

90
COLMIORE
ROW

BIRMINGHAM



CGI -- 90 COLMORE ROW, CORNER VIEW



CGI -- 90 COLMORE ROW, AERIAL VIEW

INTRODUCING NUMBER 90.

For over a century, 90 Colmore Row has stood with quiet confidence in the heart of Birmingham's business district.

Now elegantly and sustainably re-imagined across seven floors, the building will offer beautifully designed workspaces, premium amenity areas and a roof terrace with views over Cathedral Square.

Blending timeless architecture with forward-thinking design, 90 Colmore Row embodies beauty, wisdom and ambition and is perfectly attuned to the needs of the future workforce.

NOT JUST A PRETTY FACE.

RECEPTION

Crafted from timeless Portland stone, the building's historic façade sets the tone for what lies within. Natural materials flow seamlessly from the exterior into the interiors, creating a harmonious connection between outside and in.

This thoughtful use of texture and tone evokes warmth and a boutique feel, elevated by vibrant moments of biophilia and colour. Curves and organic forms echo the original architecture, celebrating the character of the façade and windows while reinforcing the building's natural aesthetic.



90 COLMORE ROW

CGI -- RECEPTION

RECEPTION

90 COLMORE ROW



INTERIOR
AESTHETIC.



MATERIALS

- 1 Leather-Wrapped Balustrade
- 2 Red Brick Terrazzo
- 3 Portland Stone Terrazzo
- 4 Portland Stone
- 5 Matte Black Metal
- 6 Cool Oak Flooring
- 7 Ceramic Wall Tiles

90 COLMORE ROW

WORKSPACE



SPACE
THAT
MEANS
BUSINESS.



90 COLMORE ROW



BUSINESS LOUNGE

90 COLMORE ROW



WORKSPACE

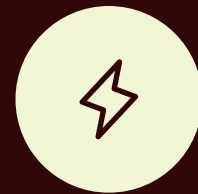
CGI -- TYPICAL FLOOR

HQ QUALITY SPACE.

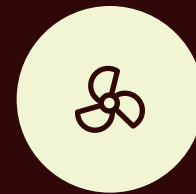
90 COLMORE ROW

Offering a total of 29,308 ft² of workspace, the flexible floors, ranging from 2,063 – 5,648 ft², provide space flooded with natural light from three aspects.

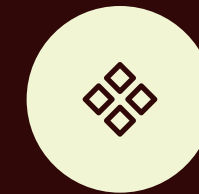
SUMMARY SPECIFICATION.



All-electric
building



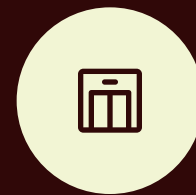
Highly efficient VRF
heating and cooling system



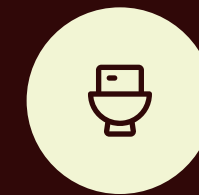
Semi-exposed
services



Feature LED
pendant lighting



New 2x 10 person
passenger lifts



New male/female/
accessible toilets

THE CHERRY ON TOP.

The sixth floor roof top terrace will provide c.1,800 ft² of quiet sanctuary, with stunning, southerly views over Cathedral Square and the Birmingham skyline.



ROOF TERRACE

90 COL MORE ROW

CGI -- SIXTH FLOOR ROOF TERRACE

GET THE COGS TURNING.

END-OF-JOURNEY



CGI -- END-OF-JOURNEY

90 COLMORE ROW

Studies show that people who cycle to work report higher job satisfaction and are more motivated and productive. 90 Colmore Row will provide c.1,259 ft² of end-of-journey facilities, to accommodate this increasingly popular way of commuting.

- 45x**
Cycle spaces
- 30x**
Lockers
- 6x**
Brompton lockers
- 3x**
Shower rooms



CGI -- END-OF-JOURNEY, LOCKERS

YESTERDAY'S
CRAFT.

TOMORROW'S
STANDARD.



CGI -- 90 COLMORE ROW FROM CATHEDRAL SQUARE

SCHEDULE OF AREAS.

