

103
COLMORE
ROW

“Our vision was to create a landmark building worthy of the city and deliver an ultra adaptable and inspiring office environment for the occupiers of today and tomorrow”

Ross Kerr Architect

The Birmingham skyline *redefined*

Bold and iconic, 103 Colmore Row commands the local skyline as the tallest office building in Birmingham. A beacon inviting global business to experience state-of-the-art office space at the heart of a resurgent UK.

The building also offers three floors of dedicated flexible work space along with an 18th floor terrace and communal business lounge with exceptional views over Birmingham.



26

STOREYS HIGH



High *and* Mighty

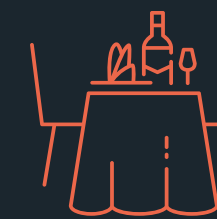
103 Colmore Row is a landmark development offering occupiers an unrivalled city centre profile.



Concierge reception with meet and greet reception facilities



A dedicated business lounge available for private functions



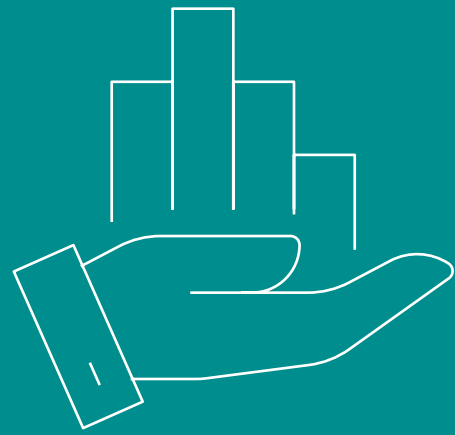
Exclusive double height destination restaurant on the 24th floor



Convenient location 3 minutes walk from both Snow Hill and New Street Train stations



Three floors of dedicated flexible work space



A building at the forefront of District Energy

103 Colmore Row is the first commercial office development in Birmingham's central business district to benefit from the city's District Energy Scheme. The scheme is a pivotal part of Birmingham City Council's climate change strategy, which aims to cut CO2 emissions by 60 per cent by 2027.

The council has partnered with ENGIE, one of the UK's largest independent energy producers, who deliver heating, cooling and power to buildings across the city. Power is produced by low and zero carbon technologies.



BY 2027 DISTRICT ENERGY AIMS TO CUT CO2 EMISSIONS IN BIRMINGHAM BY UP TO

60%



DISTRICT ENERGY SYSTEMS ALLOW UP TO

50%

LESS PRIMARY ENERGY CONSUMPTION FOR HEATING AND COOLING



CREATING SAVINGS ON OPERATIONAL AND MAINTENANCE COSTS OF UP TO

20%

CONSISTENTLY ACHIEVED

45/45

CONSIDERATE CONSTRUCTION SCORING DURING THE CONSTRUCTION PROCESS



UNIQUE CLOSED LOOP RECYCLING SCHEME WITH PROTEC

100%

OF TIMBER FROM LEGAL AND SUSTAINABLE SOURCES

Consciously constructed with sustainability in mind

103 Colmore Row has been designed and built around several key green initiatives to ensure not only a low impact environmental footprint but also a carefully considered social responsibility protocol for those involved with its construction.



ALL CONSTRUCTION STAFF CONDUCTED 'EXTINCTION TRAINING' AND MADE PLEDGES TO HOW THEY WOULD MAKE A SUSTAINABLE CHANGE IN THEIR LIVES

PROMOTION OF ELECTRIC SCOOTERS TO TRAVEL TO SITE WITH AN ESTIMATED

10%

OF WORKFORCE UTILISING THIS MEANS OF TRANSPORT



Prince's Trust

ECO COMMUNITY ENGAGEMENTS UNDERTAKEN BY CONSTRUCTION TEAM INCLUDING 'BALSALL HEATH CITY FARM DEVELOPMENT' WITH THE PRINCES TRUST

"The best way to predict the future is to design it"

Buckminster Fuller Architect



BREEAM
ACCREDITATION
OF EXCELLENT



EPC
RATING A



WIRESCORE RATING OF
PLATINUM - REDUCING ON SITE
POWER DEMAND



UP TO 20% REDUCED
HEATING COSTS FOR
OCCUPIERS



9,500+ MWH
OF CHILLED WATER
PER ANNUM



100°C/60°C
HOT WATER FLOW/RETURN
TEMPERATURES



18,000+ TONNES
OF CO2 SAVED
PER ANNUM



ELECTRICITY SUPPLIES
SYNCHRONISED WITH
THE NATIONAL GRID



12KM OF
INSULATED
DISTRIBUTION PIPE



60,000+ MWH
OF HEAT PER
ANNUM



OFFICE FRESH AIR
VENTILATION - 12 LITRES
PER PERSON



DEDICATED
ELECTRIC CAR
CHARGING POINTS

Enjoy the local life

Colmore Row and its adjoining streets have been the business centre of Birmingham since the 1850s. This is where you'll find the city's best choice of shops, pubs and restaurants. Colmore Row has been a conservation area for 40 years, which has helped to preserve its unique character and style. It is also a Business Improvement District under pro-active management, to ensure it never stands still.



