

by KINRISE

81 COLMORE ROW



81 COLMORE ROW

An iconic office building where teams flourish.

FULLY-FURNISHED OFFICES

BLANK-CANVAS OFFICES

THE COMMONS LOUNGE

BOOKABLE MEETING ROOMS

UNIQUE EVENTS SPACE

HISTORIC ROOF TERRACE

END OF JOURNEY FACILITIES

Certifications:



Trusted by:



Brewin
Dolphin

Carter Jonas



TSA Riley



RECEPTION

AN EXCEPTIONAL WELCOME

A personable and professional front of house and building team, ensuring a warm welcome to you, your team, your customers and suppliers on every visit.

THE COMMONS - LOUNGE & EVENT SPACE

The Commons offers occupiers a community lounge and bookable event space, equipped with 4m projector screen for presentations and keynotes.

4th Floor

EVENT CAPACITY UP TO 50 PEOPLE



4th Floor

12-PERSON BOARDROOM
4-PERSON MEETING ROOM



THE BOARDROOM

Our 4th Floor hosts a boardroom and meeting room, ready for our occupiers to book. Credits are included with every office and additional hours can be purchased if required.

81 COLMORE ROW

ENJOY A COFFEE WITH A VIEW

The historic terrace at 81 Colmore Row perches above the trees of Cathedral Square to offer a tranquil outdoor space with spectacular views of the city.

OUR OFFICES

*For ambitious companies
at every stage*



FULLY-FURNISHED OFFICES

A unique collection of fully-furnished private offices ready to move in.



BLANK-CANVAS OFFICES

Customise every aspect of your office, including layout, furniture and branding.



FULLY-FURNISHED OFFICES

A unique collection of private offices ready to move in

HEADQUARTER FLOORS

3,289 sq ft

LAST ONE REMAINING



HERITAGE OFFICES

541 to 842 sq ft

FULLY OCCUPIED



STUDIOS

6 to 10 desks

FULLY OCCUPIED



WHAT'S INCLUDED

Depending on which office you take, our fully-furnished offices come with a range of luxury facilities and furnishings to provide your company with the highest level of design and performance.

 ERGONOMIC DESKS & CHAIRS

 COFFEE MACHINE

 SECURE LOCKERS

 VIDEO CONFERENCING SET UP

 SOUNDPROOF PHONEBOOTHS

 ENTERPRISE GRADE WIFI

 TEAPOINT AND KITCHEN SPACE

 BREAK OUT SPACES

 AV-EQUIPPED MEETING ROOMS

 ENVIRONMENTAL SENSORS

 CURATED ARTWORK

 LIVING PLANTS

STUNNING DESIGN

Each of our fully-furnished offices boasts exceptional design, enhanced by the historic character of this Grade-II listed building.



FULLY-FURNISHED OFFICES
FOR TEAMS SIZED 40+ PEOPLE



FULLY-EQUIPPED

Furnished to the highest level, each of our fully-furnished offices comes with everything your company needs from day one.

FULLY-FURNISHED OFFICES
FOR TEAMS SIZED 40+ PEOPLE

BLANK-CANVAS OFFICE

Customise every aspect of your office with a bespoke fit-out

Want us to deliver a bespoke fit-out for you?

Speak to one of our team to learn more about our fit-out services.