SCHEDULE OF AREAS



COLMORE ROW

90 COLMORE ROW

Floor	Use	ft ²	m ²
SIXTH	Roof Terrace	1,787	166.0
FIFTH	Workspace	3,992	370.9
	Terrace	188	17.5
FOURTH	Workspace	4,952	460.1
THIRD	Workspace	5,648	524.7
SECOND	Workspace	5,568	517.3
FIRST	Workspace	5,557	516.3
GROUND	Workspace	2,063	191.6
	Reception	1,764	163.9
	Business Lounge	919	85.4
LOWER GROUND	Workspace	1,527	141.9
Total		31,991	2,972.1
Total Including Terraces		33,967	3,155.6

GROUND FLOOR.

Workspace
2,063 ft² / 191.6 m²

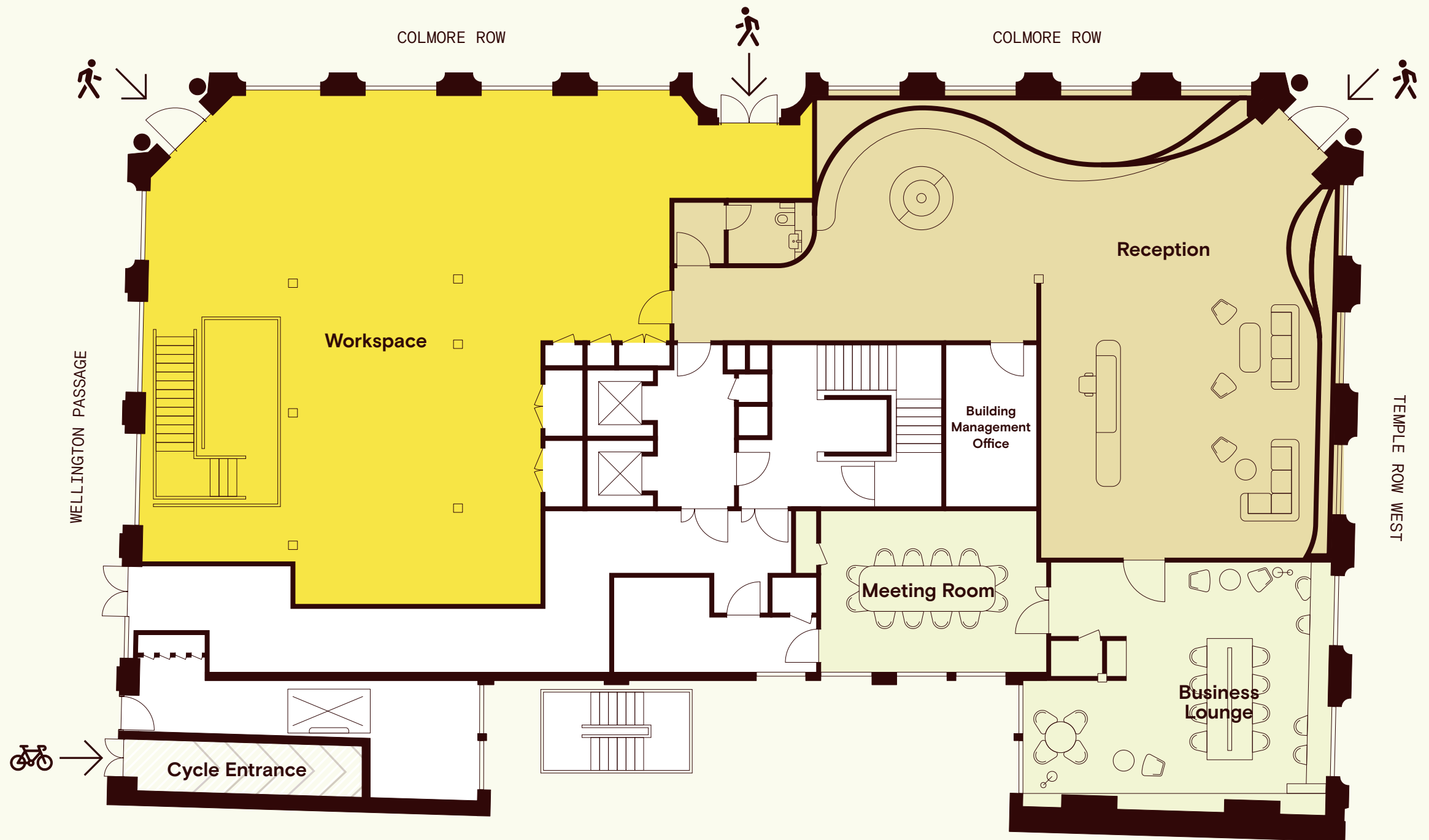
Reception
1,764 ft² / 163.9 m²

Business Lounge
919 ft² / 85.4 m²

FLOOR PLAN



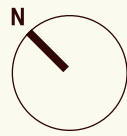
Not to scale. For indicative purposes only.



TYPICAL FLOOR.

First – third floors.

Workspace
5,648 ft² / 524.7 m²

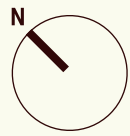


Not to scale. For indicative purposes only.