“With coffee shops making up 41 per cent of its drinking establishments, Brum ranks fourth highest in Britain as one of the leading ‘coffee culture’ cities”



Birmingham Live Website



4 STOREY WINTER GARDEN



Arrive in style

103 Colmore Row offers visitors an arrival experience unlike anything else in the city. A visually stunning quadruple height winter garden leads into a bright reception area offering concierge, breakout areas and superfast guest wifi.



“Coming together is a beginning, staying together is progress, and working together is success”

Henry Ford Industrialist



More than just a building

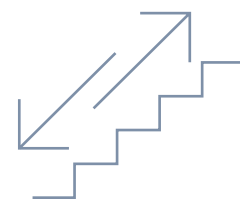
103 Colmore Row is more than just Birmingham's tallest office building. The day-to-day hustle and bustle within represents an opportunity for organisations, and individuals alike, to build new relationships and be a part of a wider community. A busy hub for socialising in and around work, numerous breakout and communal areas encourage social interaction, bringing people together from a wide range of backgrounds and disciplines, enabling new avenues of thought and fresh perspectives.

SUPERFAST
GUEST WIFI

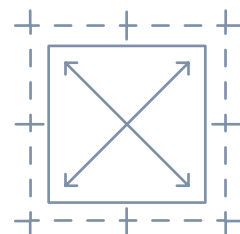
in all communal spaces along
with smart building facilities



GRADE A SPECIFICATION THROUGHOUT



THE ABILITY TO EASILY CONNECT FLOORS FOR MORE COHESIVE WORKSPACES



FLEXIBLE FLOOR PLATES WITH LIMITED COLUMNS



FULL HEIGHT GLAZING WITH UNRIVALLED VIEWS OF THE CITY AND BEYOND

“The desire to reach for the sky runs very deep in the human psyche”

César Pelli Architect



The beauty of the bespoke

EASILY CONNECT
MULTIPLE FLOORS WITH
A STAIRCASE



Create the space your business needs

Unlike the rigid floorplates found in the more outdated office space in the city, the modern design of 103 Colmore Row offers the flexibility to configure floorplates bespoke to the size of your business. Create rooms, or breakout areas to suit the way you work. Larger organisations may want to vertically connect floors via a staircase, making the space more cohesive. 103 Colmore Row gives you that flexibility.

*“Adaptability enforces
creativity and creativity
is adaptability”*

Pearl Zhu Digital Visionary





Gain a *clearer perspective*

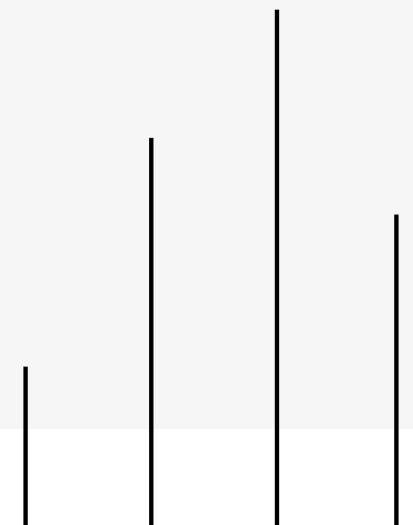
Be inspired and feel on top of the world

As Birmingham's tallest office building, occupiers of 103 Colmore Row are treated to unrivalled vistas of the cityscape and beyond. Thanks to its contemporary fully glazed façades, tenants across all floors will enjoy a panoramic outlook and an abundance of natural light creating an inspiring working environment.



“Your work is going to fill a large part of your life, and the only way to be truly satisfied is to do what you believe is great work”

Steve Jobs Tech Visionary



Dedicated flexible work space by **x+why**

x+why – Flexible workspace provider

x+why are providing three floors of flexible workspace consisting of private offices, dedicated desks, and coworking, as well as bookable meeting rooms, mission rooms, phone booths, breakout spaces, and amenities.

Members of the space are part of an active and collaborative community of like-minded, purpose-driven businesses, and will have access to a cultural programme of purpose-related events and workshops.

Tenants of 103 Colmore Row are able to enjoy bookable meeting rooms and events spaces, as well as access to the events and wellbeing programme run by x+why.

People, Planet, Profit

x+why is a flexible workspace provider with a difference – believing that advancing people and planet as well as profit goes beyond responsibility; it makes exceptional sense. As a Certified B Corporation, x+why are on a mission to change the way the world works for good by challenging and disrupting the workplace sector and building and supporting a community of purpose-driven companies that believe business should be a force for good.

All of the x+why spaces are designed and operated as industry-leading green workspaces. From the fixtures, fittings and furniture, to the complimentary tea and coffee, and the art on the walls, everything is designed in collaboration with trusted purpose-driven brands.

18th Floor and Terrace

Members Club

x+why are also managing the 18th Floor and Terrace, an exclusive members club available on application to tenants of 103 Colmore Row (for an additional fee).

Club Members and their guests can enjoy:

- Free meeting room use
- Private dining
- A private bar
- Concierge
- The exclusive 18th floor Terrace with impressive views across Birmingham's skyline
- A range of work areas.

Events and Boardroom for all Tenants

x+why are also using part of the 18th Floor for their wellbeing and events programmes to inspire all tenants of 103 Colmore (not just Club members) and make use of the amazing terrace. This events space is bookable for private hire with onsite food and beverage to create the perfect experience.

