

THE COLMORE BUILDING





THE
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BUILDING

View of The Colmore Building façade

LANDMARK OFFICE BUILDING



Photograph of The Colmore Building Exterior





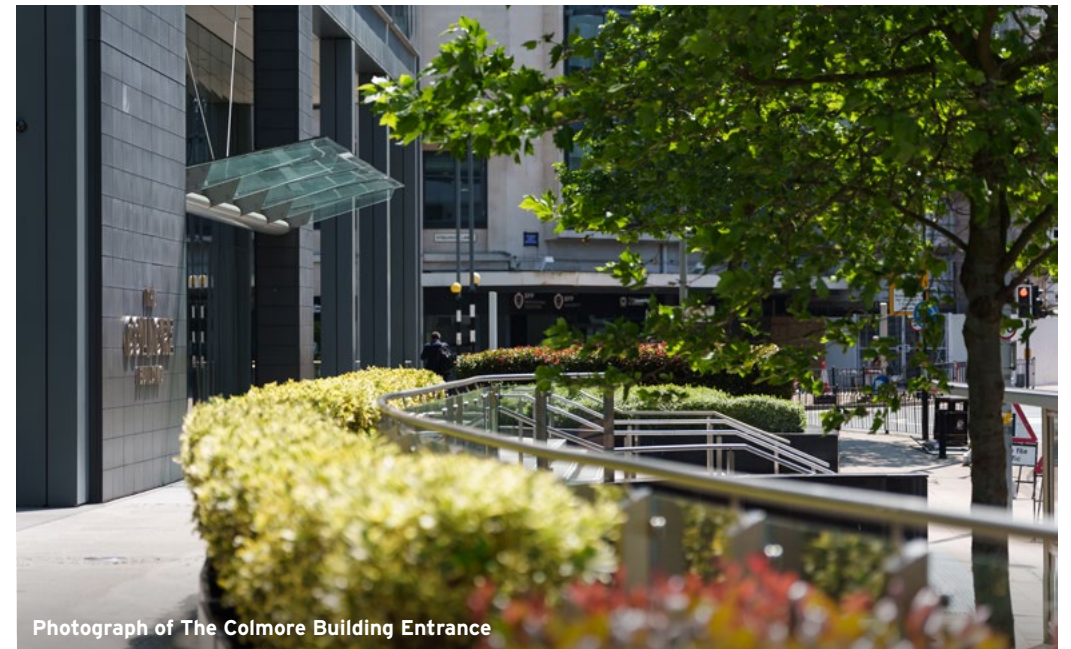
Photograph of the arrival space



The panoramic city views from the 12th floor



Photograph of the ground floor break-out space



Photograph of The Colmore Building Entrance

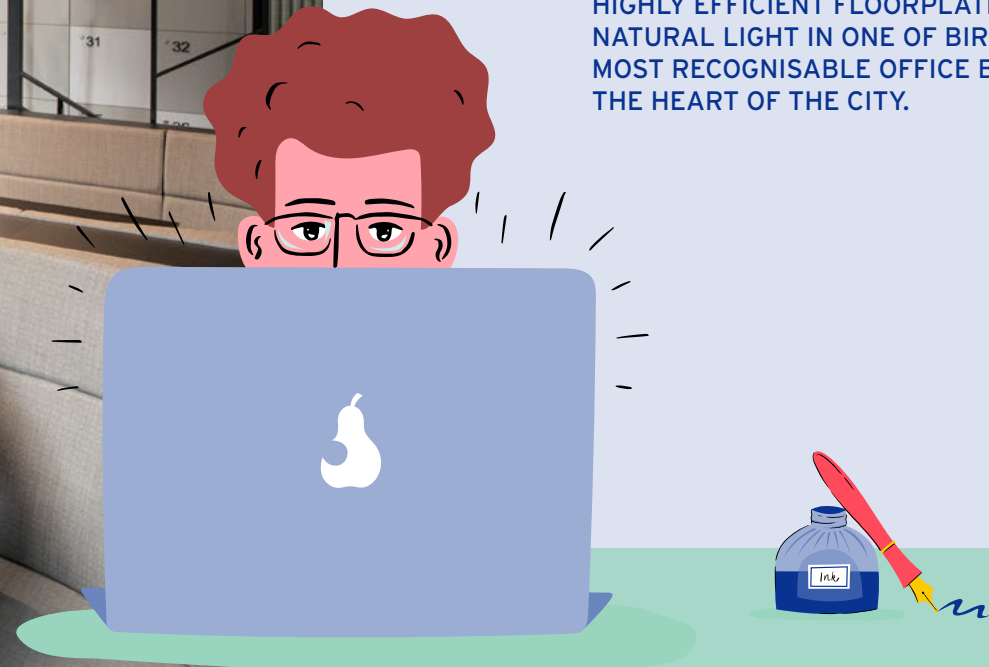


Photograph of the ground floor break-out space

INDUSTRY LEADING

OFFERING UNRIVALED AMENITIES, THE COLMORE BUILDING HAS BEEN CAREFULLY DESIGNED TO BE A FORWARD-THINKING WORKSPACE.