Office 3.1 | 3,307 sq ft

LAST ONE REMAINING

 VRF HEATING AND COOLING

 100MBPS ENTERPRISE WI-FI

 ENERGY EFFICIENT LED LIGHTING

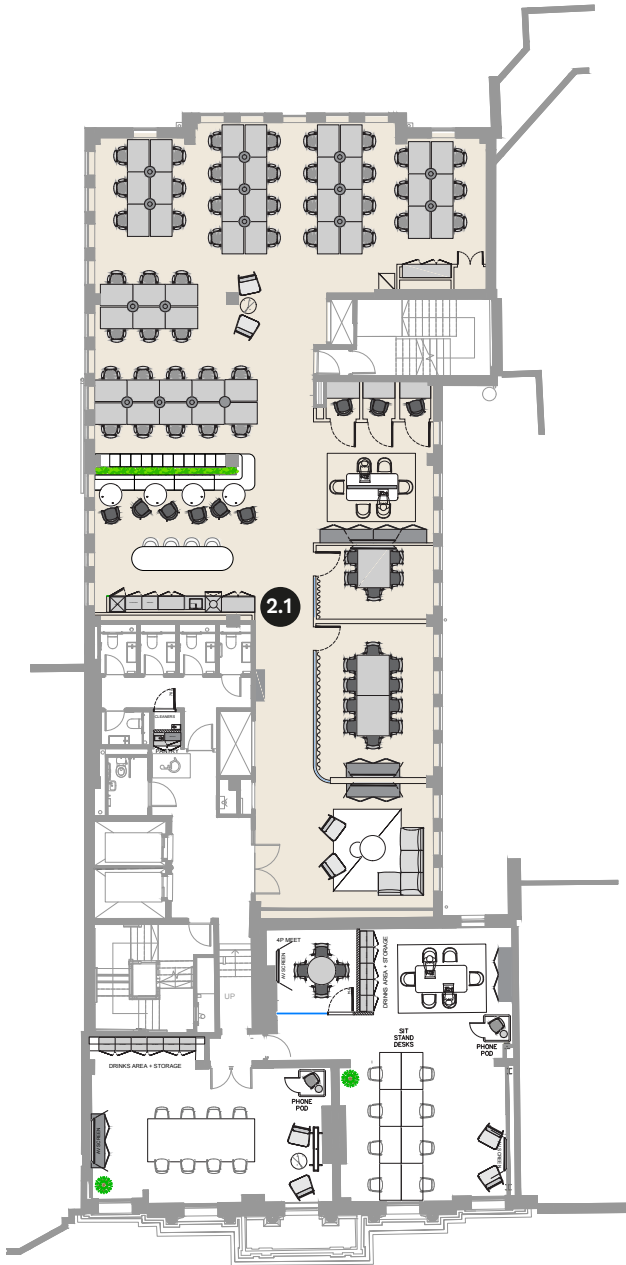
 RAISED ACCESS FLOORS

 SMART TECHNOLOGY SENSORS

 SECURE 24/7 ACCESS

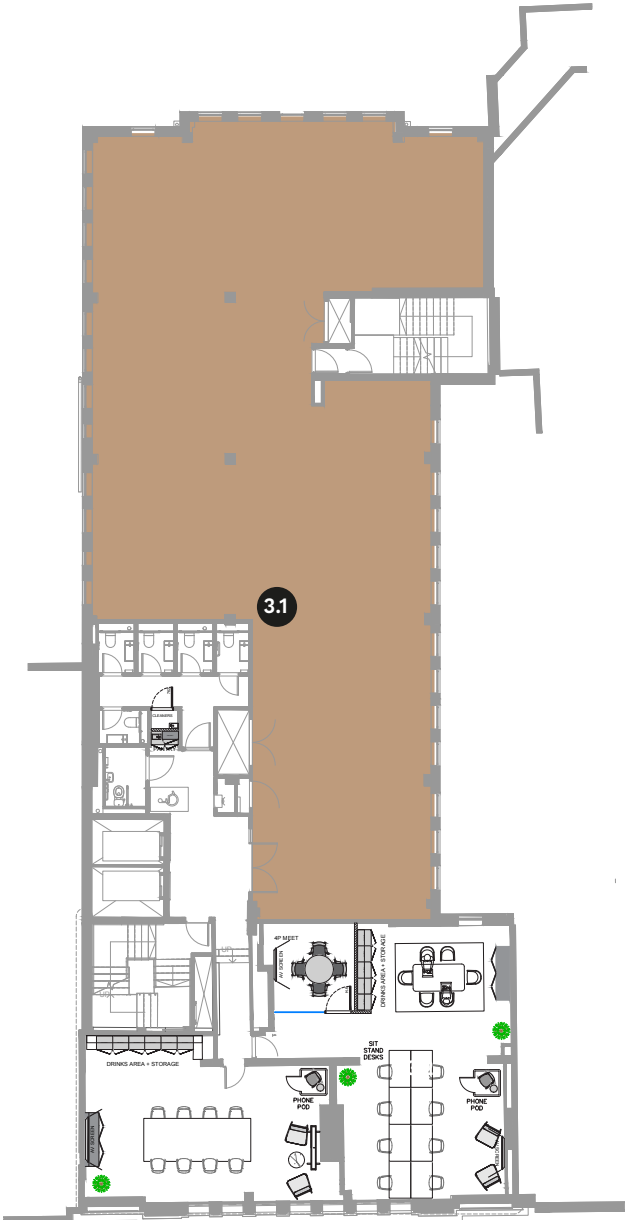


CURRENT AVAILABILITY



SECOND FLOOR

2.1 3,289 SQ FT



THIRD FLOOR

3.1 3,307 SQ FT

Fully-Furnished Blank-Canvas

PRICING

Your Choice

Most Landlords will offer a rent that only covers your space. This leaves a lot of ambiguity and uncertainty as to the extent of additional costs for all of the other services and resources that go into the day to day running of your office. At Kinrise we want our partners to have complete peace of mind and thus pride ourselves on offering complete choice and transparency.