Finally, the 18th Floor also has a boardroom with views across the Birmingham skyline with private dining available. This is available to all tenants on a pay as you use basis using the 103 Colmore App.

All tenants of 103 Colmore Row are able to attend the wellbeing and events programme on a managed basis (through the 103 Colmore App).





eighteen

Welcome to Eighteen, an exciting new way of working at 103 Colmore Row where Club Members and their guests can enjoy benefits including: private bar & dining, a range of work and break-out areas, free meeting room use and access to the exclusive 18th floor Terrace with impressive views across Birmingham's skyline.



Above and Beyond

Experience life at Eighteen; the 18th floor terrace, workspaces and business lounge – offering day to day breakout spaces with a difference. Members benefit from unrivalled views of Birmingham along with flexible work spaces, café, dining and bar facilities making it arguably the most enviable event space in the city.


3,000 SQ FT
ROOF TERRACE
with exceptional views of the city



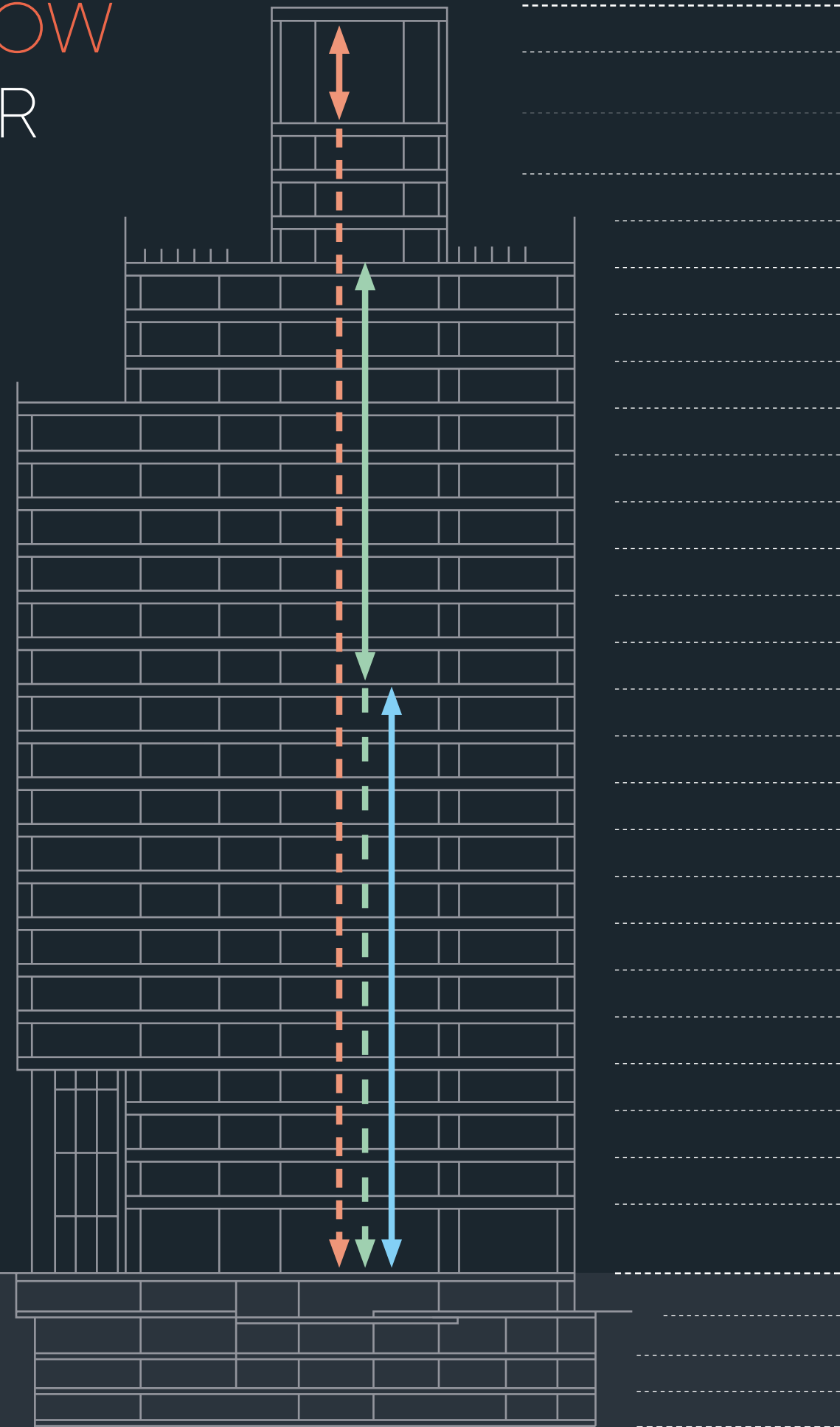
103 COLMORE ROW FLOOR BY FLOOR

 92 cycle spaces

