



**Colmore Row**  
BIRMINGHAM



## Colmore Row BIRMINGHAM

**more**  
than meets  
the eye

At the very heart of Birmingham's business district, 120 Colmore Row offers a great deal more than meets the eye. Behind its striking front door and elegant Victorian façade, the newly designed interior offers four floors of exceptional space, light, and design.

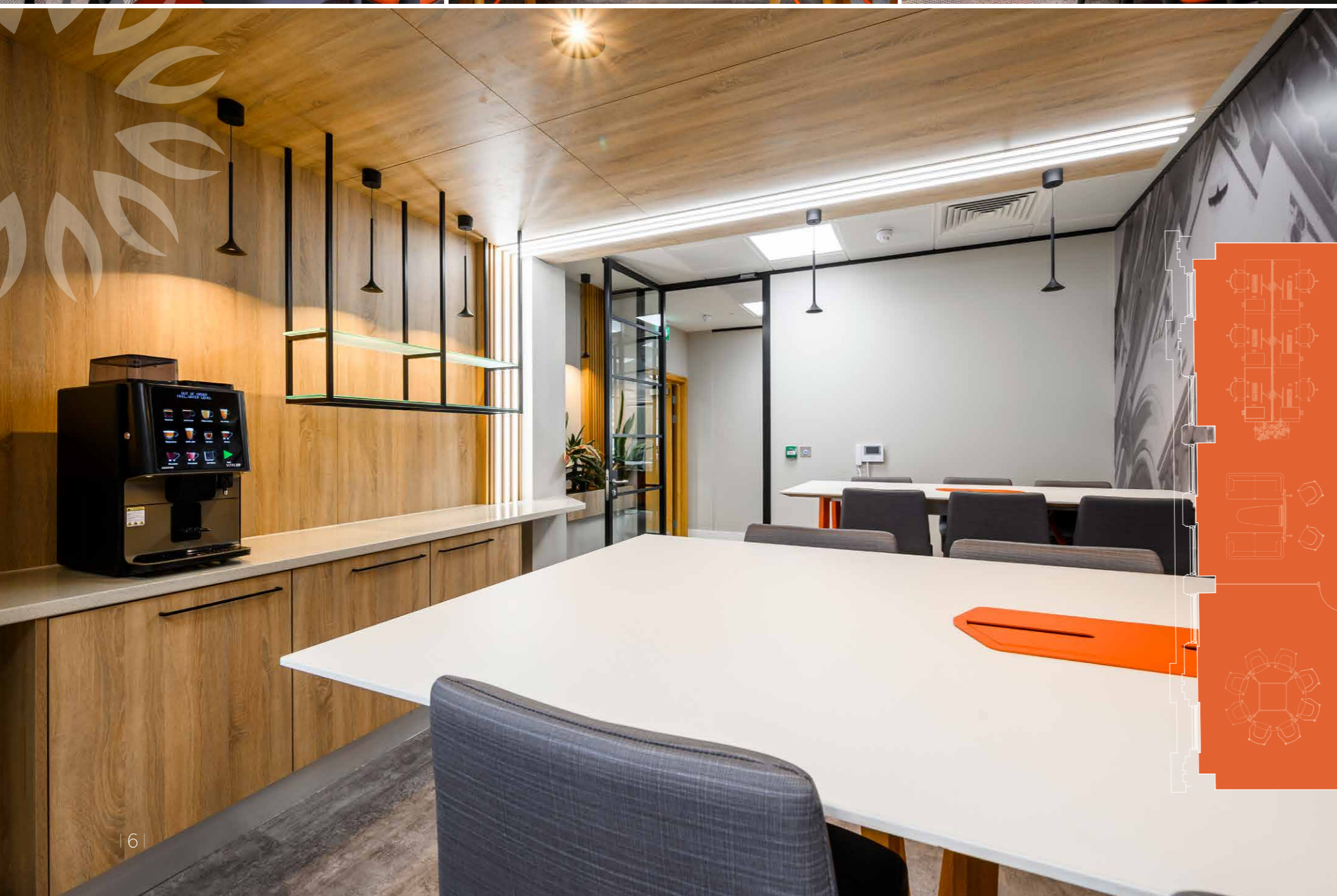


# you're **more** than welcome

As you enter the building off the bustling streets of Colmore Row, you're welcomed by a spacious, stylish lobby that provides the perfect transitional space to pause and gather your thoughts before moving on with your working day.