STEP 1: SELECT CORE OR ALL-INCLUSIVE RENT

Choose what level of service and price security your company wants for your office space.

Kinrise Core rent

Providing you with the core foundations for your office space, leaving you to manage your own services.

Shorter lease length

BEST VALUE
Commit for longer

Includes complimentary Communal Refreshments

- ✓ Your Private Office
- ✓ Secure WiFi
- ✓ ESG Reporting
- ✓ Access to Kinrise Portal & App

MOST POPULAR

Kinrise All-Inclusive rent

One single cost for us to take care of your office and give you certainty and ease for the future.

Shorter lease length

BEST VALUE
Commit for longer

Includes complimentary Communal Refreshments

- Kinrise Core rent, plus:
- ✓ Building Insurance
 - ✓ Service Charge
 - ✓ Utilities for your Office
 - ✓ Business Rates for your Office
 - ✓ Cleaning of your Office

STEP 2: ADD BESPOKE SERVICES

Optional extras for your company and teams to enjoy, all easily curated through our Kinrise App.

 JUICES AND HEALTHY SNACKS

 NEWSPAPERS AND MAGAZINES

 COACHING AND MENTORING

 EVENT CATERING AND TEAM TREATS

 SPECIALITY COFFEE IN YOUR OFFICE

 OFFICE MANAGEMENT SOFTWARE

 FLOWERS AND PLANT CARE

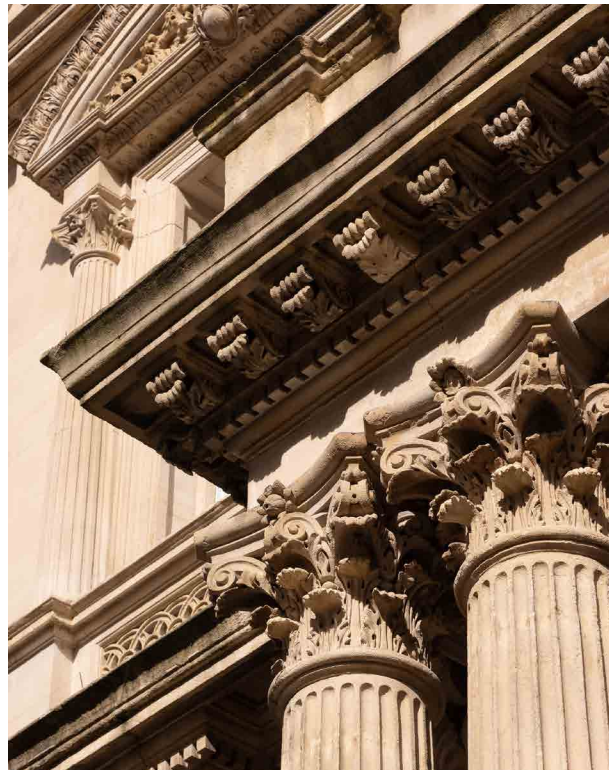
by KINRISE



KINRISE

Award-winning leaders in curating unique spaces that inspire and enable

ICONIC CHARACTER



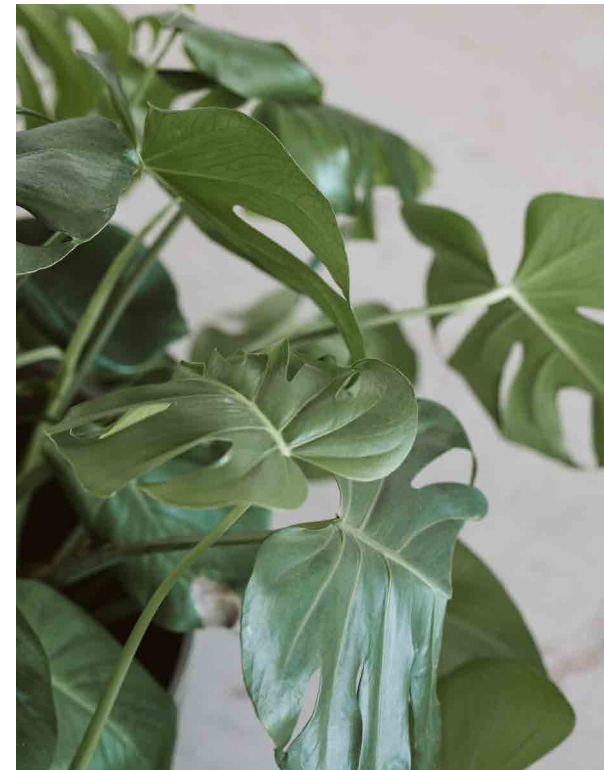
BEAUTIFUL DESIGN



INNOVATIVE TECHNOLOGY



PIONEERING SUSTAINABILITY



COMMUNITY SOUL



OUR LOCATION

A neighbourhood of choices

Connectivity, connection to food, drink, health and culture.

FULL ADDRESS

81 Colmore Row
Birmingham
B3 2BA

HOTELS

- 1 THE GRAND
- 2 HOTEL DU VIN
- 3 PREMIER INN
- 4 N8 WATERLOO ST APARTMENTS
- 5 STAYBRIDGE SUITES

RESTAURANTS

- 1 TATTU
- 2 FAZENDA
- 3 GUSTO
- 4 FUMO
- 5 THE IVY
- 6 SAN CARLO
- 7 DISHOOM
- 8 PASTURE
- 9 ROSA'S THAI CAFE
- 10 GAUCHO
- 11 ADAM'S

