

# 4 Temple Row

FULLY FITTED OFFICE SPACE

Birmingham, B2 5HG

4 TEMPLE ROW

A modern office interior featuring a lounge area with a grey sofa and orange chairs, a bar with a black counter and stools, and glass-walled offices. The space is bright with large windows and includes indoor plants and a vertical garden wall.

# Introduction

**4 Temple Row offers prime office accommodation in the heart of Birmingham's Colmore Business District.**

Following a full refurbishment, the building combines modern workspace with excellent amenities, placing your business at the centre of a thriving professional community.

**4 TEMPLE ROW**

# Highlights

- Prime city centre location within Colmore Business District
- Grade A refurbished office space
- Fully fitted and CAT A suites available
- 3-5 minutes' walk from New Street and Snow Hill Stations
- Adjacent to Bull Street Metro stop
- EPC B 35
- Communal break-out lounge and bookable meeting rooms
- Health club quality basement showers, drying room, lockers, and bike racks



4 TEMPLE ROW

# Location & Connectivity



- Adjacent to Bull Street Metro stop



- Birmingham Airport by train in under 18 minutes



- 3-minute walk to Snow Hill Station
- 5-minute walk to New Street Station
- Within 5 minutes of the future Curzon Street HS2 station
- 49-minute future HS2 journey to London



- Direct access to the M5, M6, and M42 motorways
- Drive to:**
- London, Manchester, and Leeds in 2 hours
  - Bristol in 1.5 hours



4 TEMPLE ROW

# Strategically Positioned

in the heart of the City

## Transport

- 1 HS2: Birmingham Curzon Street
- 2 Birmingham Airport: 27 mins
- 3 M5: 24 mins
- 4 M6: 14 mins
- 5 M42: 21 mins

## Food and Beverage

- 6 Montys Deli
- 7 Perch
- 8 Boston Tea Party
- 9 Waylands Yard
- 10 Primitivo
- 11 Pret A Manger
- 12 Coffee Time
- 13 Morridge
- 14 Gauchó
- 15 Dishoom
- 16 Flight Club
- 17 Riva Blu
- 18 The Ivy
- 19 Rudy's Pizza Napoletana
- 20 The Botanist

## Hotel

- 21 The Grand Hotel
- 22 Premier Inn
- 23 Staybridge Suites
- 24 Macdonald Burlington Hotel
- 25 Travelodge