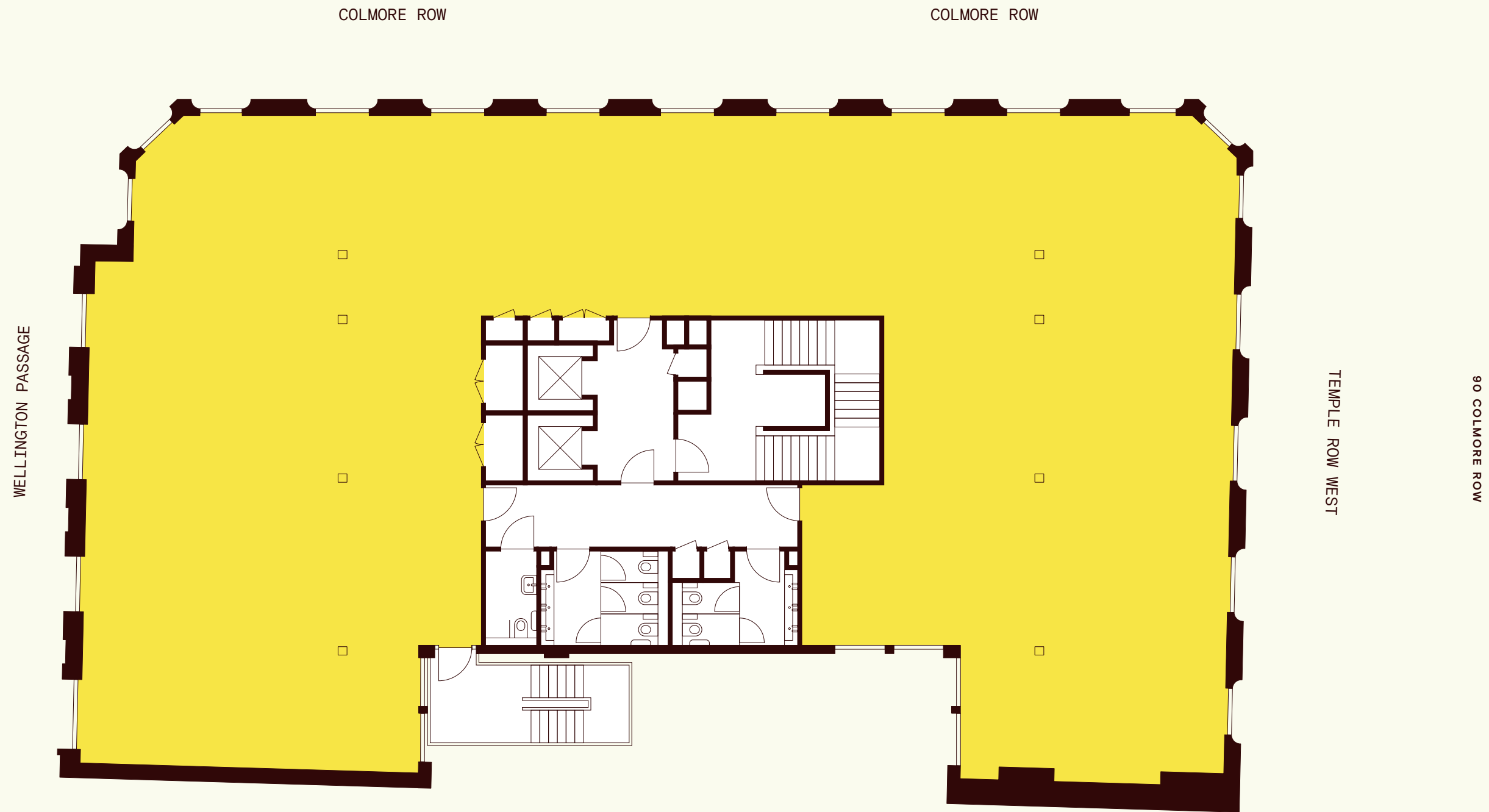


FOURTH FLOOR.

Workspace
4,952 ft² / 460.1 m²



Not to scale. For indicative purposes only.

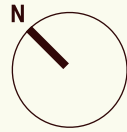


FIFTH FLOOR.