 24 car parking spaces

 10 showers

 3 motorcycle spaces



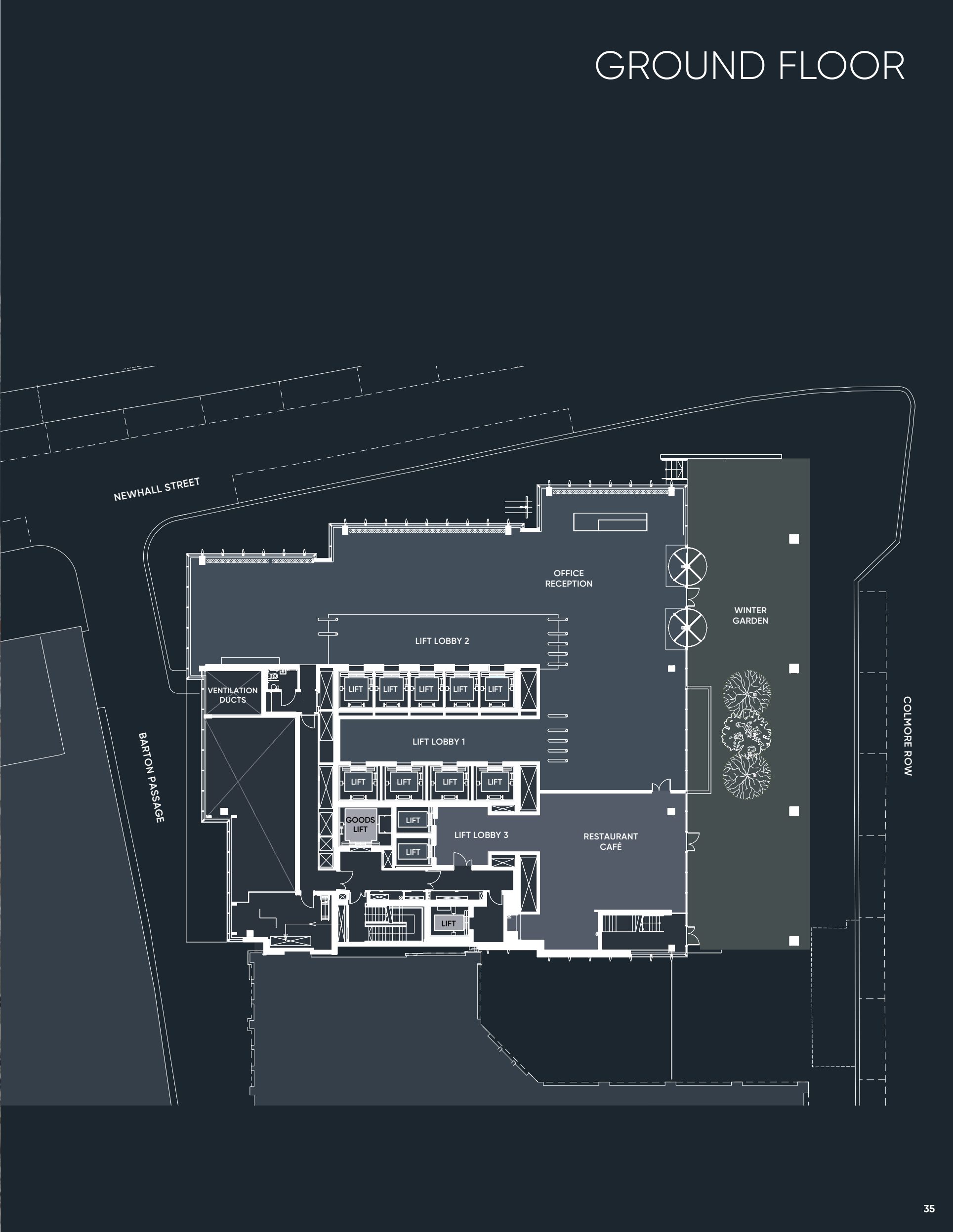
RESTAURANT LIFTS

HIGH RISE LIFTS

LOW RISE LIFTS

FLOOR	USE	IPMS3 (OFFICE)		IPMS3 (AMENITY TERRACE)	
		SQ M	SQ FT	SQ M	SQ FT
25	PLANT	-	-	-	-
24	D&D	-	-	-	-
23	D&D	-	-	-	-
22	PLANT	-	-	-	-
21	PLANT	-	-	-	-
20	SHOOSMITHS	856.10	9,215	-	-
19	COLLIERS	856.10	9,215	-	-
18	X+WHY / KNIGHT FRANK	856.10	9,215	273.9	2,948
17	GRANT THORNTON	1,127.10	12,132	-	-
16	ARCADIS	1,127.10	12,132	-	-
15	BROWNE JACOBSON	1,127.10	12,132	-	-
14	TILNEY SMITH & WILLIAMSON	1,127.10	12,132	-	-
13	AJ GALLAGHER	1,127.10	12,132	-	-
12	SHOOSMITHS	1,073.31	11,553	-	-
11	SHOOSMITHS	1,127.10	12,132	-	-
10	RSM	1,127.10	12,132	-	-
9	WEIGHTMANS	1,127.10	12,132	-	-
8	FACEPUNCH	1,131.37	12,178	-	-
7	NOS BARRISTERS CHAMBERS	1,131.37	12,178	-	-
6	AVAILABLE	1,131.37	12,178	-	-
5	EFG HARRIS ALLDAY	1,131.37	12,178	-	-
4	NOS BARRISTERS CHAMBERS / HANDELSBANKEN	1,131.37	12,178	-	-
3	X+WHY	861.30	9,271	-	-
2	X+WHY	861.30	9,271	-	-
1	X+WHY	823.03	8,859	-	-
G	D&D / RECEPTION	-	-	-	-
B1	D&D	-	-	-	-
B2	PLANT / PARKING	-	-	-	-
B3	PLANT / PARKING / STORAGE	-	-	-	-
B4	PLANT	-	-	-	-
TOTAL		20,810	223,995	273.9	2,948