HIGHLY EFFICIENT FLOORPLATES BEAM WITH NATURAL LIGHT IN ONE OF BIRMINGHAM'S MOST RECOGNISABLE OFFICE BUILDINGS IN THE HEART OF THE CITY.



AWARD WINNING AMENITIES



On-site café



Exercise & mindfulness studio



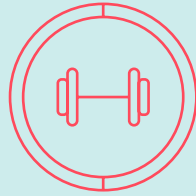
Luxury changing facilities



100+ cycle storage spaces, drying room & lockers



Spa & wellness facilities



Fully-equipped gym



Laundry & dry cleaning services

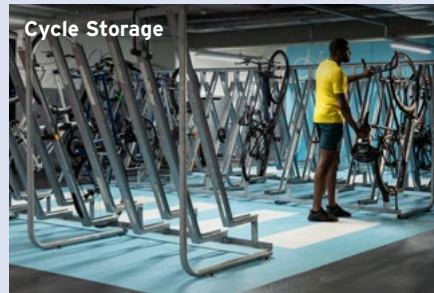


On-site GP surgery



Secure basement parking



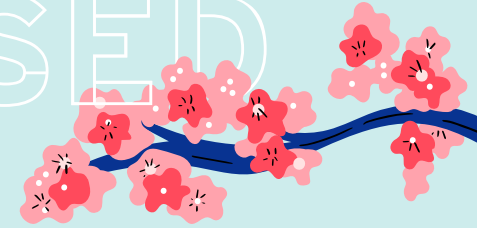


AMENITIES



Photograph of the studio space

WELLNESS FOCUSED



THE COLMORE BUILDING IS ORIENTATED ENTIRELY TOWARDS THE WELLNESS OF ITS OCCUPIERS, WITH UNBEATABLE AMENITIES, TECHNOLOGY, CONNECTIVITY AND CONVENIENCE.

IN ADDITION TO RUNNING ON 100% RENEWABLE ENERGY, WE HAVE IMPLEMENTED A SMART APP AND AN ACTIVE OPTIMISATION PROGRAMME. THESE INITIATIVES WORK TOGETHER TO MINIMIZE OUR BUILDING'S CARBON FOOTPRINT.



