

ONE

*Colmore Row - Birmingham*

*This is the one*

[onecolmorerow.co.uk](http://onecolmorerow.co.uk)

# ONE COLMORE ROW OFFERS HIGH QUALITY GRADE A ACCOMMODATION IN THE HEART OF THE CENTRAL BUSINESS DISTRICT FOLLOWING AN EXTENSIVE REFURBISHMENT

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## AN UNRIVALLED CONCIERGE AND WELL-BEING OFFERING

One Colmore Row offers occupiers the best-in-class services and facilities. The refurbished reception and commissionaire provide the perfect first impression to clients on arrival. The shower/

changing facilities and secure bicycle storage within the basement of the building provide occupiers with excellent facilities to ease the challenges of addressing the work/life balance.

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## AN ENVIABLE ADDRESS










Colmore Row is Birmingham's most prestigious address, and the Colmore Row Business District is associated with some of the largest corporates in the world, such as HSBC, KPMG, Gowling WLG and Barclays.

One Colmore Row stands next to the entrance to Snow Hill Station whilst the building is only a short walk away from New Street Station offering great access to these major transport hubs.



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## FIRST CLASS SPECIFICATION

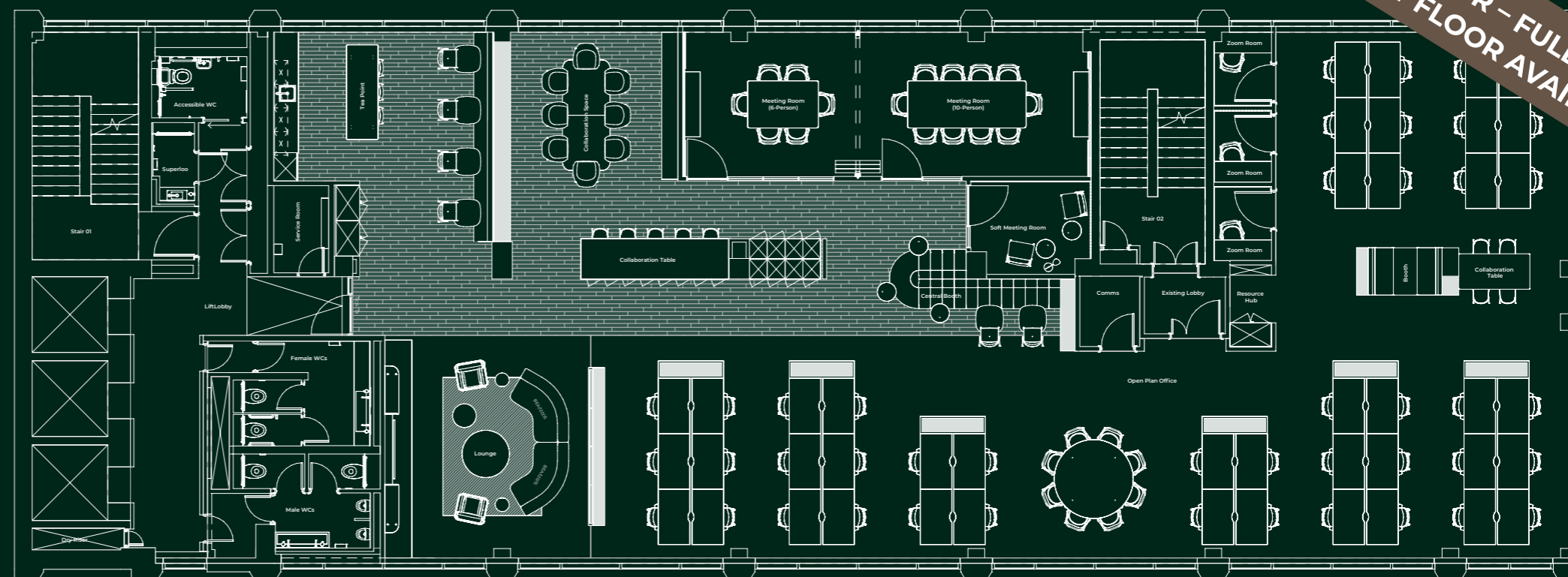
-  Air-conditioning
-  24 Hour Access
-  3x Passenger Lifts
-  Manned Secure Reception
-  Car Parking Ratio 1:1,500 sq ft
-  Shower and Changing Room Facilities
-  Raised Flooring
-  LED Lighting
-  Exposed Services Finish