## Shopping

- 26 Great Western Arcade
- 27 Mailbox
- 28 Bullring

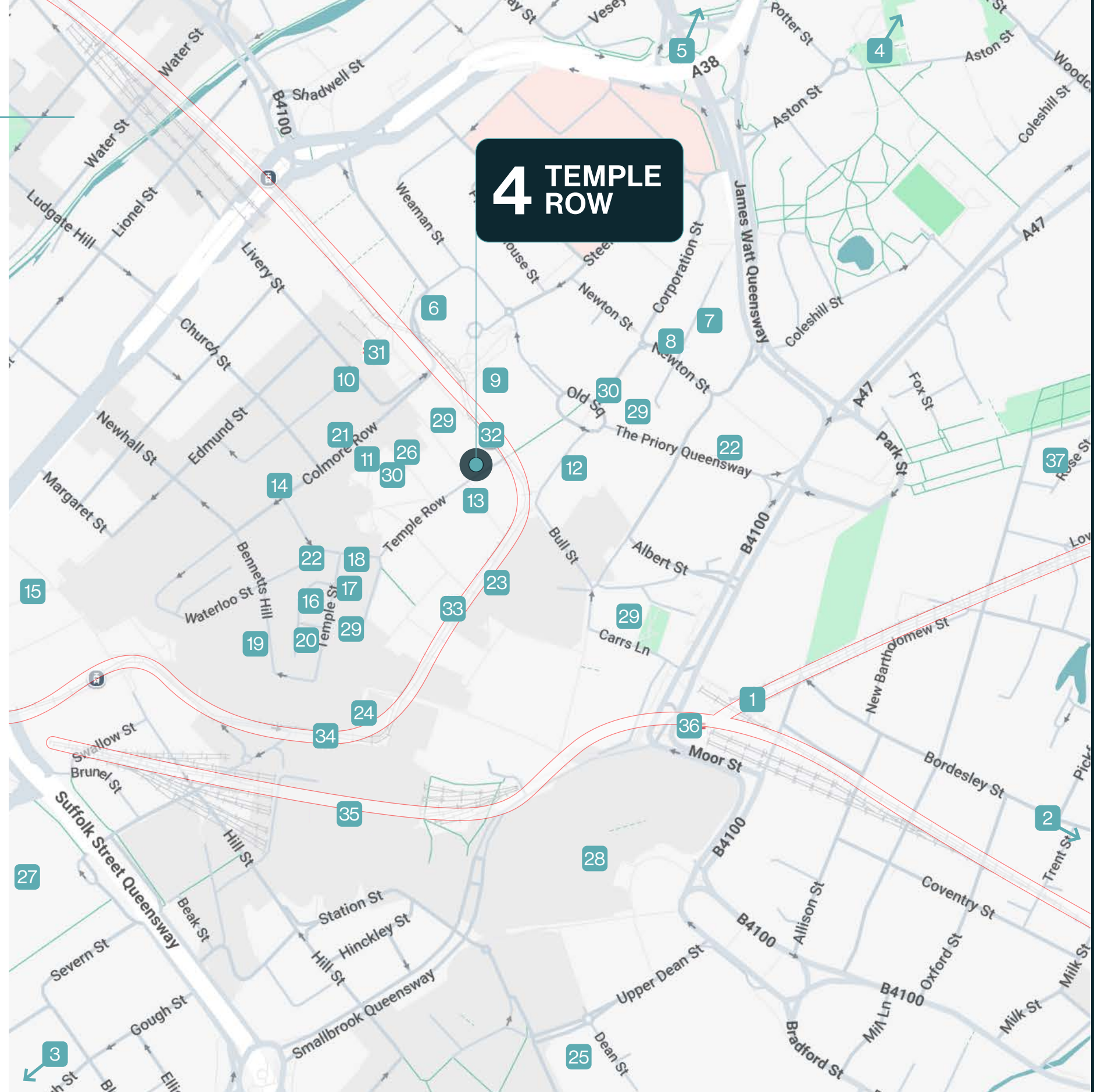
## Convenience

- 29 Tesco
- 30 Sainsbury's

## Stations

- 31 Birmingham Snow Hill
- 32 Bull Street
- 33 Corporation Street
- 34 Grand Central
- 35 Birmingham New Street
- 36 Birmingham Moor Street
- 37 Curzon Street Station

