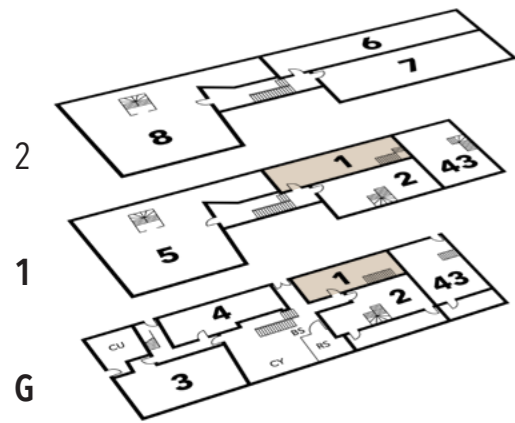
A true gem within the Jewellery Quarter, St. Paul's is one of Birmingham's most attractive squares. Taking its name from the Grade 1 Listed church at its centre, it's a calm oasis featuring trees, green areas and impressive Georgian and Victorian architecture. One of the city's premier residential addresses in the 18th century, it's every bit as desirable today, offering a mix of prestigious housing alongside niche businesses, boutique retail, restaurants and bars - all combining to create a unique identity with timeless appeal.

- ▲ St. Paul's Church
- ▶ The Jam House
Offering a unique combination of live music, good food and great times!



- ◀ Saint Paul's House
Boutique Hotel, Bar & Restaurant.

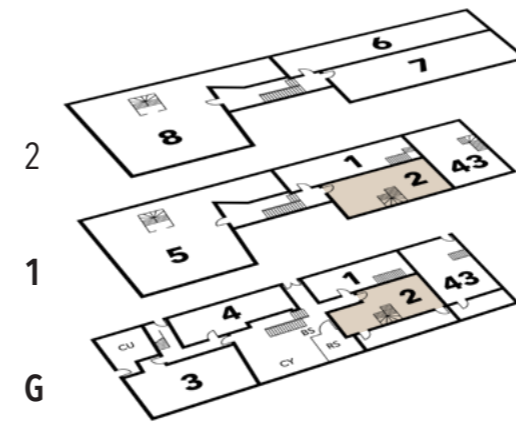
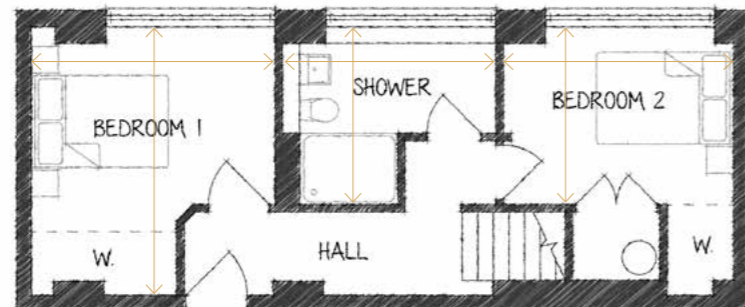
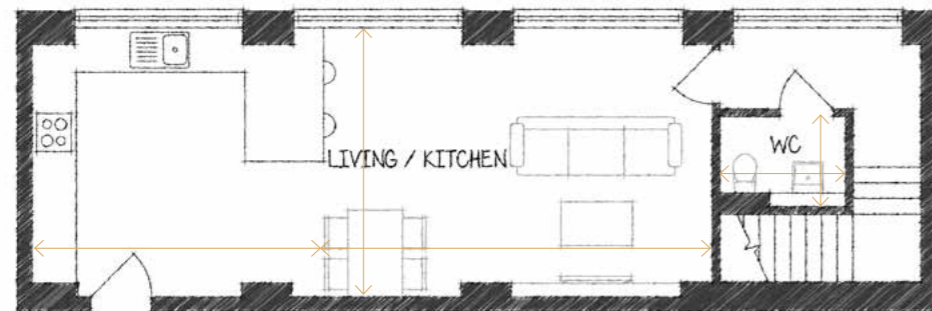