The lift takes you up to four floors of premium office space that offer flexibility in design and layout as well as designated breakout areas for collaborative working, socialising or just grabbing a coffee.



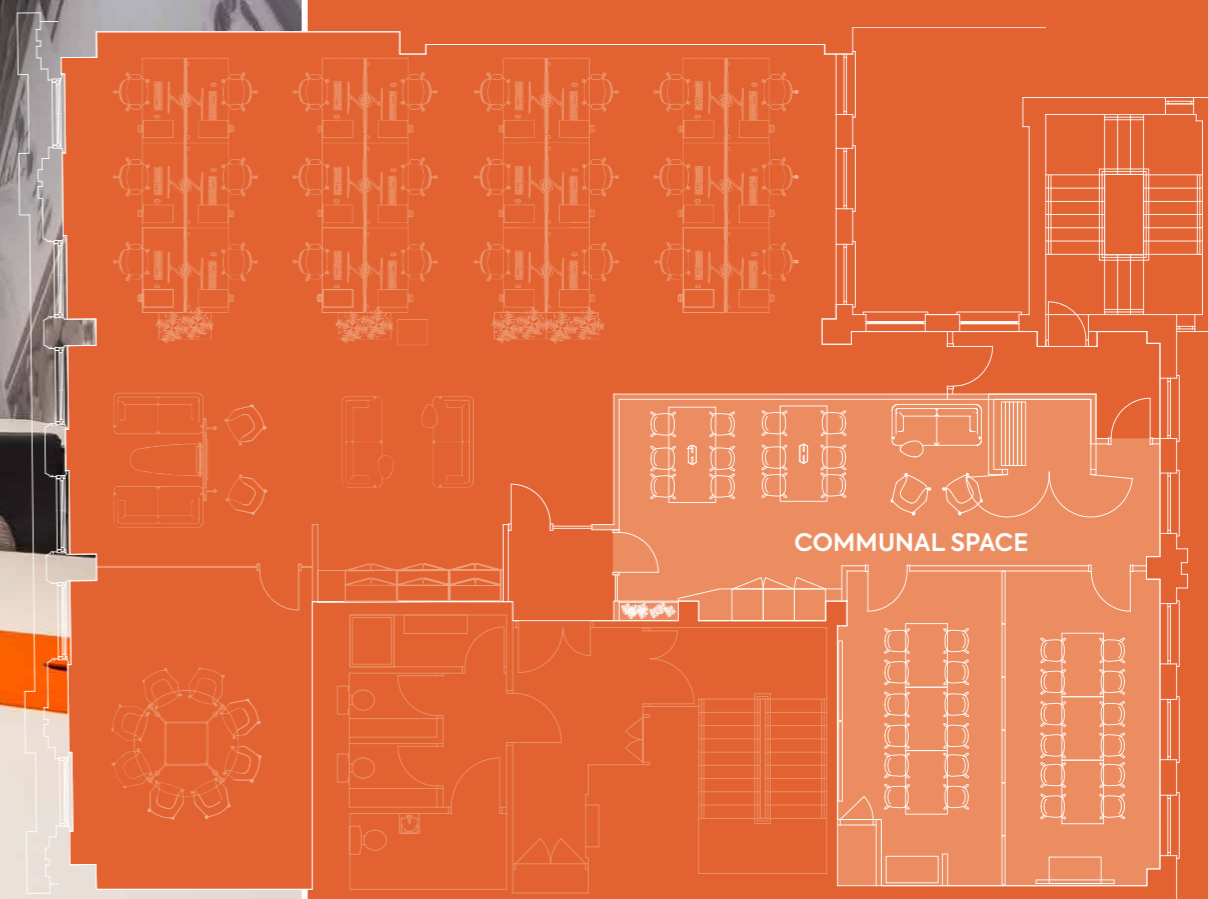


# more communal space

An abundance of smart and stylish communal space has been designed on the first floor for those looking for informal meeting areas, networking or simply taking time for yourself.