DRIVING SUSTAINABILITY FORWARD



Energy efficient
ventilation, cooling
& heating



Building management
system to control heating
& energy monitoring



ActiveScore
Platinum



BREEAM
In Use Excellent



WiredScore
Platinum



Developing a roadmap
towards Net Zero



EPC rating B

SUMMARY SPECIFICATION



Efficient & flexible floorplates



Panoramic city views



On-floor comfort cooling 1:10 sqm



Double height reception



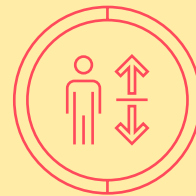
24-hour security



2.75m floor to ceiling height with 150mm raised access floors



Four pipe fan coil air conditioning

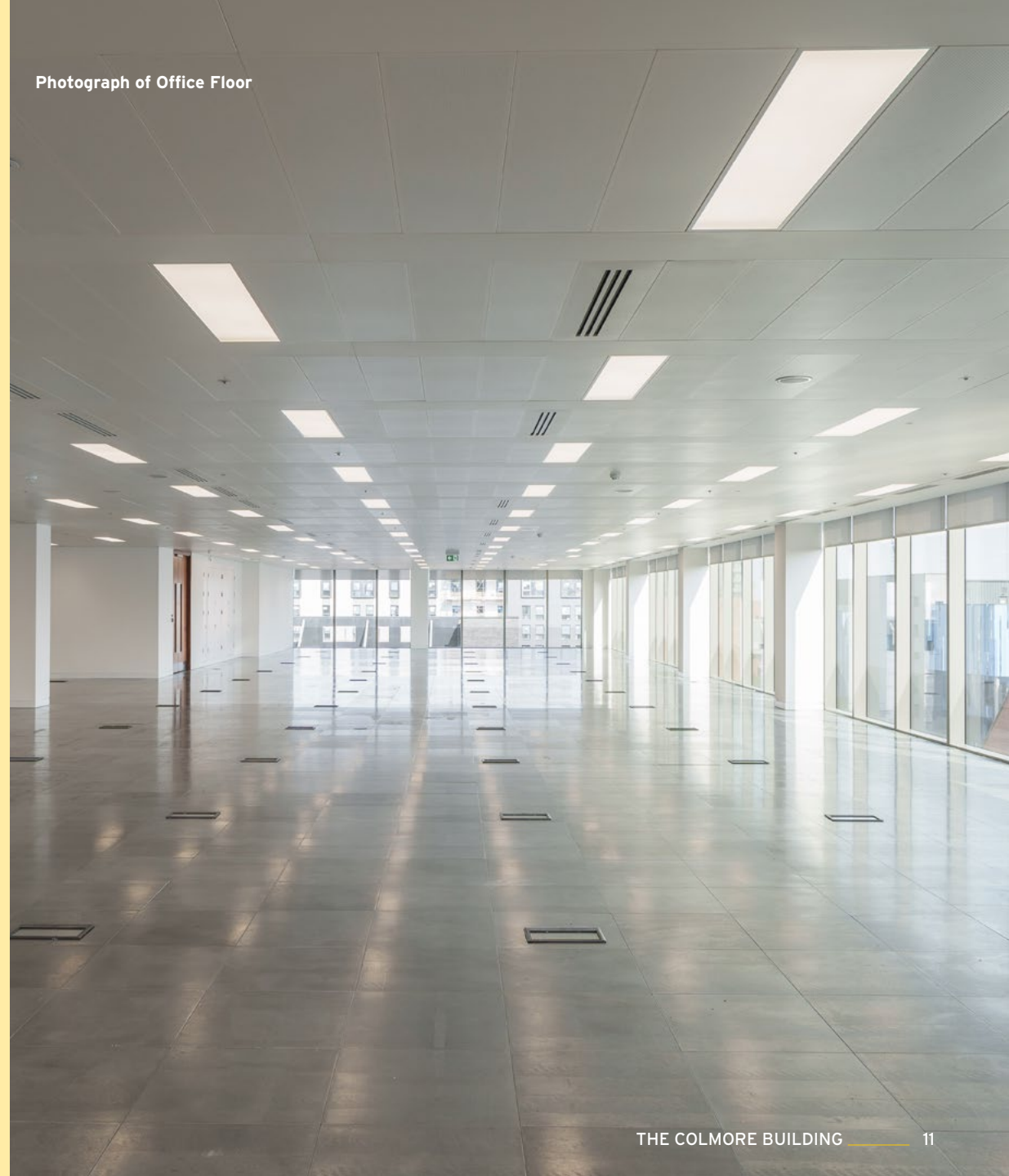


Eight intelligent 17-person lifts & goods lift



LED lighting

Photograph of Office Floor



OUR DEDICATED SMART APP



SMART BUILDING

Our fully integrated Smart App serves to make occupiers lives easier:

- Access Control
- View events, offers and amenities
- Building management system to control lighting and temperature
- Travel and live weather updates