APARTMENT 1

74.4 SQM (800.8 SQFT)

Living Room	5436mm x 3621mm	17'10" x 11'11"
Kitchen	4052mm x 3631mm	13'4" x 11'11"
Bedroom 1	3403mm x 3649mm	11'2" x 12'0"
Bedroom 2	3222mm x 2393mm	10'7" x 7'10"
Shower	2973mm x 2489mm	9'9" x 8'2"

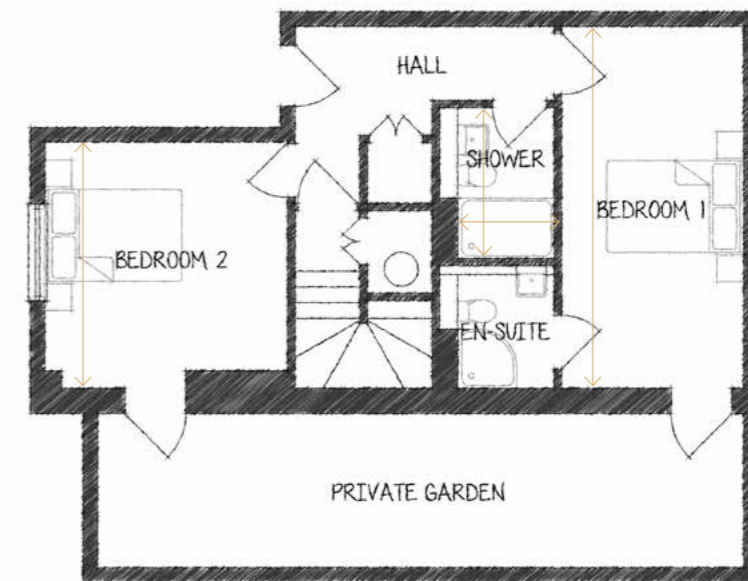


APARTMENT 2

87.96 SQM (946.8 SQFT)

105.55 SQM (1136.1 SQFT) including private garden

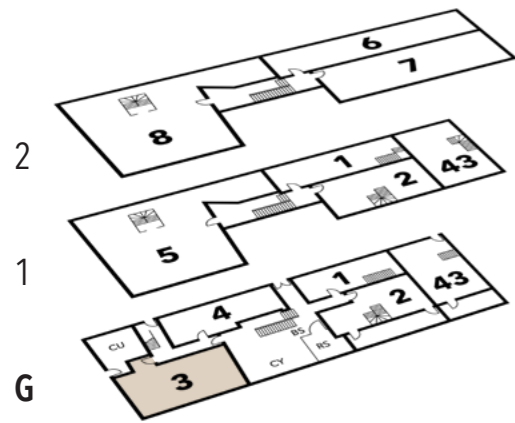
Living Room	4266mm x 5001mm	14'0" x 16'5"
Kitchen	3364mm x 4783mm	11'0" x 15'8"
Bedroom 1	2549mm x 5057mm	8'4" x 16'7"
En Suite	1585mm x 1712mm	5'2" x 5'7"
Bedroom 2	3383mm x 3443mm	11'1" x 11'4"
Shower	1586mm x 2107mm	5'2" x 5'11"



BS - Bicycle Storage
 CU - Commercial Unit
 CY - Courtyard
 RS - Refuse Store

Disclaimer: Floor plans shown are approximate only. Exact layouts and sizes may vary. Furniture is not included in the sale.