GROUND FLOOR



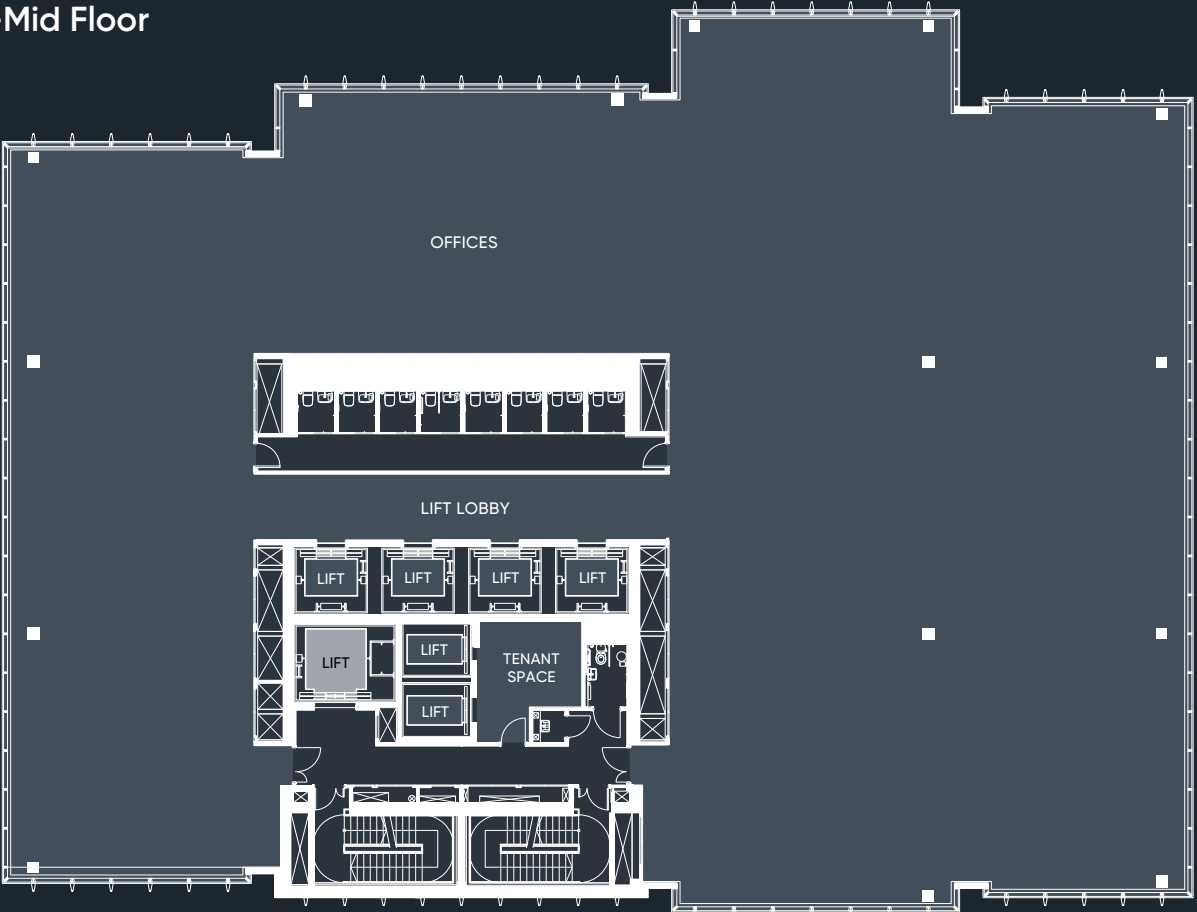
LOWER FLOORS

Typical Lower Floor
(1ST TO 3RD FLOOR)