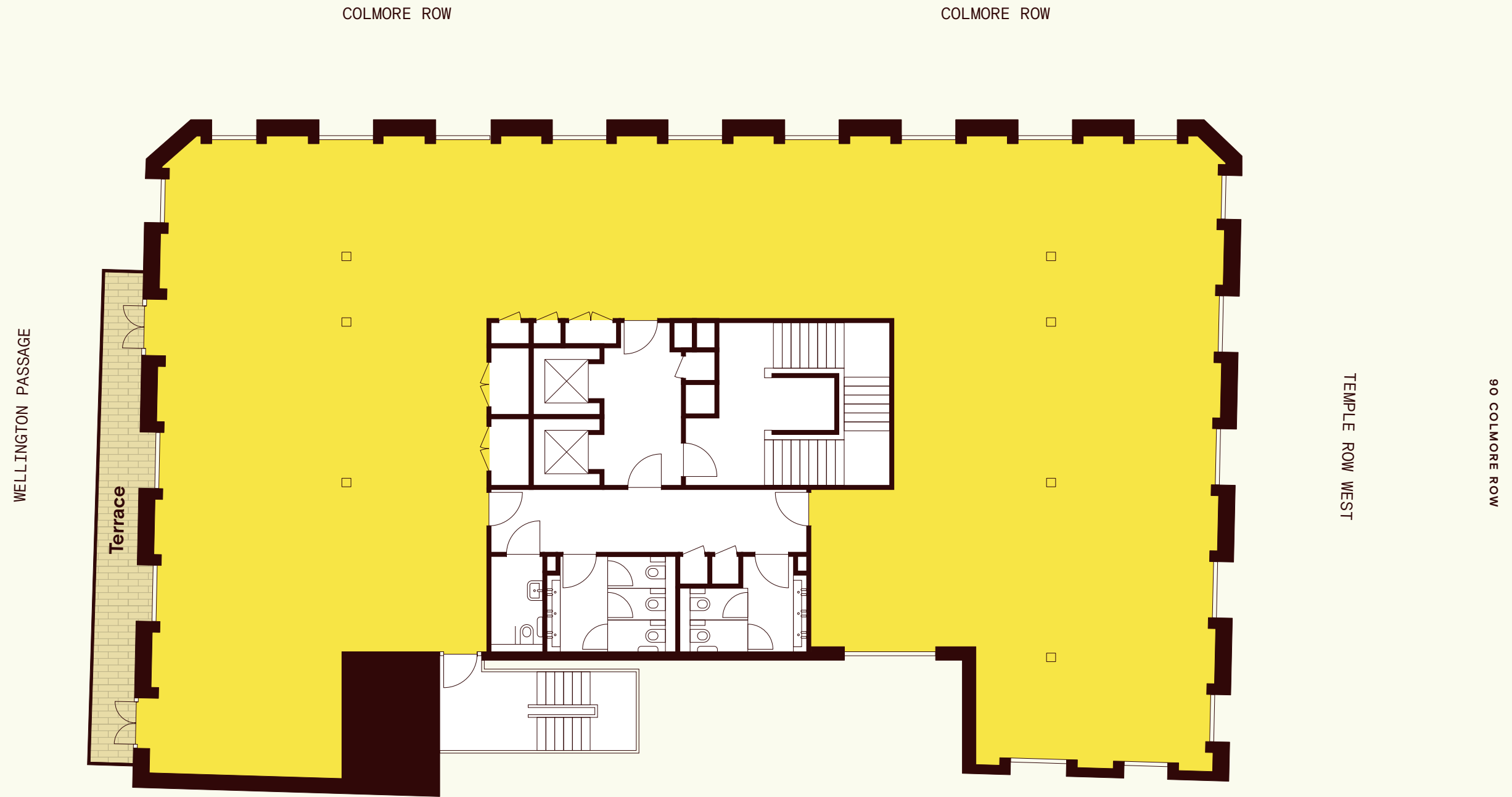
Workspace
3,992 ft² / 370.9 m²

Terrace
188 ft² / 17.5 m²

FLOOR PLAN

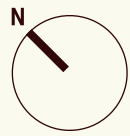


Not to scale. For indicative purposes only.



SIXTH FLOOR.

Terrace
1,787 ft² / 166.0 m²



Not to scale. For indicative purposes only.