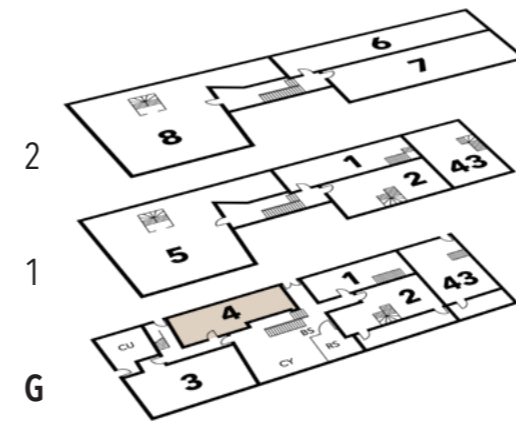




APARTMENT 3

54.88 SQM (590.7 SQFT)

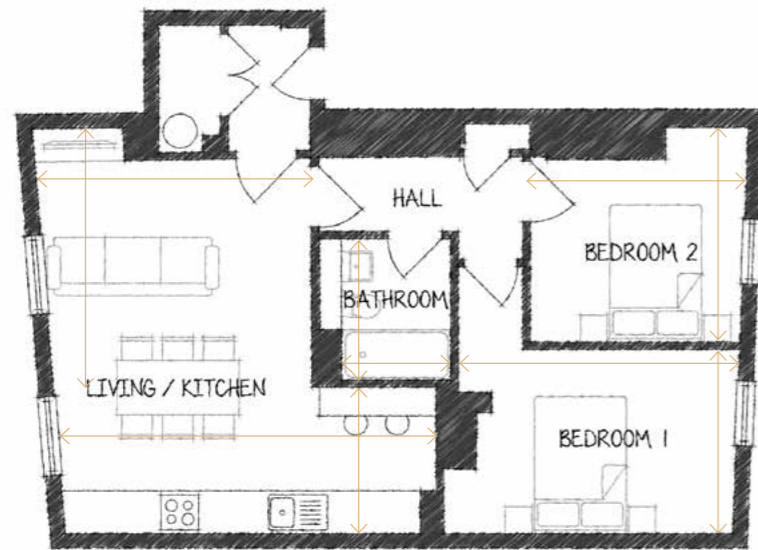
Living Room	3843mm x 3636mm	12'7" x 11'11"
Kitchen	5230mm x 1951mm	17'2" x 6'5"
Bedroom 1	3877mm x 2477mm	12'9" x 8'2"
Bedroom 2	2983mm x 2991mm	9'9" x 9'10"
Bathroom	1841mm x 1970mm	6'0" x 9'9"



APARTMENT 4

39.67 SQM (427 SQFT)

Living/Kitchen	5854mm x 4071mm	19'2" x 13'4"
Bedroom	3903mm x 3232mm	12'10" x 10'7"
Shower	2371mm x 2097mm	7'9" x 6'11"



BS - Bicycle Storage
 CU - Commercial Unit
 CY - Courtyard
 RS - Refuse Store

Disclaimer: Floor plans shown are approximate only. Exact layouts and sizes may vary. Furniture is not included in the sale.

RELIANCE WORKS SPECIFICATION

When you buy a new home at Reliance Works a grade II listed building, imaginative design and exceptional build quality are included as standard. They also come with a superb level of specification, carefully selected to enhance your home and add value to your investment. Needless to say every one of our homes is finished with meticulous attention to detail, including the following key features:

Original Features

Some original historic features have been maintained in the building. These features vary across each unit.

- Exposed brick walls
- Original decorative fireplaces
- Original screens/partitions

Facilities & Amenities

- Secure cycle storage
- Additional basement storage available
- Landscaping and paved to private gardens
- Audio intercom entry system to each apartment
- Residents' postal area
- External lighting
- Smoke detectors in main areas

Kitchens

- Modern, quality fitted shaker style painted door kitchen and white quartz worktops
- Built in Bosch oven and hob (Apartment 4 only)
- Rangemaster cookers with splashback (except Apartment 4)
- Integrated Bosch fridge, freezer, dishwasher and microwaves
- Wine cooler
- Canopy style cooker hood
- Stylish taps and sink



COMPUTER GENERATED IMAGE. SUBJECT TO CHANGE



Bathroom

- Co-ordinated flooring and full height wall tiling
- Mirror
- Bathroom vanity unit
- Chrome/brass hardware including shower and sink taps
- Chrome/brass heated ladder style towel rail
- Ceramic toilet with concealed cistern