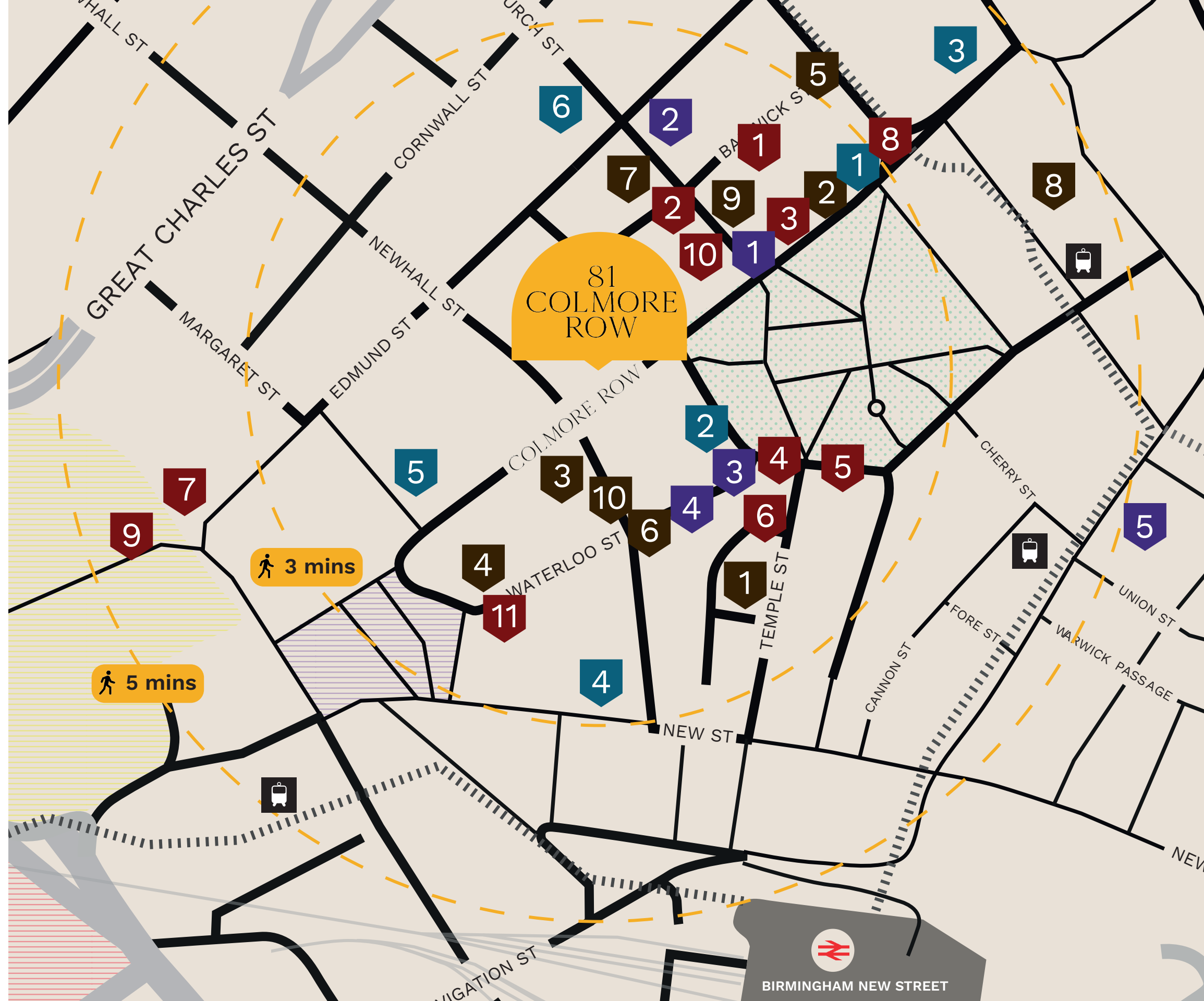
BARS

- 1 THE BOTANIST
- 2 THE ALCHEMIST
- 3 THE COLMORE
- 4 PURECRAFT BEER
- 5 PRIMITIVOS
- 6 COSY CLUB
- 7 THE ROEBUCK
- 8 THE GOOD INTENT