FLOOR PLAN



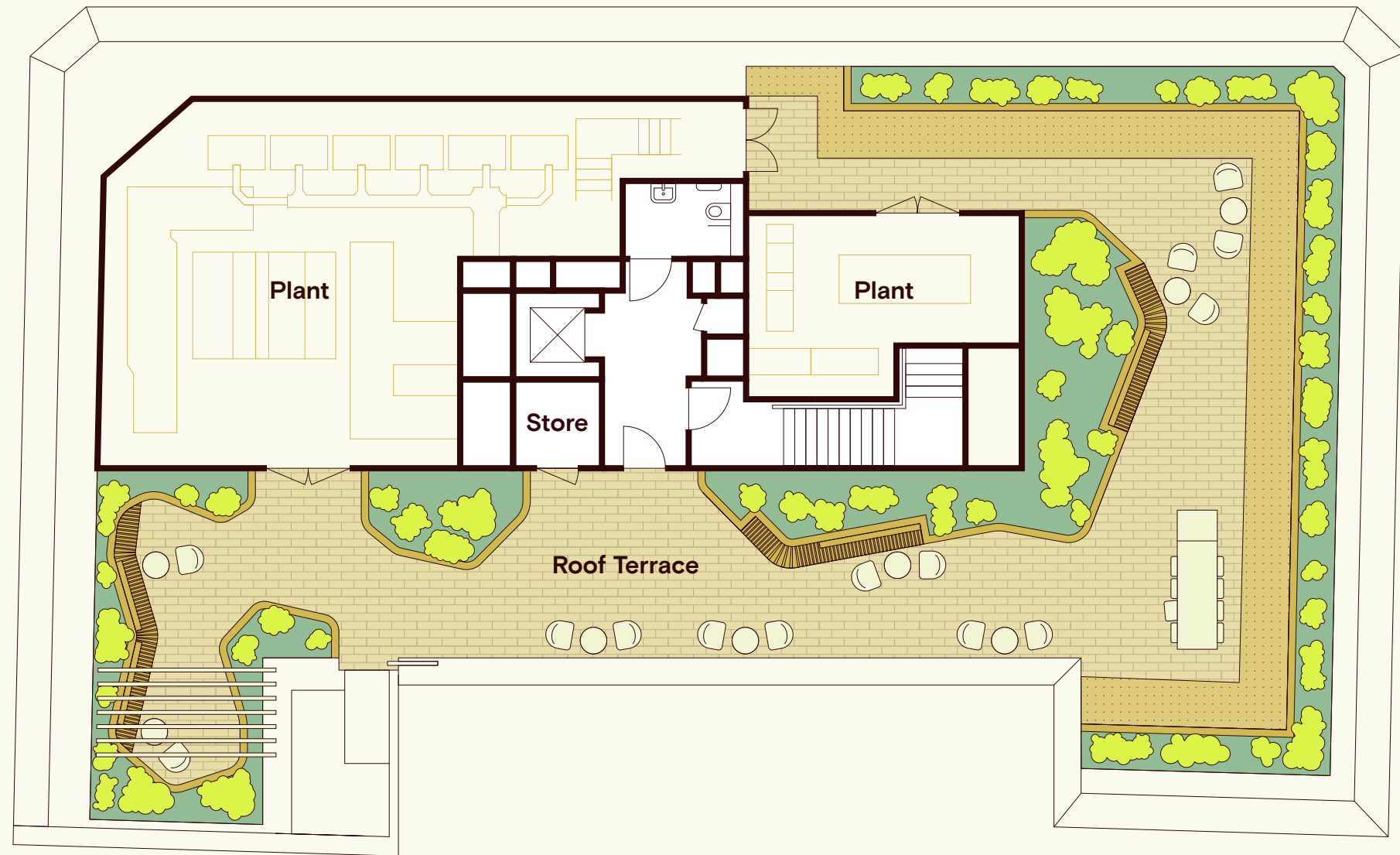
COLMORE ROW

COLMORE ROW

WELLINGTON PASSAGE

TEMPLE ROW WEST

90 COLMORE ROW

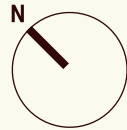


LOWER GROUND.