## AVAILABILITY

Floor	sq ft	sq m
1st Floor Suite A (fully fitted)	LET	
1st Floor Suite B (fully fitted)	LET	
2nd Floor Suite A (fully fitted)	LET	
2nd Floor Suite B (fully fitted)	LET	
<b>3rd Floor (fully fitted)</b>	<b>4,180</b>	<b>388.3</b>
4th Floor	LET	
5th Floor	LET	
6th Floor	LET	
7th Floor	LET	
8th Floor	LET	
9th Floor	LET	
<b>Total</b>	<b>4,180</b>	<b>388.3</b>



Indicative floor split for illustrative purposes

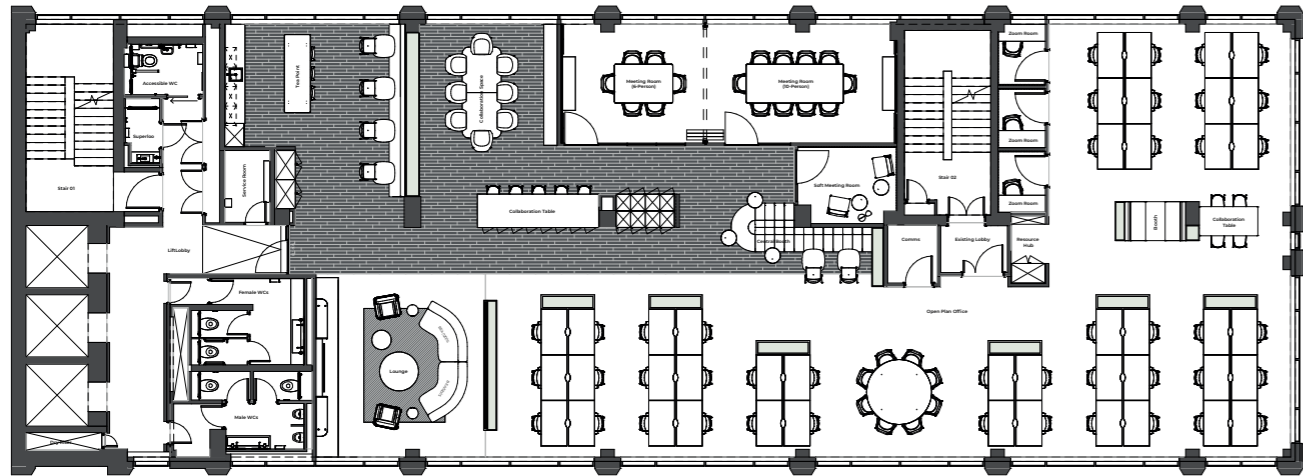
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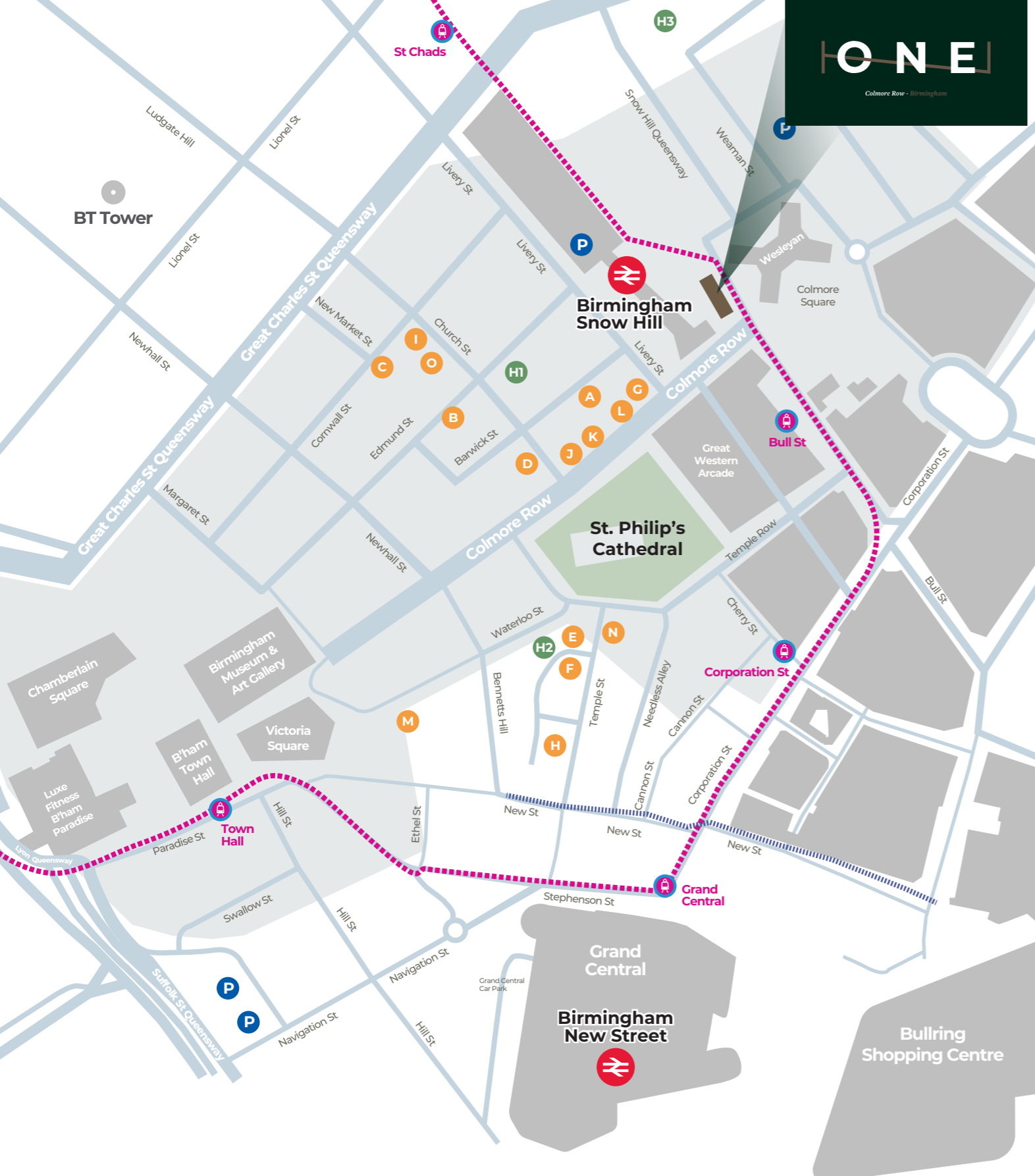
## A PRAGMATIC AND FLEXIBLE LANDLORD WHO WILL WORK WITH YOU TO CREATE YOUR PERFECT WORKSPACE