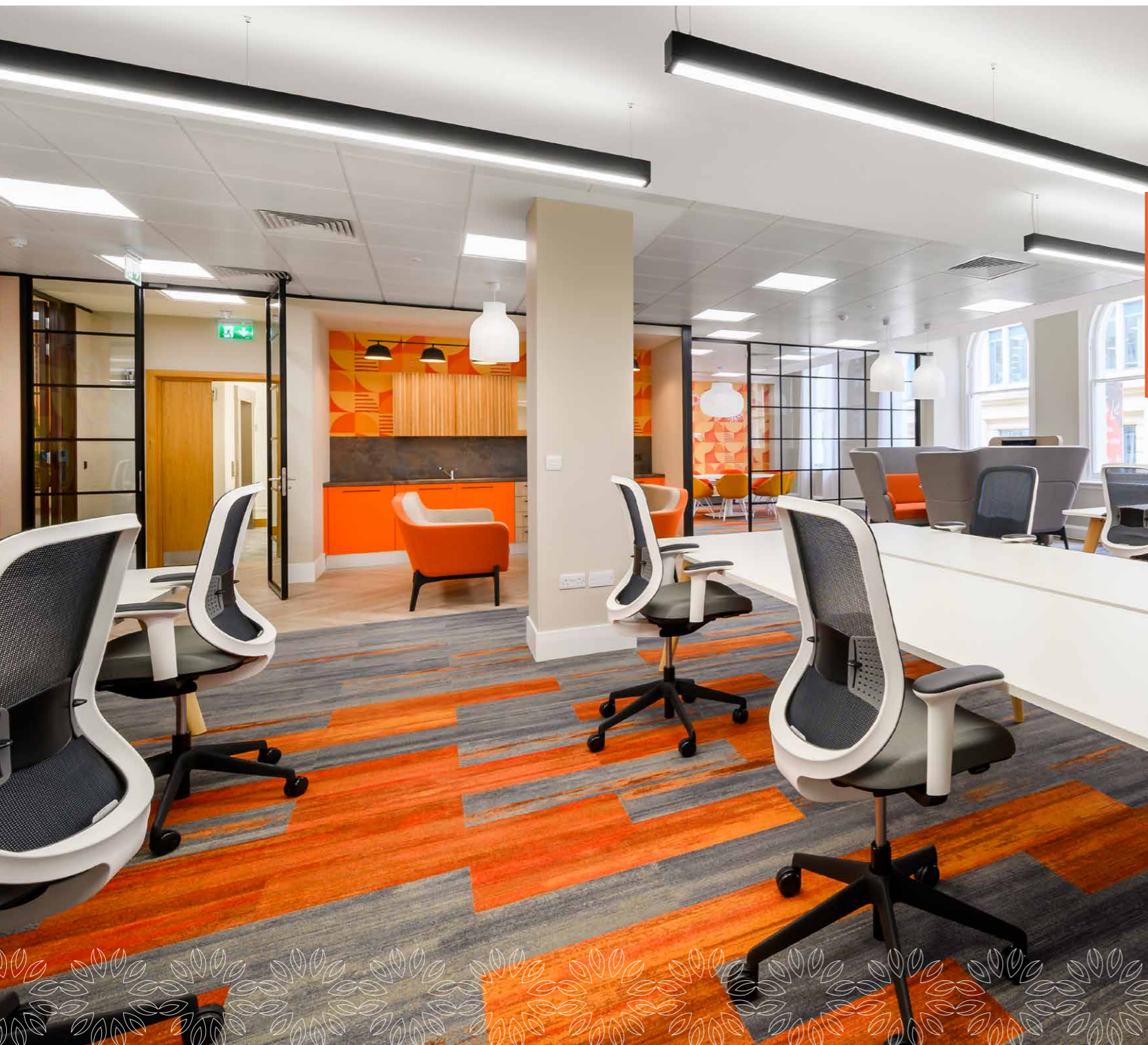
The refurbished first floor includes:

- 2 x 12 person bookable meeting rooms
- Presentation space for audiences of 30+ people
- Conferencing facilities
- Kitchen and coffee making facilities
- Informal break out areas
- Hot desking space



**more**  
space to  
collaborate

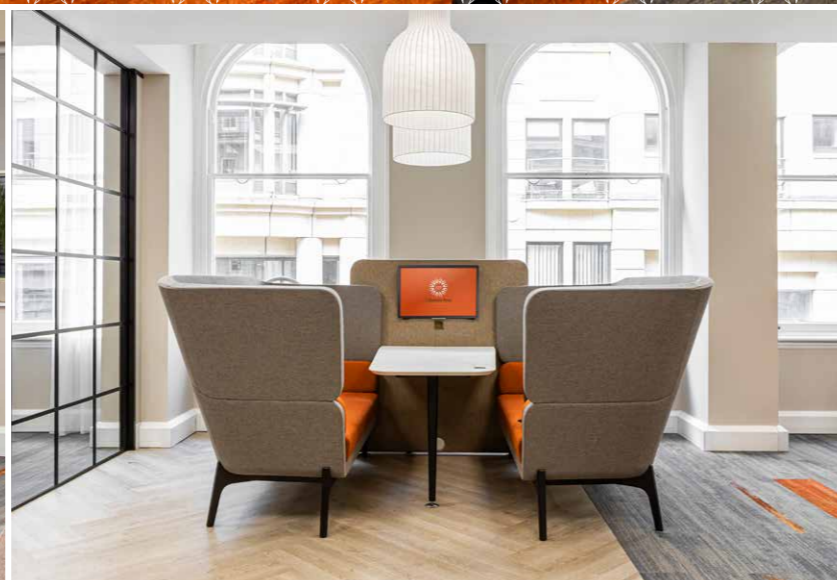
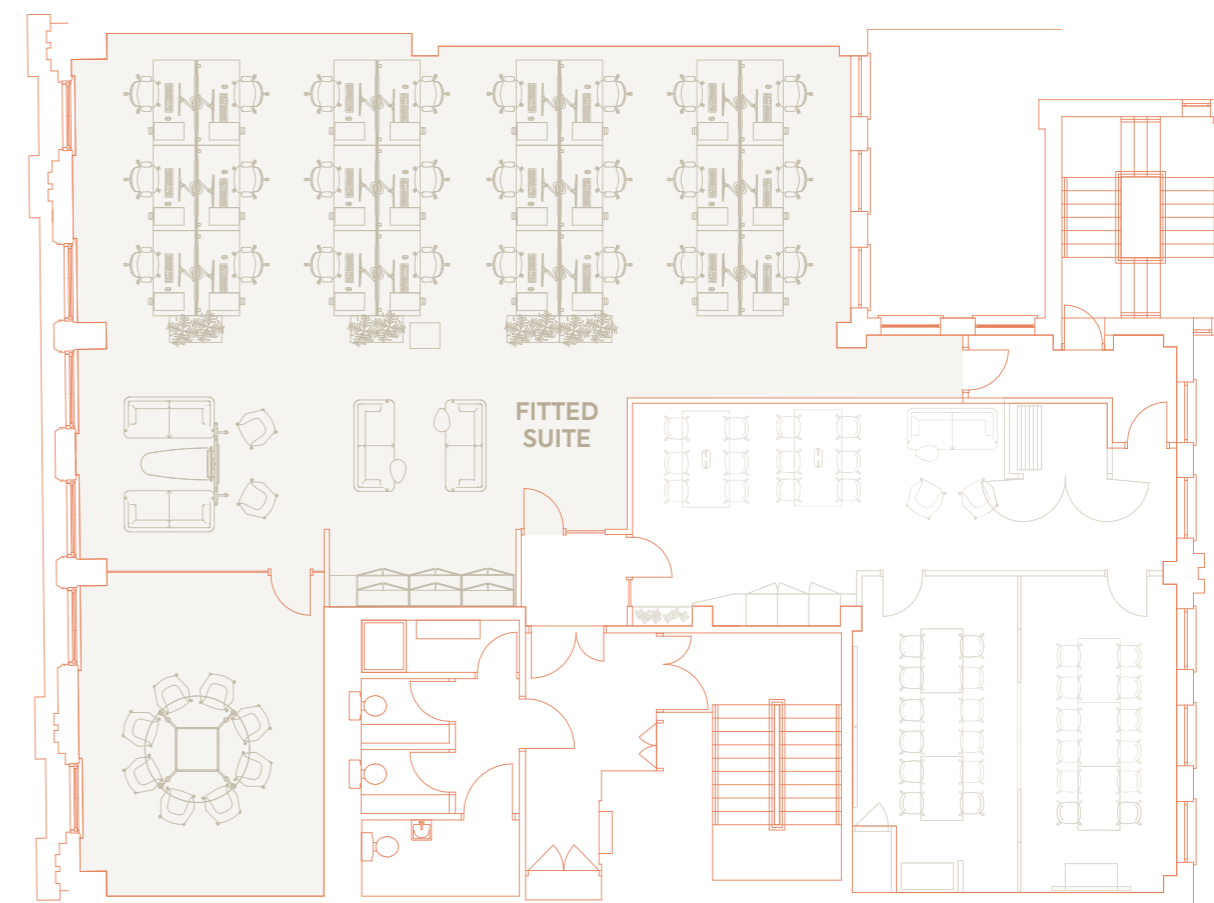