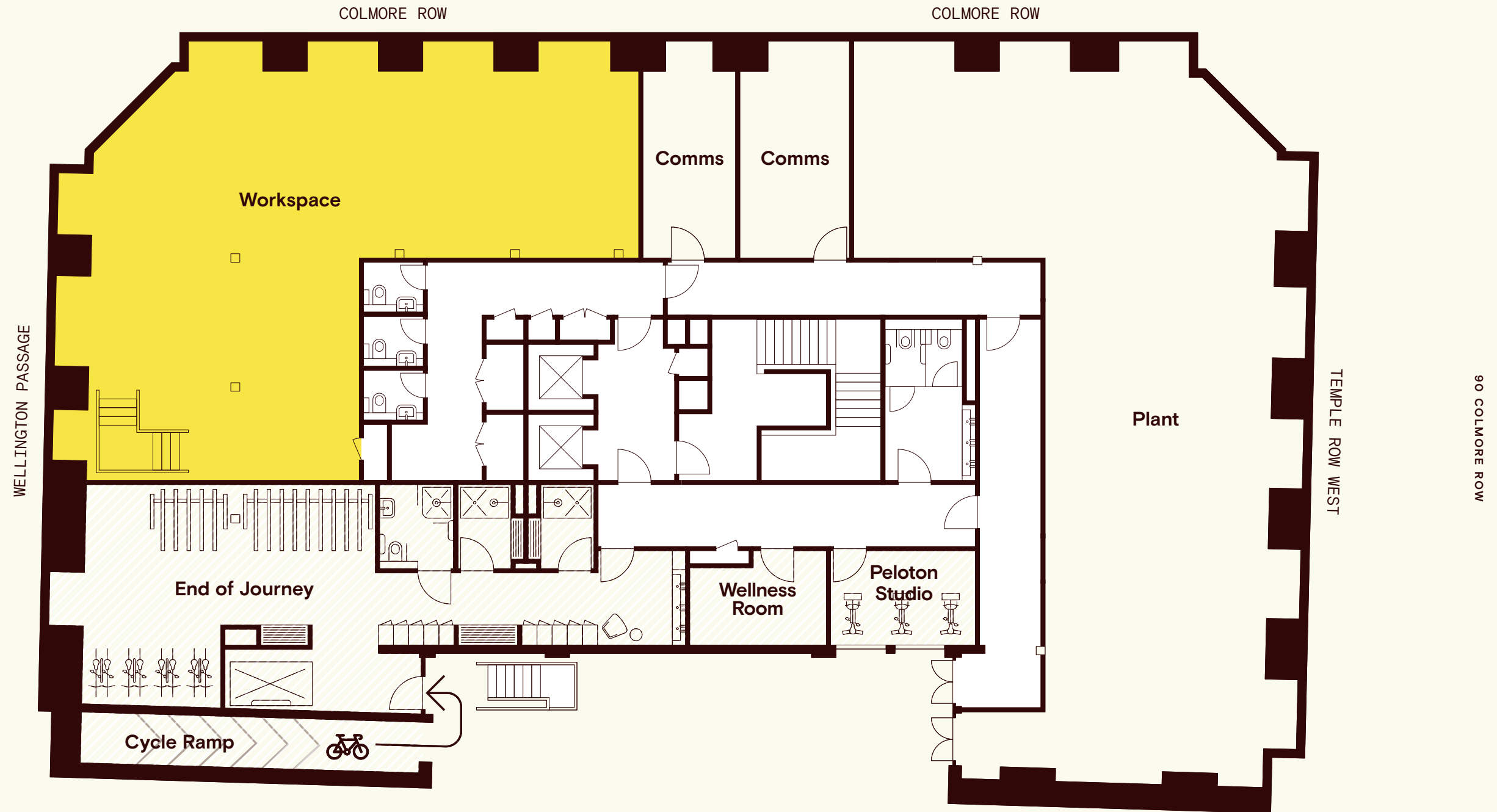
Workspace
1,527 ft² / 141.9 m²

End of Journey
1,259 ft² / 117.4 m²

FLOOR PLAN



Not to scale. For indicative purposes only.



TARGETED ACCREDITATIONS.



NABERS UK
Designed for performance



EPC
– A



BREEAM
– Outstanding



Air Rated – Gold
(aspiring to Platinum)



Wired Score
– Platinum



LETI – Net Zero Carbon
(embodied and operational)

WELL

The building is being developed to enable the occupier to achieve WELL v2 Core Platinum Certification.

SmartScore

Smart-ready building.

SUSTAINABLE APPROACH.



> 10% BIODIVERSITY NET GAIN

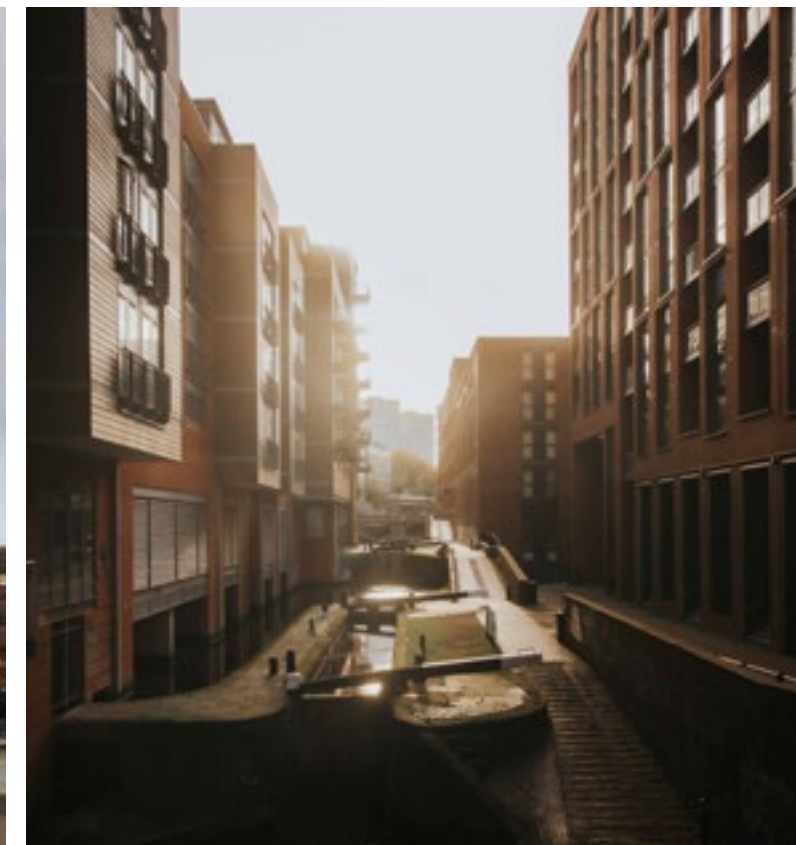
- The new landscaped roof terrace and external green space for the building are designed to provide well focused workspace and drive biodiversity.
- The new building fabric has been designed to meet LETI U-Values.
- Different materials have been explored to reduce the amount of embodied carbon and consideration on ease of dismantling/recycling. This has been balanced with the sensitivity of the elevations within a conservation area.
- Conversations have been undertaken about the possibility of using recycled steel for the structure, to reduce the embodied carbon. Consideration about the construction typology.
- Where possible SFS has been utilised over masonry, as a result of the better embodied carbon and recyclability.