- 9 MADELEINE AT THE GRAND
- 10 DIRTY MARTINI








CAFES

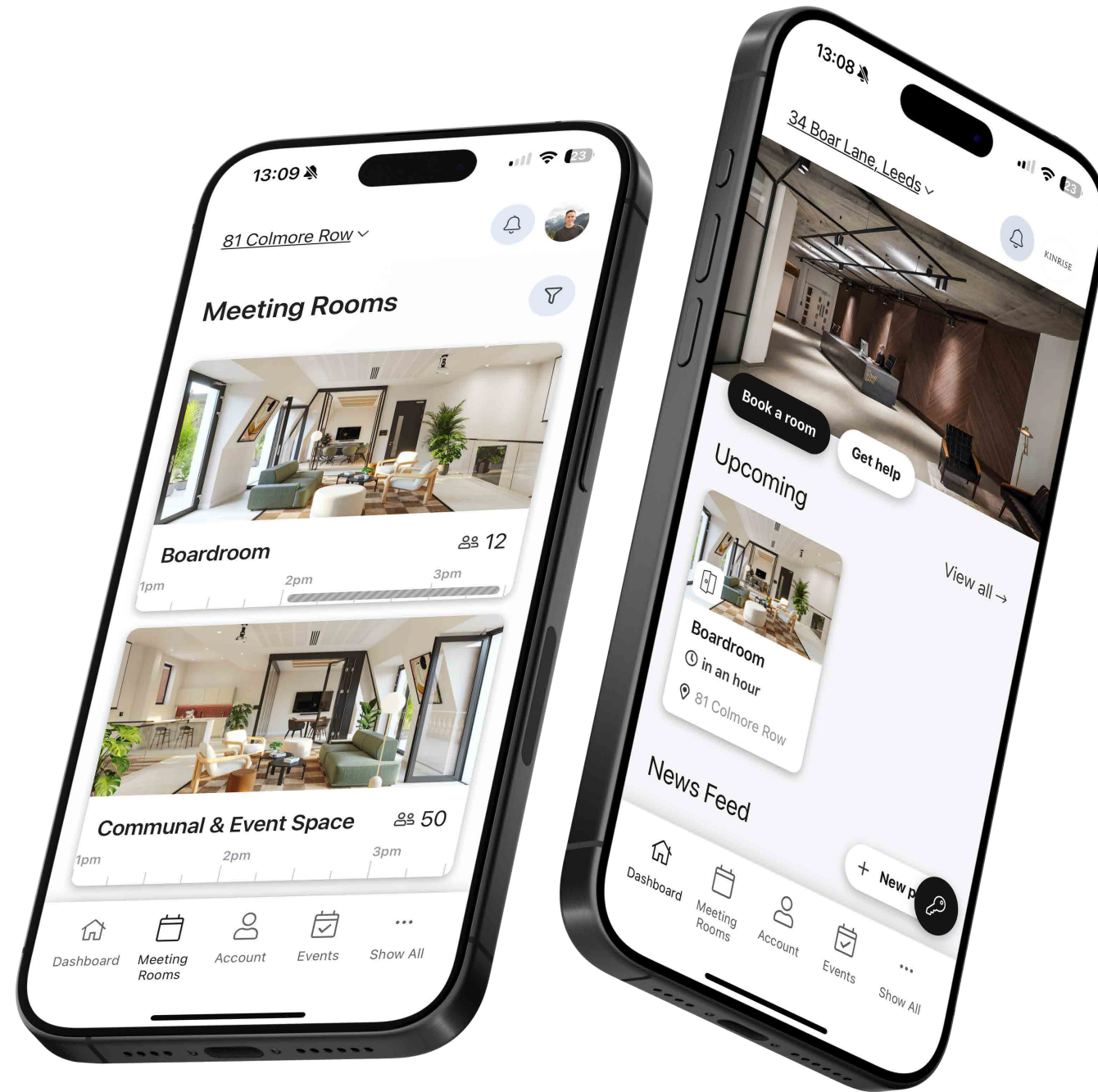
- 1 200 DEGREES
- 2 DAMASCENA
- 3 COSTA
- 4 SECOND CUP
- 5 STARBUCKS
- 6 URBAN COFFEE