UPPER FLOORS

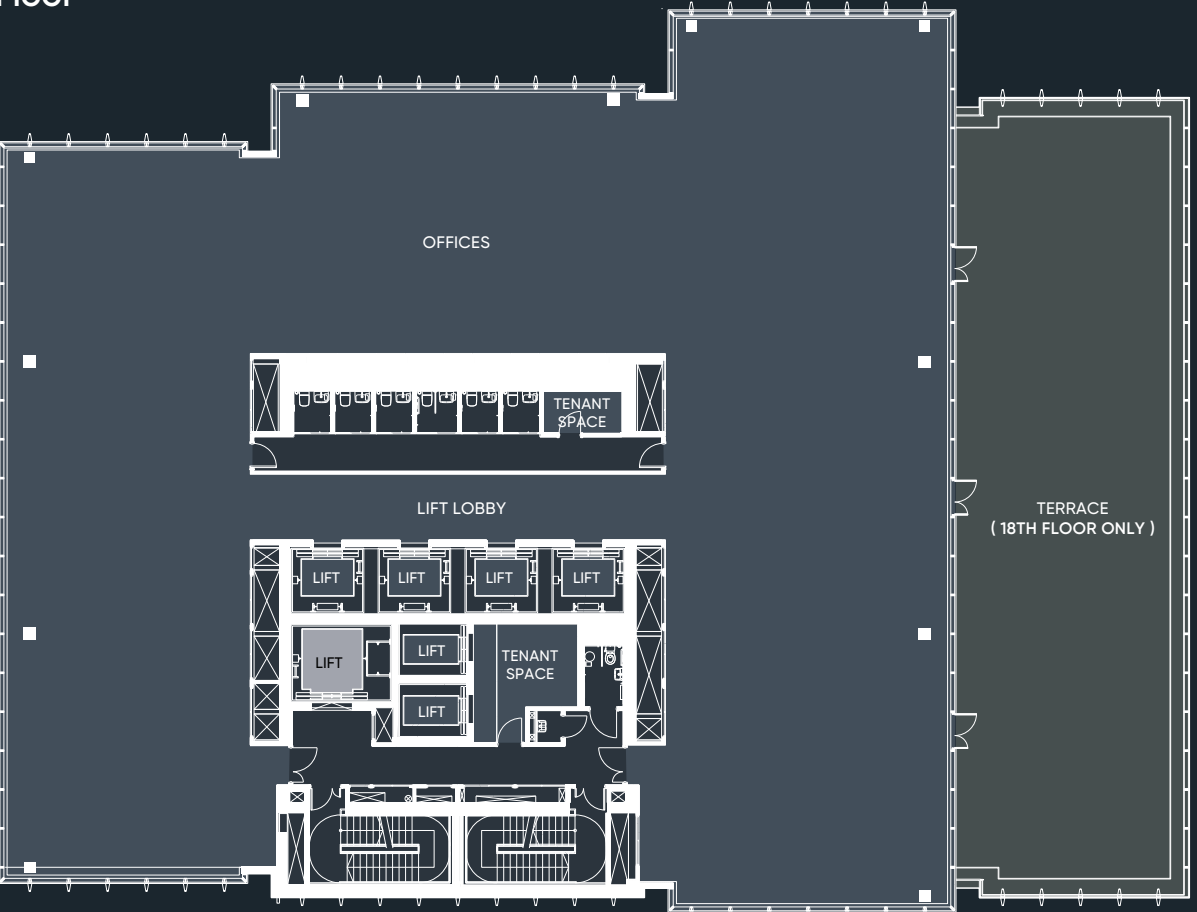
Typical Upper-Mid Floor
(12TH TO 17TH FLOOR)



Typical Lower-Mid Floor
(4TH TO 11TH FLOOR)



Typical Upper Floor
(18TH TO 20TH FLOOR)