# less hassle **more** plug & play

For those wanting to get ahead of the game the 1st floor suite has already been fitted to an excellent standard, including a fully equipped kitchen, high quality Crittall-style glazed meeting room and breakout space, complete with desks for 24 people. If you like what you see, this suite can also easily be replicated across other floors to meet your requirements.

First Floor 1,709 sq.ft. 158.8 sq.m. (NIA)



Internet connection



Meeting room



Kitchen facilities



24 desks



Break out space



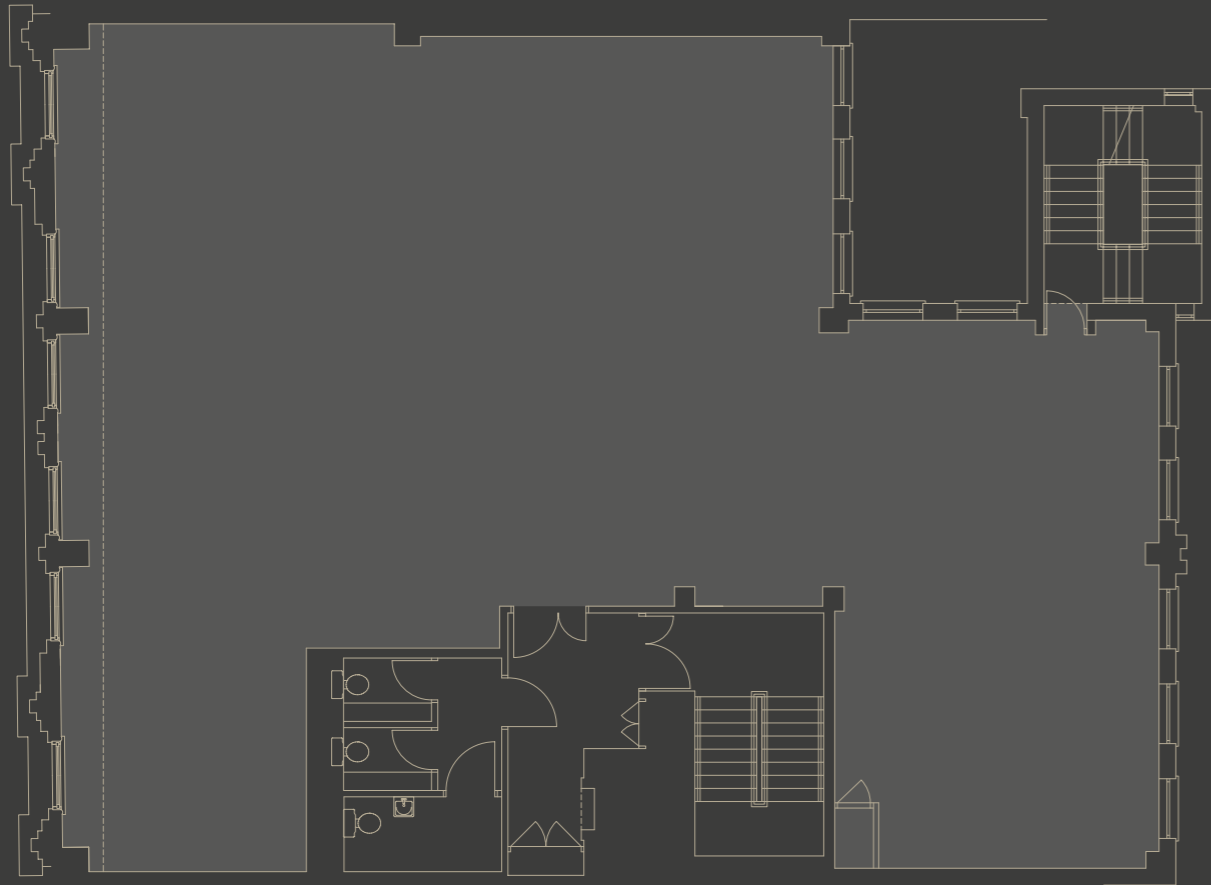
more  
style  
more  
impact

# more choice more flexibility

Whether you're a thriving company looking for a larger office or a small consultancy needing desk space in the business district, 120 Colmore Row has flexible options to suit occupiers of every size.

The design and look of the offices are also flexible, choosing from a fully fitted plug and play suite to a blank canvas that you can adapt to suit the needs of your business.

Second Floor	2,652 sq.ft.	246.4 sq.m. (NIA)
Third Floor	2,314 sq.ft.	215.0 sq.m. (NIA)
Fourth Floor	1,732 sq.ft.	160.9 sq.m. (NIA)



LED lighting



Suspended ceiling with perforated metal tiles



Air conditioning



Perimeter power and data trunking



Shower facilities



EPC C63



# connected in **more** ways than one

The prime location of Colmore Row offers an abundance of amenities on your doorstep. Whether that's taking a stroll around St Philip's Cathedral grounds, or choosing one of the many bars, restaurants and cafes to frequent during or after your working day.



# more on your doorstep

Not only does Colmore Row's central location provide a multitude of options for travel in and out of Birmingham, it also offers easy access to the best of the city's main attractions.

For those who like to shop there is both the Mailbox and the Bullring minutes away which are conveniently nestled alongside much of the city's top bars, restaurants, cafes and hotels.

For those looking for something more relaxing and reflective the cathedral grounds, Victoria Square and the Birmingham Museum & Art Gallery collections of exquisite art are all a short stroll away.