81 COLMORE ROW





-  **GUEST MANAGEMENT**
-  **BOOK A MEETING ROOM**
-  **BOOK A DESK**
-  **ASK HOST TEAM A QUESTION**
-  **SEE UPCOMING EVENTS**
-  **PURCHASE GIFTS**
-  **AVAILABLE ON APPLE & GOOGLE STORES**



KINRISE APP & SMART DATA

Technology-led experiences

BUILDING APP

Benefit from a seamless experience thanks to our Kinrise app, which enables secure digital access to your office along with the ability to book shared meeting spaces with ease. Find out what else is happening in the building and surrounding area including a range of curated events and benefits.

BUILDING DATA

When it comes to data, benefit from smart energy metering, utilisation sensors, air quality sensors and WPA2 enterprise grade guest WiFi.



KINRISE APPROACH TO SUSTAINABILITY

Carefully restored to offer companies the lightest carbon option

Whilst others tear down, we believe in preserving the stories that withstand the test of time. Honouring 81 Colmore Row's original structure and reimagining it for a contemporary audience has helped us cut carbon dramatically compared to a new construction.

“The greenest buildings are the ones we upgrade, not rebuild.”

 **REDUCE CARBON**

 **LIMIT LANDFILL**

 **PROTECT RAW MATERIALS**

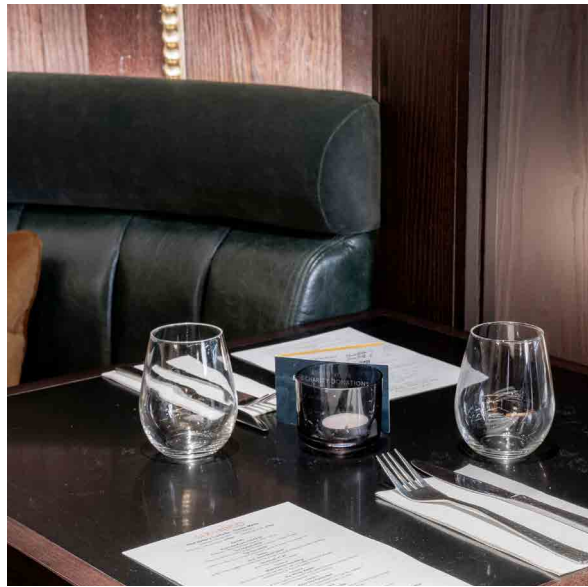


GREEN COMMUTE CONNECTIVITY

With accessibility to train and bus connections and purpose built cycle lanes on our doorstep; your teams can travel to 81 Colmore Row by the most efficient and least impactful means.

GROUND FLOOR RESTAURANT

*Experiential client
hosting venue*



Experience a six-course tasting menu inspired by a theme, destination or concept at our ground floor restaurant Six by Nico. Serving outstanding dishes from their private space on the ground floor, this premium dining experience is the perfect venue client hosting or team celebrations.





GENERAL ENQUIRIES

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