AVAILABILITY

Part Level 11 – 10,500 SQ FT | 975 SQ M

Part Level 2 – 6,074 SQ FT | 564 SQ M

Part Level 1 – 5,847 SQ FT | 543 SQM



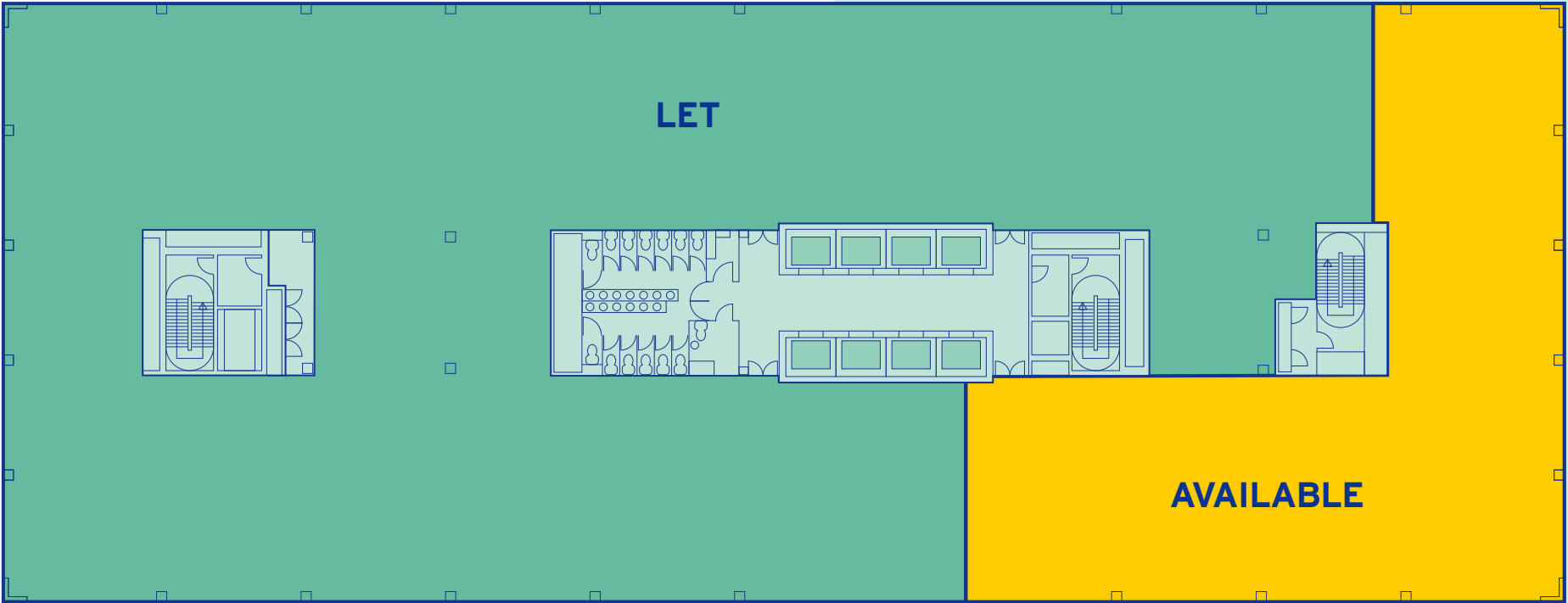
Level

01

Office

5,847 SQ FT | 543 SQM

- Available (May 2024)
- Let



North

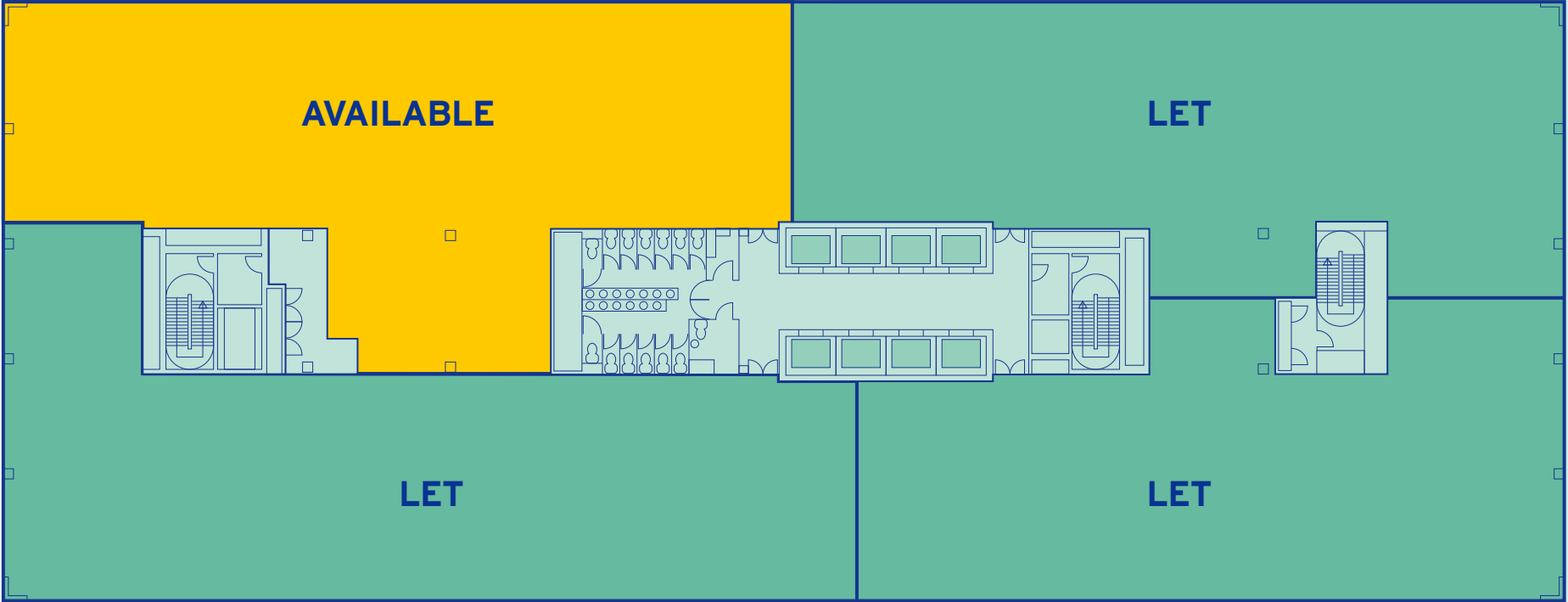
Level

02

Office

6,074 SQ FT | 564 SQ M

- Available
- Let





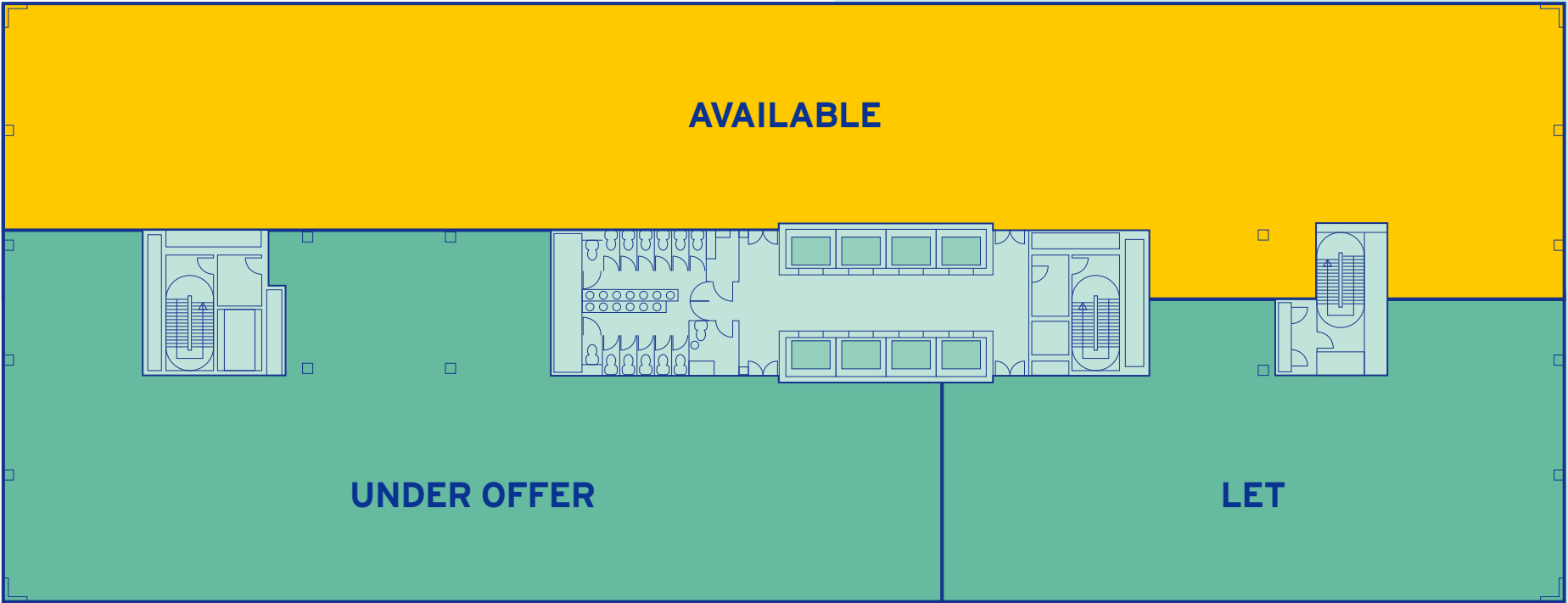