The landlord of One Colmore Row, APAM has a long-standing reputation for being customer-focused and pragmatic in facilitating an occupier's relocation into its buildings, assisting in the creation and financing of workspaces that inspire collaboration and creativity for corporate office occupiers. APAM is able to assist occupiers from initial concept to the delivery of fully fitted 'Plug & Play' space through a range

of financing structures, easing the pressure on cash flow that fitting out new offices can present to occupiers. The benefit of this arrangement enables occupiers to bespoke their office fit out and which furniture they wish to incorporate without having the upfront costs associated, but rather paying for this over the duration of their lease length.

### INDICATIVE SPACE PLAN





- KEY**
- One Colmore Row
  - CBD
  - 🚇 Metro Stops
  - 🚊 Metro Line
  - ⋯ New Street Shopping
- EAT & DRINK**
- A. Primitivo
  - B. Purnell's
  - C. Riva Blu
  - D. Gaucho
  - E. Fumo
  - F. San Carlo
  - G. Pasture
  - H. Morridge
  - I. Urban Coffee
  - J. Gusto
  - K. The Alchemist
  - L. 200 Degrees Coffee Shop
  - M. Adam's
  - N. The Ivy
- SLEEP**
- H1. Hotel Du Vin
  - H2. Premier Inn Waterloo St
  - H3. Holiday Inn Express Snow Hill



THE IVY



PASTURE



FUMO



GAUCHO



THE ALCHEMIST



[knightfrank.com](https://knightfrank.com)

**Jamie Phillips**

**07900 324900**

[jamie.phillips@knightfrank.com](mailto:jamie.phillips@knightfrank.com)

**Steven Hannaford**

**07483 308725**

[steven.hannaford@knightfrank.com](mailto:steven.hannaford@knightfrank.com)



[jll.com](https://jll.com)

**Richard Williams**

**07468 727158**

[richard.williams2@jll.com](mailto:richard.williams2@jll.com)

**Andy Riach**

**07889 901910**

[andy.riach@jll.com](mailto:andy.riach@jll.com)

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A development by:



**APAM**