Internal Finishes

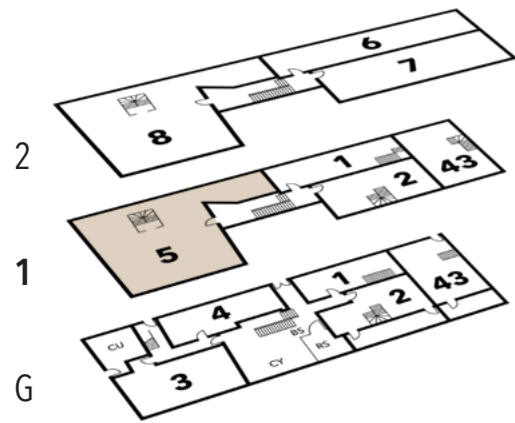
- Panelled internal doors
- Engineered Hardwood Timber floors
- Brass or Brushed Stainless steel ironmongery throughout
- White emulsion finish to all walls with feature walls

Lighting

- Down-lighters to hallway, kitchen, lounge and bathroom
- Generally spot lights to bedrooms

Additional details

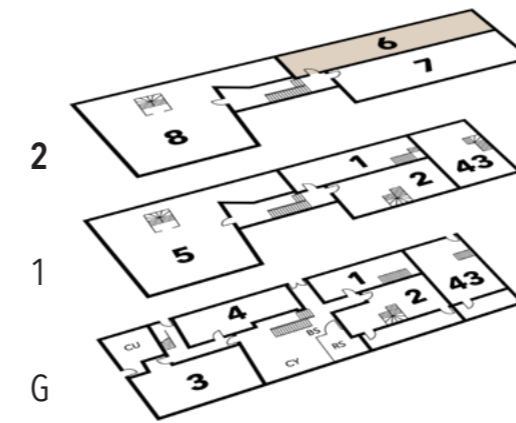
- Ten year CML compliant warranty
- Direct fibre (FFTP)
- Sky connection to each apartment
- Secondary glazed windows to selected apartments
- 999 year lease
- Integrated Air Source heat pump for hot water
- Photovoltaic (Apartments 8 and 9 only)