View of 2nd floor

Level

11

Office
10,500 SQ FT | 975 SQ M

- Available
- Let

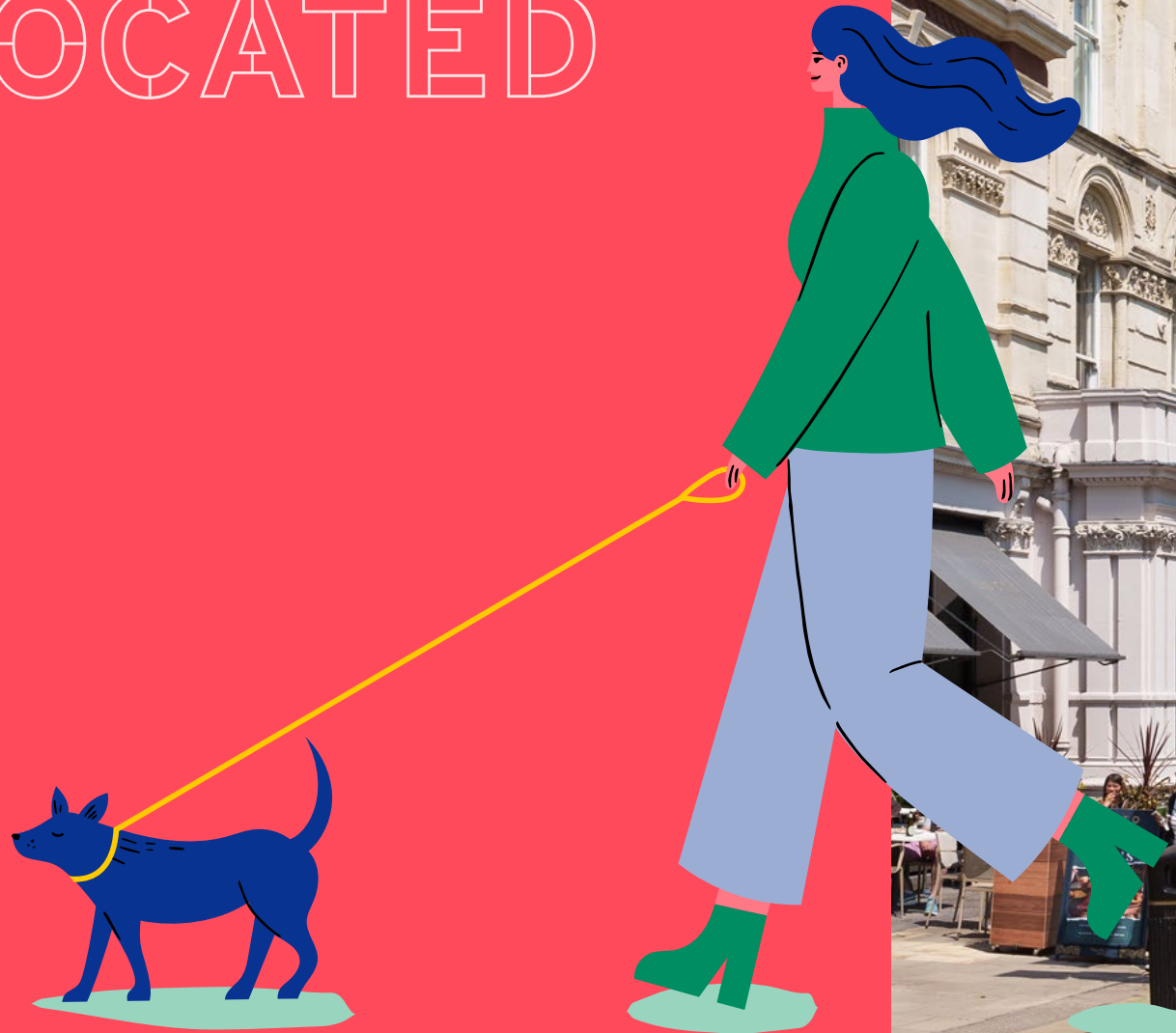




View of 11th floor



CENTRALLY LOCATED

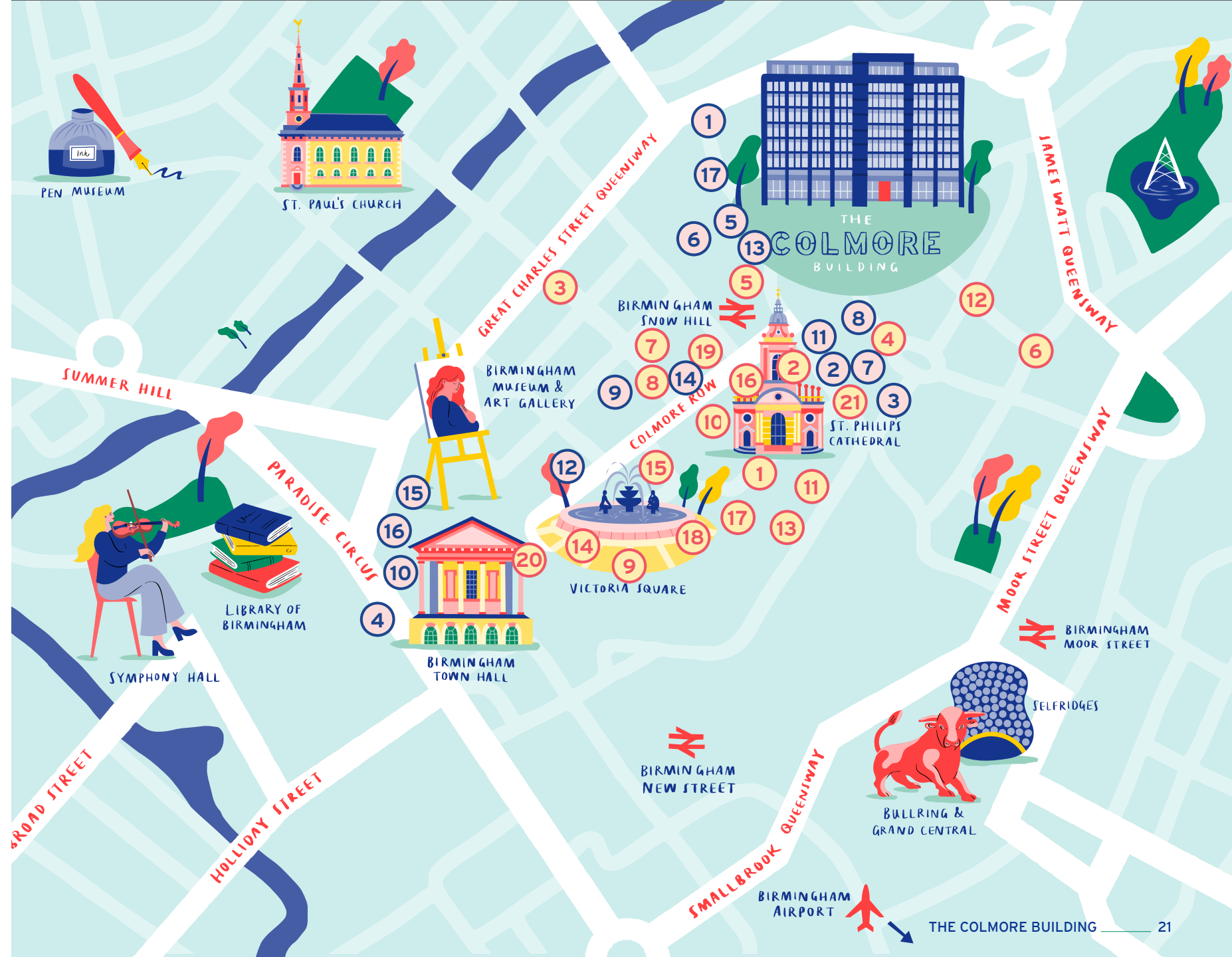


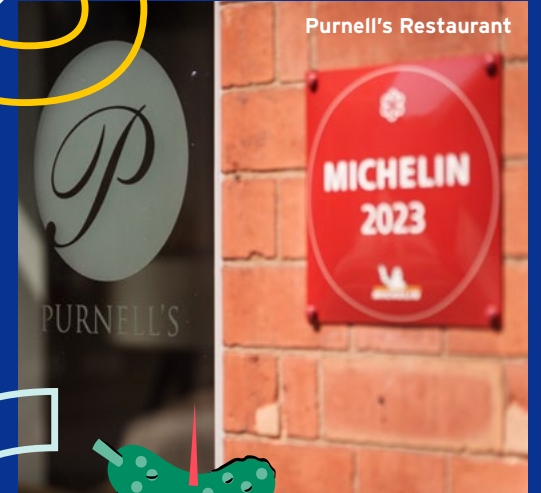
FOOD & DRINK

- | | |
|--------------------------------|-------------------------------|
| 1 The Ivy | 11 Riva Blue Restaurant & Bar |
| 2 Pret a Manger | 12 The Queens Head |
| 3 Purnell's | 13 The Oyster Club |
| 4 Wayland's Yard | 14 Orelle |
| 5 Isaac's | 15 Vagabond |
| 6 Boston Tea Party | 16 Gaucho |
| 7 Tattu Restaurant & Bar | 17 San Carlo |
| 8 Fazenda | 18 Fumo |
| 9 200 Degrees Coffee Shop | 19 Primitivo |
| 10 The Alchemist - Colmore Row | 20 Adam's Restaurant |
| | 21 Great Western Arcade |

LOCAL OCCUPIERS

- | | |
|---------------------------|---------------------|
| 1 BT | 10 DLA Piper |
| 2 RBS | 11 Trowers & Hamlin |
| 3 Capsticks | 12 Grant Thornton |
| 4 Goldman Sachs | 13 Ernst & Young |
| 5 Wesleyan | 14 Pinsent Masons |
| 6 Gowling | 15 Mills & Reeve |
| 7 Gensler/ Close Brothers | 16 PWC |
| 8 British Growth Fund | 17 KPMG/ Barclays |
| 9 Brewin Dolphin | |