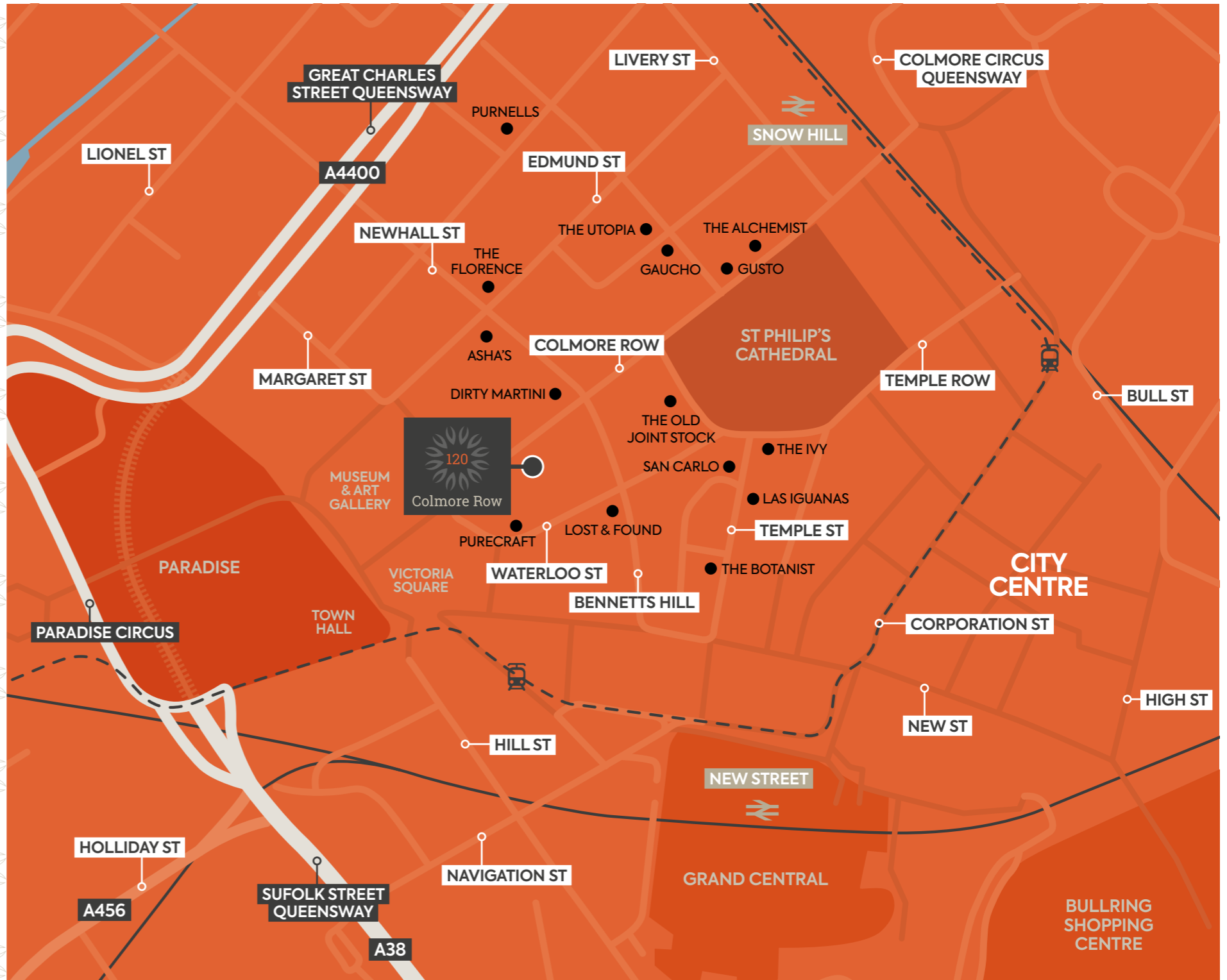
St Philip's Cathedral



Town Hall & Victoria Square



Restaurants along Temple St





**more**  
to suit you

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find out  
**more**

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