APARTMENT 5

121 SQM (1302.4 SQFT)

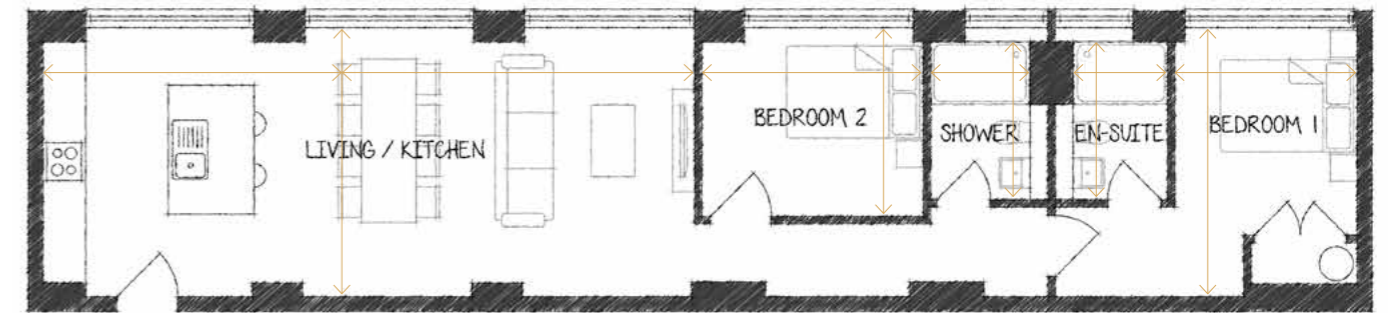
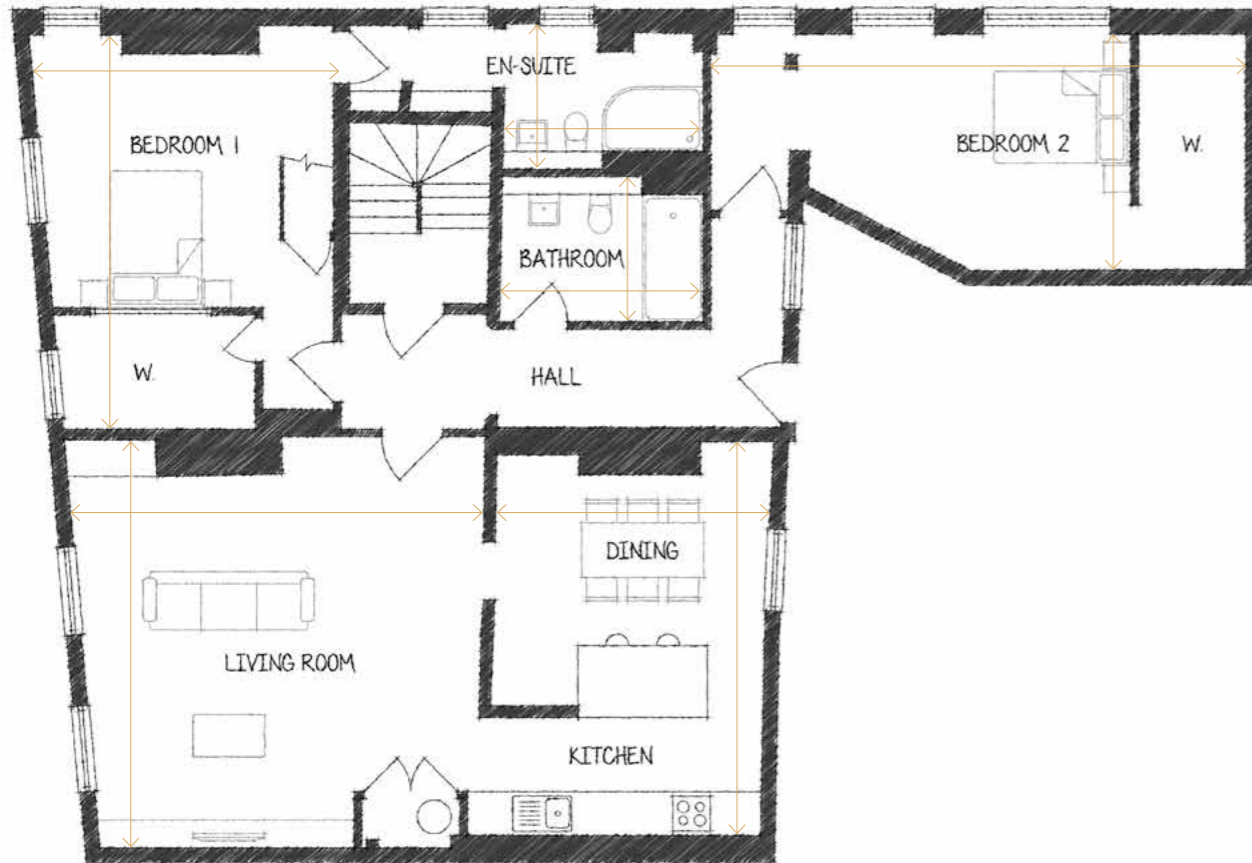
Living Room	5853mm x 5555mm	19'2" x 18'3"
Kitchen	3871mm x 5540mm	12'8" x 18'2"
Bedroom 1	4230mm x 3800mm	13'11" x 12'6"
En Suite	2795mm x 1936mm	9'2" x 6'4"
Bedroom 2	7445mm x 3222mm	24'5" x 10'7"
Bathroom	2850mm x 2035mm	9'4" x 6'8"



APARTMENT 6

65.12 SQM (701 SQFT)

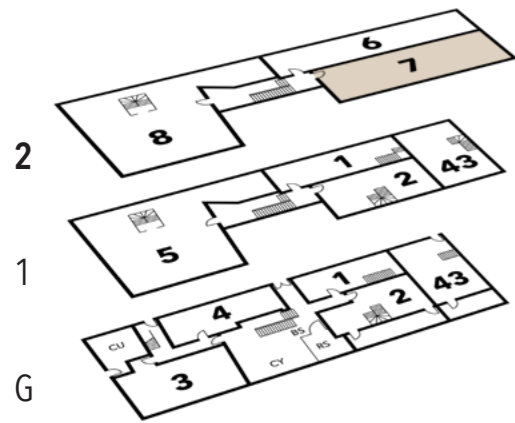
Living Room	6147mm x 3612mm	20'2" x 11'11"
Kitchen	2921mm x 3612mm	9'7" x 11'10"
Bedroom 1	2544mm x 3662mm	8'4" x 12'0"
En Suite	1547mm x 2175mm	5'1" x 7'2"
Bedroom 2	3078mm x 2499mm	10'1" x 8'2"
Shower	1622mm x 2173mm	5'4" x 7'2"



BS - Bicycle Storage
 CU - Commercial Unit
 CY - Courtyard
 RS - Refuse Store

Disclaimer: Floor plans shown are approximate only. Exact layouts and sizes may vary. Furniture is not included in the sale.