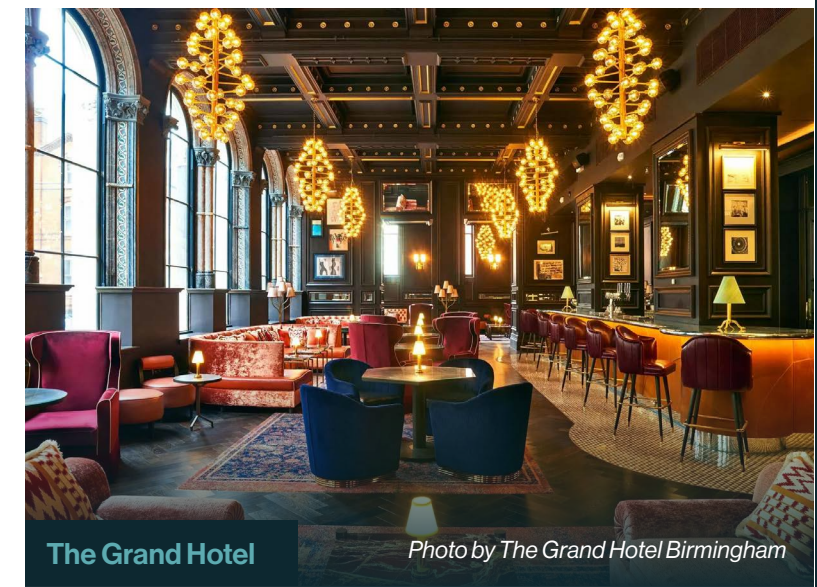
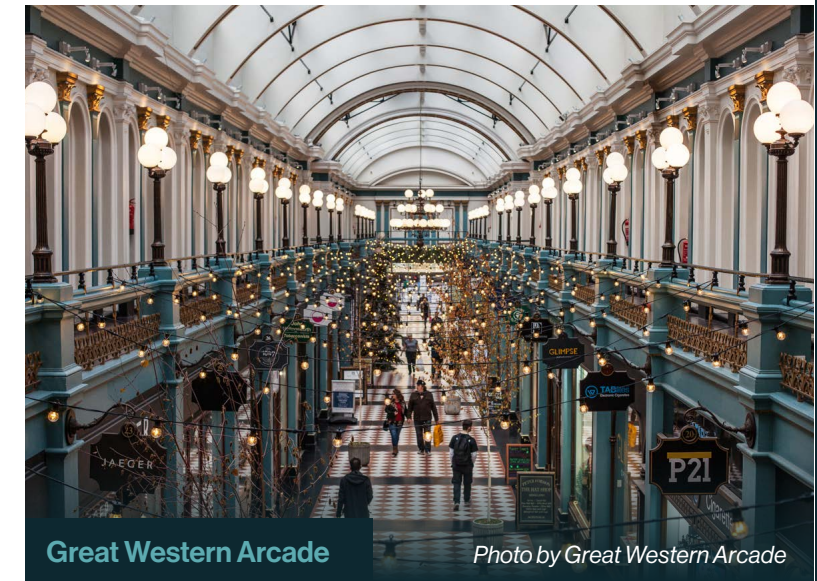
[View in Google Maps](#)



# 4 TEMPLE ROW

# Amenities & Lifestyle

Surrounded by an array of lifestyle amenities:



# 4 TEMPLE ROW

4 Temple  
Row

Hub Transport Planning  
Bluetel Solutions  
Richter  
Quantem  
Cafcass  
Priory Wellbeing Centre

4 Temple  
Row

# The Building

Comprising seven floors of Grade A office space and four ground floor retail units totalling 29,427 sq ft. The building features a contemporary reception, communal breakout area, bookable meeting rooms, and health club quality changing facilities.

*Artist's impression of the new outside*

4 TEMPLE ROW



# 4 TEMPLE ROW



# 4 TEMPLE ROW

# Specification



Daikin VRV 4 heating and cooling system



70mm raised access floors



LED lighting with daylight dimming



High-performance Cool Lite solar control windows



Showers, lockers, and drying room



2 x 8 person passenger lifts



EPC B 35



CCTV and access control



Manned reception



WCs on each floor



DDA compliant

# 4 TEMPLE ROW

# Superfast Internet Connectivity

We have partnered with coreconnect to make 4 Temple Row a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer tenants a range of high speed fibre internet connectivity options available instantly.

✓ Instant access with guaranteed availability from day one

✓ No wayleave required, so no delays or legal costs

✓ Cabling already in place to each demise

✓ Diverse connections with resilience available

✓ Data-centre co-hosting and connections to all the major data-centres

# Floorplans & Availability

4th floor Fully-fitted suite includes:

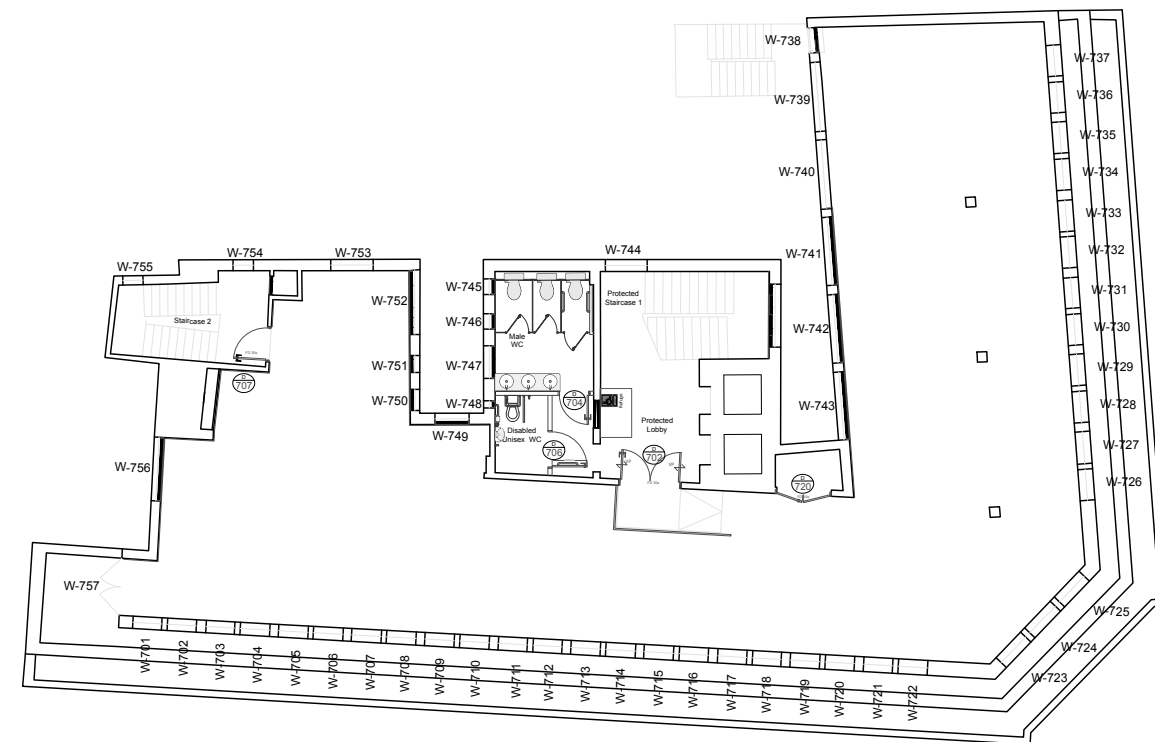
- 28 regular workstations (can increase to 40)
- Touchdown / hot-desking
- 2 x 6 person meeting rooms
- 1 x 2 person meeting room
- 2 x 1 person meeting rooms
- Break-out & collaboration zones
- Meet & Greet Reception area
- Kitchen
- Comms room

## AVAILABLE SUITES

2nd Floor	3,383 sq ft
4th Floor	3,358 sq ft
7th Floor	2,522 sq ft
<b>Total Available</b>	<b>9,263 sq ft</b>



4th Floor Fitted Suite



7th Floor Fitted Suite

4 TEMPLE ROW



# Reasons to Choose 4 Temple Row

Leasing at 4 Temple Row provides flexible, high-quality office space in one of the UK's most strategic and connected locations.

- ✓ Prestigious business address
- ✓ Ready-to-use fully fitted space including superfast broadband
- ✓ Surrounded by like-minded businesses
- ✓ Prime location for attracting and retaining top talent
- ✓ Excellent local amenities
- ✓ Well-connected city for national and international travel

# 4 TEMPLE ROW

# Contact

Arrange a viewing today:



---

## Sam Benson

Sam.Benson@knightfrank.com

+44 (0) 7581 043 824

## Jamie Phillips

Jamie.Phillips@knightfrank.com

+44 (0) 7900 324 900

## Richard Williams

RJWilliams@lsh.co.uk

+44 (0) 7468 727 158

## Andy Riach

ARiach@lsh.co.uk

+44 (0) 7743 978 109

Knight Frank and Lambert Smith Hampton for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Knight Frank and Lambert Smith Hampton has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. September 2025

4 TEMPLE ROW