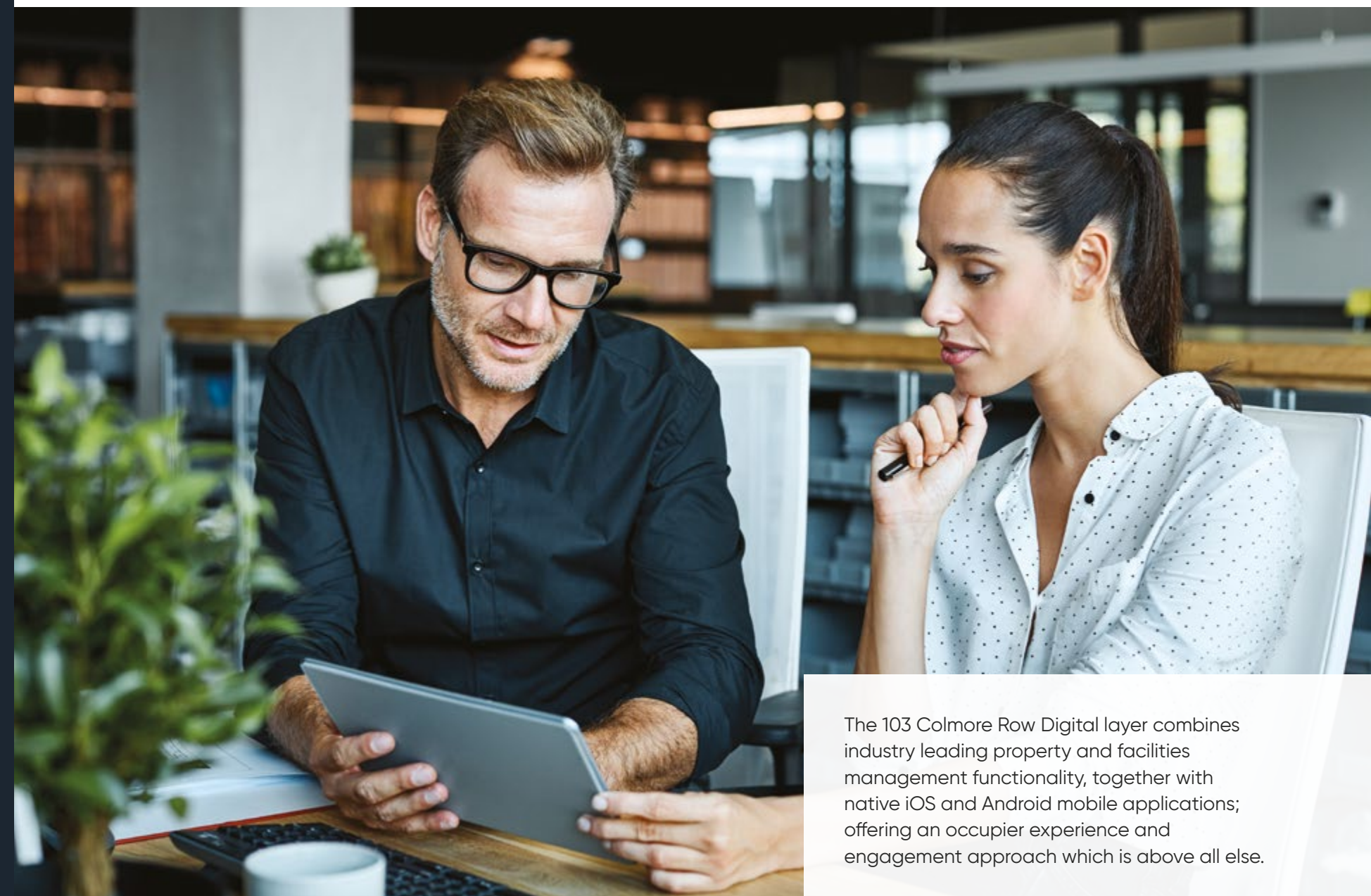


*“Why fit in when you
were born to stand out”*

Dr Suess Author

“Technology is best when it brings people together”

Matt Mullenweg Social Media Entrepreneur



The 103 Colmore Row Digital layer combines industry leading property and facilities management functionality, together with native iOS and Android mobile applications; offering an occupier experience and engagement approach which is above all else.



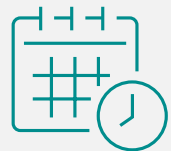
HIGH IQ

THE 103 APP

Key features include:



Frictionless door and speed gate access



Meeting room and amenity booking capabilities



Guest arrival management



Occupier directory



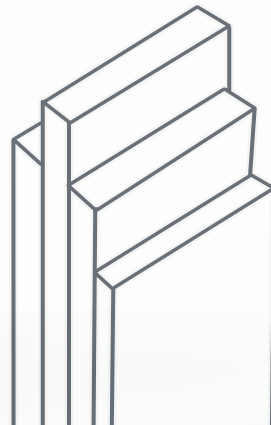
Community news, lifestyle services, events & exclusive offers



Transport & weather information

Smart tech for a smart building

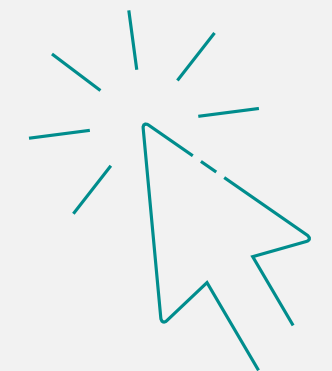
The bespoke and thoughtfully curated 103 app can assist building management and also provide services and building information to individual users. It's flexible to become bespoke or adapt to the ever changing working environment.



NODE is a plug & play communications interface, by way of a landlord controlled comms room hosting a NODE connectivity solution, delivered through a custom designed, central nervous system for the building.

This creates a secure, fully managed/ serviced supplier agnostic network, expediting occupier connections and maximising price competition/ value for the end user.

Node: the future of building connectivity



Key NODE tenant benefits:

Rapid Installation Timescales

NODE engage ISPs in advance of practical completion, significantly reducing the installation timescales or removing the lead-in to tenant activation entirely.

Independent, Marketwide ISP Access

NODE is an agnostic service provider and facilitator. Any pre-existing or new ISP is able to be accommodated and hosted by the NODE Hub, creating competition and driving-down price to the business consumer.

Resilience and Contingency

A single source for short term and permanent solutions to ISP failures, minimising all connectivity related business risk.

Digital and Infrastructure Consultancy

Independent, market leading advice from some of the best minds in the prop tech and connectivity industry.

Industry Leading Intellectual Property

The assurance that a tenant's leasehold commitment will remain at the leading edge of information technology provision and the best connected occupational demise in the market.

Customer Service

Management, security and problem solving in real time, with all costs being inclusive to the landlord service charge.

OUTLINE SPECIFICATION



12 lifts including two dedicated lifts serving the roof top restaurant



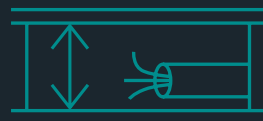
BREEAM accreditation of Excellent with an EPC Rating A



WiredScore rating of Platinum - reducing on site power demand



Metal tiled ceiling incorporating 1200 x 300 flush mounted LED luminaires



Raised access flooring throughout - 150mm



Heating and cooling is provided to office areas by a 4-pipe system with FCU controls



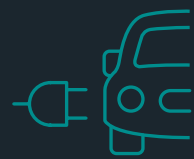
Floor loading 3.5 kn/m² (plus 1 kn/m² for partitions)



Office Fresh Air Ventilation - 12 litres per person



Shower and changing facilities run by the building, for the building



24 car parking spaces with dedicated charging points and 3 motorcycle spaces



92 cycle spaces - for those that prefer to ride to work



Designed to accommodate 24-hour, 7-day-a-week access

THE FINER DETAILS EXCELLENCE AS STANDARD

The development has achieved:

- A BREEAM Accreditation of Excellent
- EPC Rating A
- WiredScore rating of Platinum