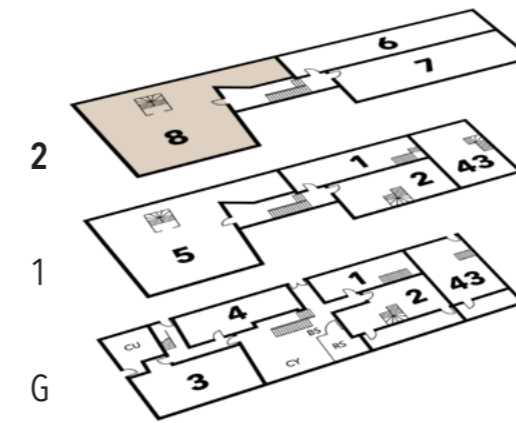
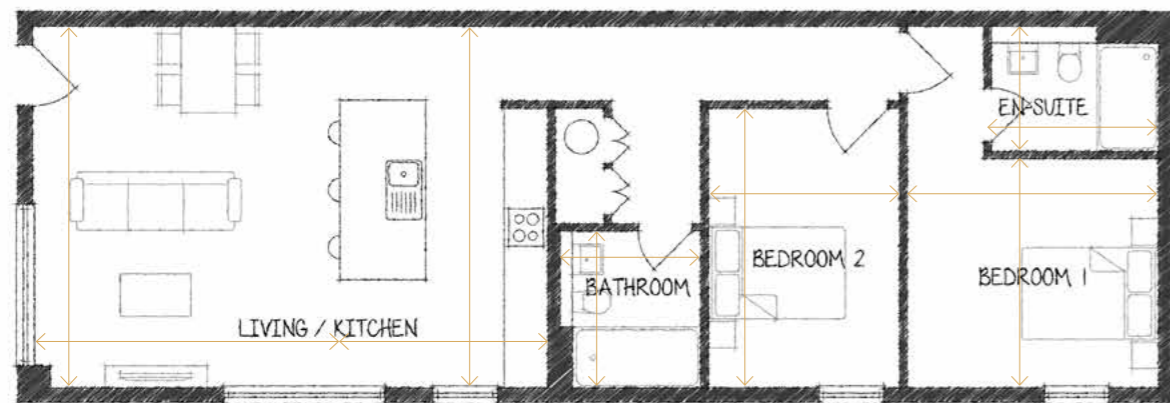




