

ONE

COLMORE SQUARE

Birmingham, B4 6AJ

8,093 SQ FT / 752 SQ M

Grade A office space in
the heart of Birmingham's
Business District



MODERN ELEGANCE



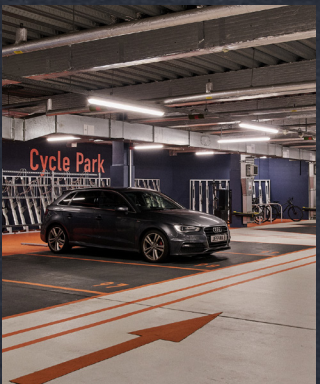
In the heart of Birmingham's central business district, One Colmore Square is fully future-proofed, offering Platinum WiredScore, Grade A specification and a BREEAM 'Very Good' rating.

This 200,000 sq ft office building is home to several blue-chip firms including EY, Hays and Shakespeare Martineau.

Future refurbishment includes shower facilities, communal meeting rooms, event space and a brand new food hall and coffee shop.



SPACE THAT WORKS FOR YOU



ACCREDITATIONS



WireScore Platinum



EPC B(49)



Grade A specification



BREEAM 'Very Good'

BUILDING BENEFITS



Concierge reception



Building app



24/7 security and access



Design density 1:10

BUILDING SPECIFICATION



Suspended metal tile ceiling



Recessed LED lighting



Fully access raised floors



Air conditioning

END OF JOURNEY EXPERIENCE



Male, Female & DDA WC's



Shower and changing facilities



Cycle storage and lockers







6 parking spaces

FLEXIBLE FLOOR SPACE

3RD FLOOR - 8,093 SQ FT / 752 SQ M

One Colmore Square offers flexible, open plan offices located on the 3rd floor which benefits from a breakout kitchen and separate collaboration area, 2 large conference rooms, 5 smaller meeting rooms and private offices.



-  Communal areas
-  Meeting rooms
-  Desk space
-  Core

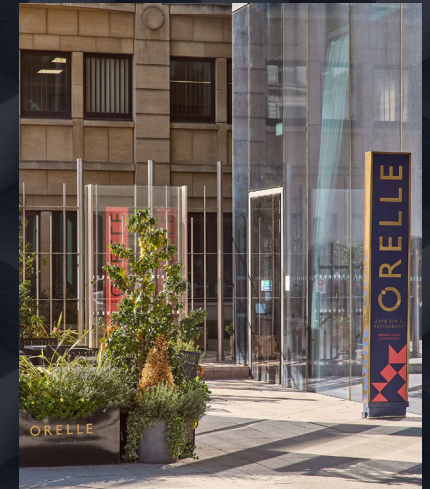
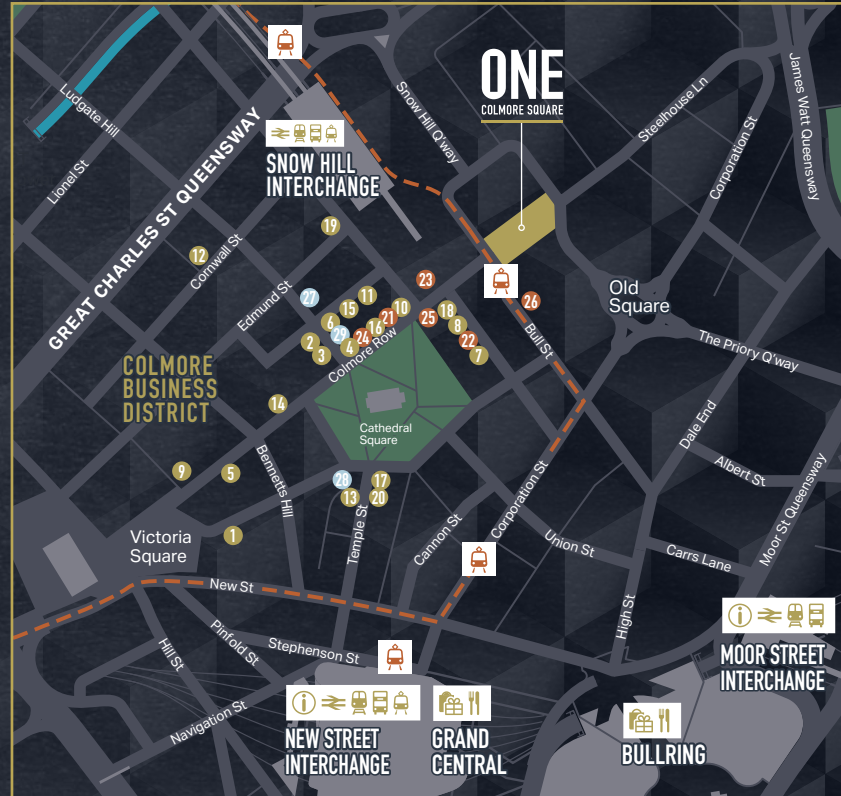
Floor plan not to scale. For indicative purposes only.



PERFECTLY PLACED

One Colmore Square is ideally located just five minutes from New Street Station, offering easy access to rail services and the upcoming HS2 high-speed line. Its prime position places it within walking distance of Birmingham's vibrant city centre, where you'll find a wealth of amenities to suit modern occupiers.

From the cultural riches of the Birmingham Hippodrome and the Library of Birmingham to the high-end shopping experiences at Selfridges and Harvey Nichols, the city offers something for everyone. Whether you're craving an artisan coffee and a quick bite to eat, a few cocktails after work or a sit down meal at a Michelin-starred restaurant, the building's central location puts you within easy reach of it all.



Bars & Restaurants

- | | |
|--------------------|---------------------------|
| 1. Adams | 11. Primitivo |
| 2. Fazenda | 12. Purnells |
| 3. Gaucho | 13. San Carlo |
| 4. Gusto Italian | 14. Six by Nico |
| 5. Henman & Cooper | 15. Tattu |
| 6. Issac's | 16. The Alchemist |
| 7. Land Restaurant | 17. The Ivy |
| 8. Loki Wine | 18. The Good Intent |
| 9. Orelle | 19. The Old Contemptibles |
| 10. Pasture | 20. The Oyster Club |

Cafés & Lunch

- | |
|---------------------|
| 21. 200 Degrees |
| 22. Anderson & Hill |
| 23. Costa |
| 24. Philpotts |
| 25. Pret |
| 26. Wayland's Yard |

Hotels

- | |
|---------------------|
| 27. Hotel du Vin |
| 28. Premier Inn |
| 29. The Grand Hotel |



FURTHER INFORMATION

LEASE TERMS

The 3rd floor is available on full repairing and insuring lease terms.

RENT

£28.00 per sq ft per annum exclusive.

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the Local Authority.

SERVICE CHARGE

A service charge will be levied toward the cost of the maintenance of the common areas.

EPC

The property has an EPC rating of B(49). A copy of the Energy Performance Certificate is available upon request.

VAT

VAT is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

For further information or to arrange a viewing please contact the joint agents:



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