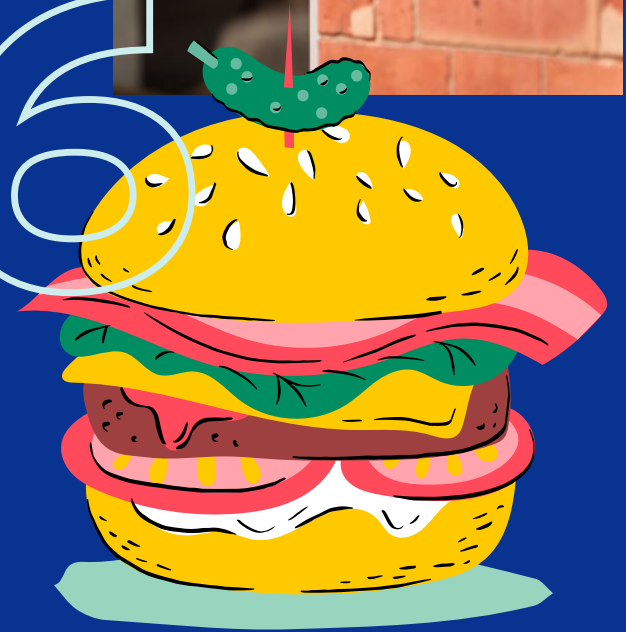
3

MICHELIN STAR RESTAURANTS

146

INDEPENDENT RESTAURANTS, COFFEE SHOPS & VIBRANT BARS

Boasting an impressive variety of cuisines and eclectic bars, whether you're looking for a quick bite, a cup of freshly ground coffee, or a place to entertain clients and colleagues- Birmingham really does have it all.





Oozells Square

16

PARKS, GARDENS & SQUARES

Birmingham has an abundance of green space waiting to be explored. Within the city centre itself, you'll find areas of relaxing gardens for you to enjoy.



Birmingham Botanical Gardens



St Philip's Square



NATIONAL RAIL
CYCLING / WALKING
METRO

THE COLMORE BUILDING

JEWELLERY QUARTER

ST. CHAD'S

BIRMINGHAM SNOW HILL

GRAND CENTRAL

BIRMINGHAM MOOR STREET

BIRMINGHAM NEW STREET

FIVE WAYS

EDGBASTON VILLAGE

HARBORNE

UNIVERSITY OF BIRMINGHAM

MOSELEY

BROMSGROVE REDDITCH

BIRMINGHAM AIRPORT (BHX)
BIRMINGHAM INTERNATIONAL

COVENTRY RUGBY LONDON

LONDON OXFORD

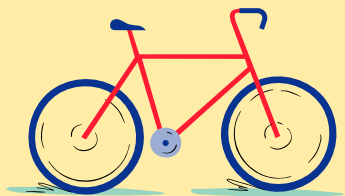
TRAVEL CONNECTIONS



BY FOOT

All times from The Colmore Building

4 mins	5 mins	7 mins	10 mins	18 mins
Birmingham Snow Hill Station	St Chads (Metro Station)	St Philip's Cathedral	Birmingham New Street Station	Jewellery Quarter



BY BIKE

All times from The Colmore Building

6 mins	6 mins	15 mins	20 mins	24 mins
Jewellery Quarter	Digbeth	Edgbaston Village	Moseley	Harborne



BY METRO

All times from Bull Street

3 mins	3 mins	10 mins	13 mins	38 mins
Jewellery Quarter	Birmingham New Street	The Hawthorns	Edgbaston Village	Wolverhampton St Georges



BY TRAIN

All times from Birmingham New Street

9 mins	20 mins	1 Hour 16 mins	1 Hour 28 mins	1 Hour 38 mins
Birmingham International Airport (BHX)	Coventry	London Euston	Manchester Piccadilly	London Marylebone

(Sourced from Google Maps and West Midlands Metro)

OUR OCCUPIERS

AECOM

Interface[®]

 **Melrose**

Allianz 

 **West Midlands
Growth Company**

 **Hogan
Lovells**

 **irwinmitchell**

 **ZURICH**

amey 

 **Teneo**[®]


**Willis
Towers
Watson**

 **Investec**
Wealth & Investment

CHUBB[®]

3PB
BARRISTERS

 **Orega**

FREETHS

Rathbones
Look forward

**THE
GENUINE
DINING CO.**

AON

A Building Managed by

Revantage Real Estate

A BLACKSTONE PORTFOLIO COMPANY

Agents



Jamie Phillips

jamie.phillips@knightfrank.com

+44 7900 324 900

Will Higgins

william.higgins@knightfrank.com

+44 7811 849 288



Jonathan Carmalt

jonathan.carmalt@jll.com

+44 7967 184 245

Evie Davies

evie.davies@jll.com

+44 7561 878 180

Website

thecolmorebuilding.com

Location



Leaps – Landed – Hurry

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