APARTMENT 7

78.4 SQM (843.9 SQFT)

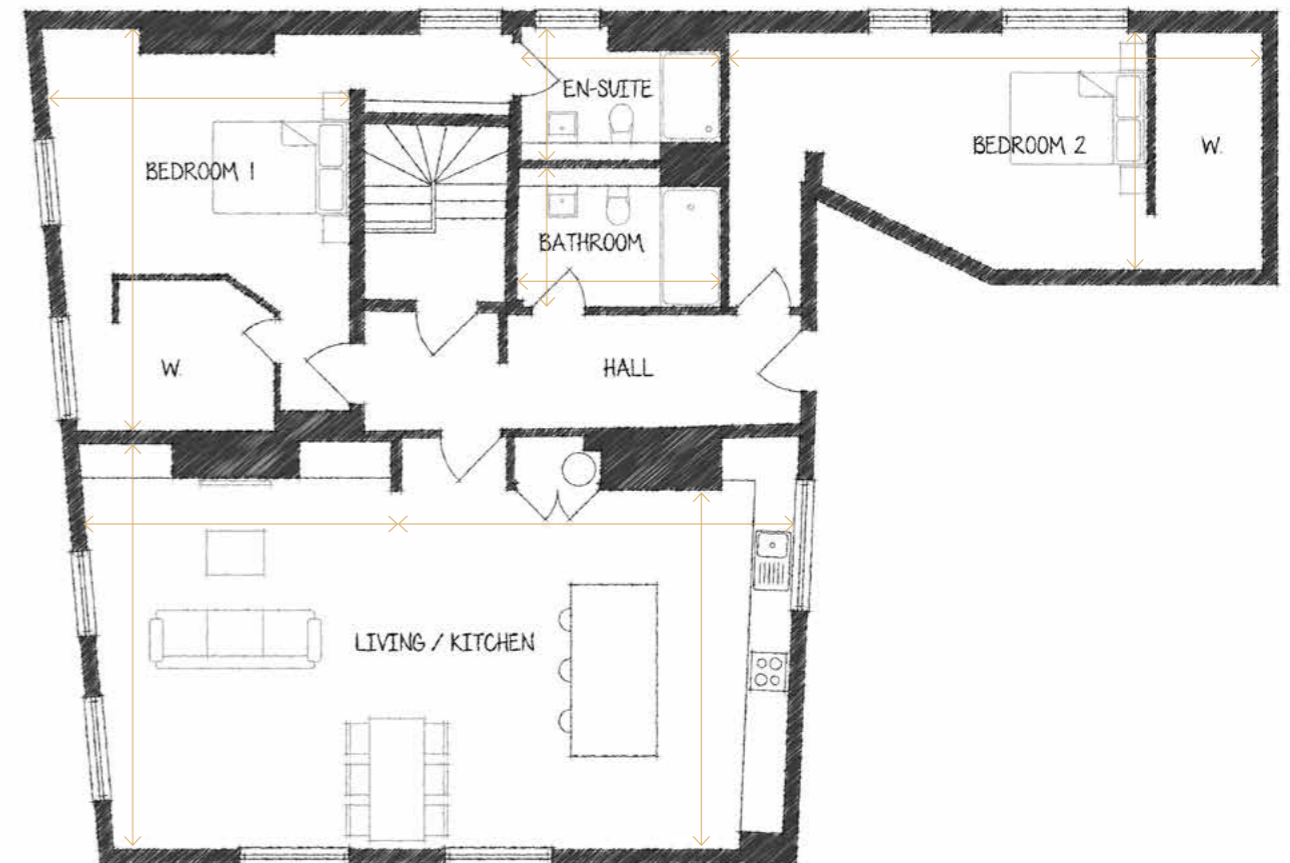
Living Room	4242mm x 4987mm	13'11" x 16'4"
Kitchen	2896mm x 4987mm	9'6" x 16'5"
Bedroom 1	3511mm x 3139mm	11'6" x 10'4"
En Suite	2345mm x 1751mm	7'8" x 5'9"
Bedroom 2	2660mm x 3893mm	12'9" x 8'9"
Bathroom	1938mm x 2128mm	8'9" x 12'9"



APARTMENT 8

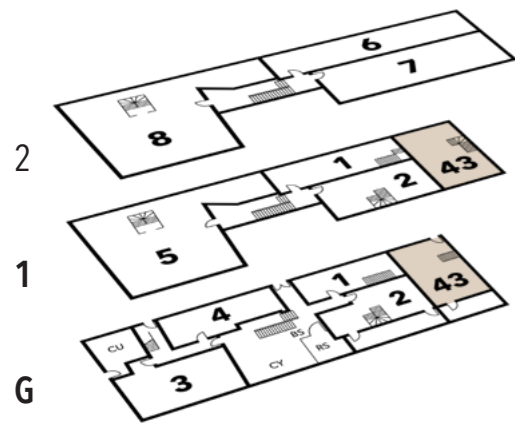
120.9 SQM (1301.4 SQFT)

Living Room	4318mm x 5528mm	14'2" x 18'2"
Kitchen	5359mm x 4928mm	17'7" x 16'2"
Bedroom 1	4248mm x 5538mm	13'11" x 18'2"
En Suite	2800mm x 1790mm	9'2" x 5'10"
Bedroom 2	7427mm x 3251mm	24'4" x 10'8"
Bathroom	2863mm x 1950mm	9'5" x 6'5"