ON THE CORNER & AT THE HEART.

LOCATION

Set in the heart of Birmingham's most established business district, 90 Colmore Row sits at the centre of the city's most vibrant amenity mix.

Independent cafés and boutiques meet renowned brands and destination restaurants – all just moments from your door. From early-morning coffee to late-evening dining, every day here can look a little different.



90 COLMORE ROW

EATERIES & BARS

24 STORIES	01
ADAMS	02
THE ALCHEMIST	03
DISHOOM	04
FUMO	05
THE IVY	06
LA BELEZZA	07
PASTURE	08
PURITY	09
THEATRIX	10
VAGABOND WINES	11
LOKI WINE BAR & SHOP	12
TRILLIUM	13

HOTELS

HOTEL DU VIN	14
THE BURLINGTON HOTEL	15
THE GRAND HOTEL	16
PREMIER INN	17

TRAVEL BY TRAIN

BIRMINGHAM AIRPORT	15 MINS
LONDON	1 HR 19 MINS
BRISTOL	1 HR 21 MINS
MANCHESTER	1 HR 28 MINS

TRAVEL BY CAR

BIRMINGHAM AIRPORT	15 MILES
MANCHESTER	87 MILES
BRISTOL	88 MILES
LEEDS	116 MILES
LONDON	118 MILES

TRAVEL BY CYCLE

JEWELLERY QUARTER	4 MINS
EDGBASTON	12 MINS
HARBORNE	16 MINS
MOSELEY	19 MINS

Sources: maps.google.co.uk / nationalrail.co.uk



LOCATION



EVERYTHING YOU WANT.

With Birmingham's wealth of amenities on your doorstep, you're just minutes away from grabbing street food to enjoy amongst a selection of green spaces or being seated at a multitude of luxury dining establishments, with everything in between.

DEVELOPER

ARCHITECTS & INTERIOR DESIGNERS

gpادلondonltd.com

V7

GPAD



V7's ambition for 90 Colmore Row is to honour the building's Edwardian heritage while transforming it into a highly sustainable, future-ready workplace. Through thoughtful restoration, modern extensions, and a strong focus on wellbeing and energy performance, the project redefines what a heritage retrofit can achieve in Birmingham's evolving cityscape.

v7am.com

PROJECT MANAGER

MEP / SUSTAINABILITY

LANDSCAPE ARCHITECT



2110consult.com

cundall.com

heduk.com

CONTRACTOR

STRUCTURAL ENGINEER

PLANNING CONSULTANT



redconstruction.co.uk

whitbywood.com

lichfields.uk

QUANTITY SURVEYOR

CONSTRUCTION DESIGN MANAGEMENT

FIRE CONSULTANT



chpgrp.com

sweco.co.uk

ashtonfire.com

FORGED
IN BRUM.
CRAFTED
FOR THE
FUTURE.

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90 COLMORE ROW, BIRMINGHAM, B3 2AB

///SPLASH.TAME.SALON

CONTACT

90 COLMORE ROW



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This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only.

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