BS - Bicycle Storage
 CU - Commercial Unit
 CY - Courtyard
 RS - Refuse Store

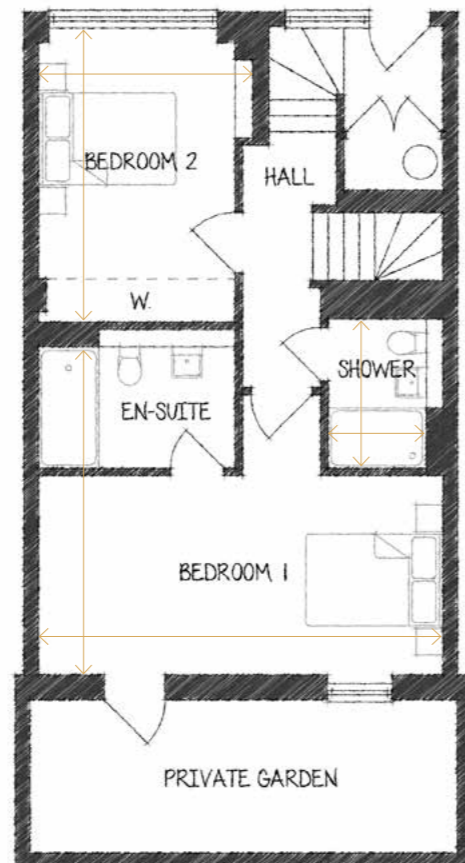
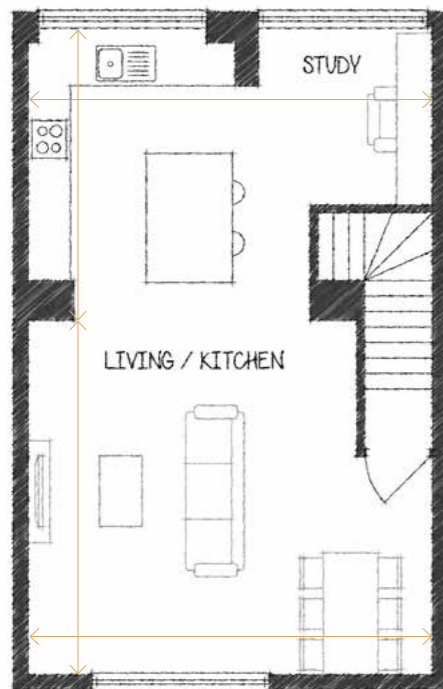
Disclaimer: Floor plans shown are approximate only.
 Exact layouts and sizes may vary. Furniture is not included in the sale.



43 KENYON STREET

94.9 SQM (1021.5 SQFT)
107.02 SQM (1152 SQFT) including private garden

Living Room	5636mm x 4901mm	18'6" x 16'1"
Kitchen	5655mm x 3877mm	18'7" x 12'9"
Bedroom 1	5631mm x 2780mm	18'6" x 9'1"
En Suite	2745mm x 1700mm	9'0" x 5'7"
Bedroom 2	2975mm x 4043mm	9'9" x 13'3"
Shower	1604mm x 2079mm	5'3" x 6'10"



BS - Bicycle Storage
CU - Commercial Unit
CY - Courtyard
RS - Refuse Store

Disclaimer: Floor plans shown are approximate only.
Exact layouts and sizes may vary. Furniture is not included in the sale.



COMPUTER GENERATED IMAGE. SUBJECT TO CHANGE



COMPUTER GENERATED IMAGE. SUBJECT TO CHANGE



COMPUTER GENERATED IMAGE. SUBJECT TO CHANGE



RELIANCE WORKS, CAROLINE STREET, BIRMINGHAM B3 1UE



A DEVELOPMENT BY
 the
urban
 PROJECT

*Maguire Jackson*TM
 ENQUIRIES CALL 0121 634 1520

RELIANCEWORKS.CO.UK

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Maguire Jackson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Maguire Jackson nor any other joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.