Introduction

- The building has been developed generally in accordance with the guidelines set out in the British Council for Offices Design Guide 2014
- The development has a gross external area of approximately 35,000m². Above ground there are 20 floors of office space together with a double height restaurant at floors 23 and 24. The building is generally serviced from the basement and upper floor plant areas at floors 21 and 22

Office Fit-Out

- Office areas are fitted to Category A standard including all building services
- The ceiling comprises of perforated metal tiles incorporating 1200 x 300 flush mounted LED luminaires
- Raised access flooring - 150mm
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls zoning 6 metres wide and 4.5 metres deep at perimeter
- 103 Colmore Row has 12 lifts including two dedicated lifts serving the roof top restaurant and a single 30-person/3,000 kilogram goods lift. There is also an additional passenger lift access to bicycle and car parking levels
- Separate male and female changing facilities and shower cubicles located at basement level plus WC's, drying room and cleaners cupboard

Occupational Criteria

- The building has a means of escape occupancy ratio based on 1-person per 6m² for the office accommodation
- Toilet accommodation is provided at the density of 1-person per 10m² in an arrangement of unisex super loos
- Lift installations provide for an occupancy of 1-person per 8m² on floors 1 - 11 and 1-person per 10m² on floors 12 to 20 inclusive
- The cooling and heating systems are based upon 1-person per 8m² for floors 1 - 11 and 1-person per 10m² for floors 12 - 20
- The building is designed to accommodate 24-hour/7-day-a-week access
- Floor loading - office accommodation 3.5 kn/m² (plus 1 kn/m² for partitions)

Building Services Criteria

- External design conditions - Summer 28°C / Winter -4°C
- Internal design conditions - Office area: Summer 22°C / Winter 22°C
- Office Fresh Air Ventilation - 12 litres per person
- Tolerances - based on room temperature plus or minus 2°C at point of measurement
- Lighting
 - Office areas: 375 - 400 lux
 - Toilets: 200 lux
 - Staircases: 100 lux
 - Reception: 200 - 300 lux
 - Car Park: 75 lux

Timeline

The building achieved Practical Completion on 19/11/2021

Professional Team

Project Manager:
Quantem

Planning Consultant:
GW Planning

Architect:
Doone Silver Kerr Architects

Cost Consultant:
Quantem

Principal Designer (CDM):
Quantem

Structural Engineer:
Davies Maguire

M&E Services Engineer:
ARUP

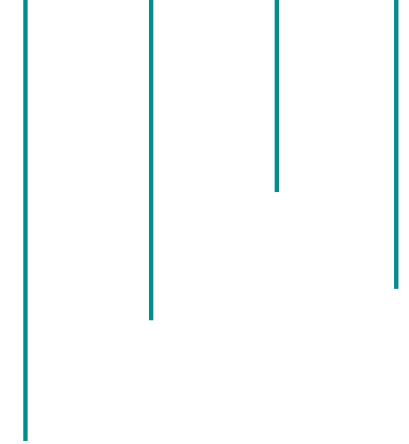
Environmental Consultant/BREEAM:
Watkins Payne Partnership

Vertical Transportation Engineer:
Hilson Moran Partnership

Fire Engineering Consultants:
Fire Ingenuity

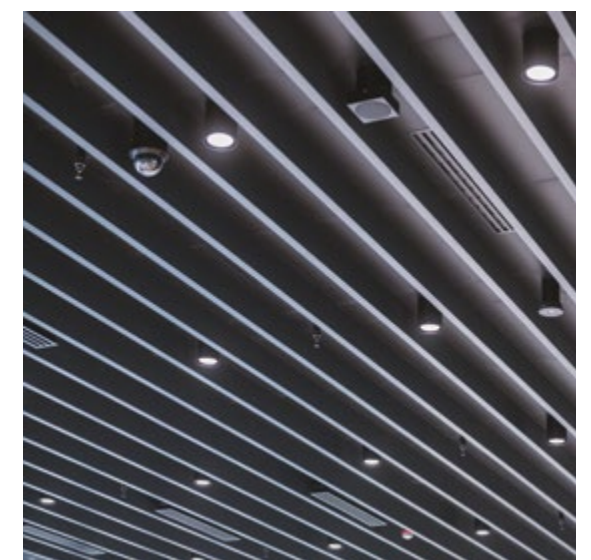
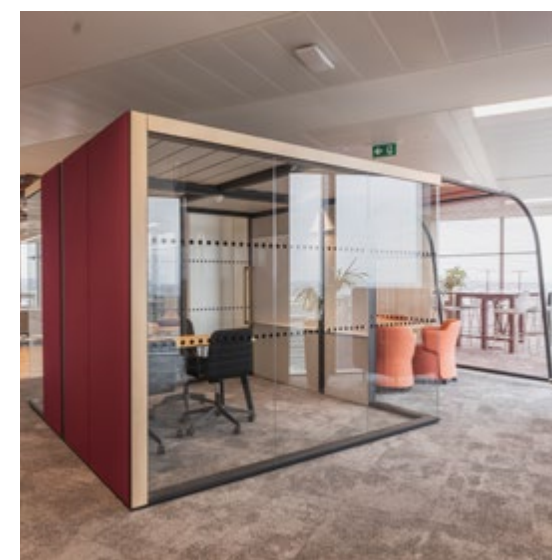
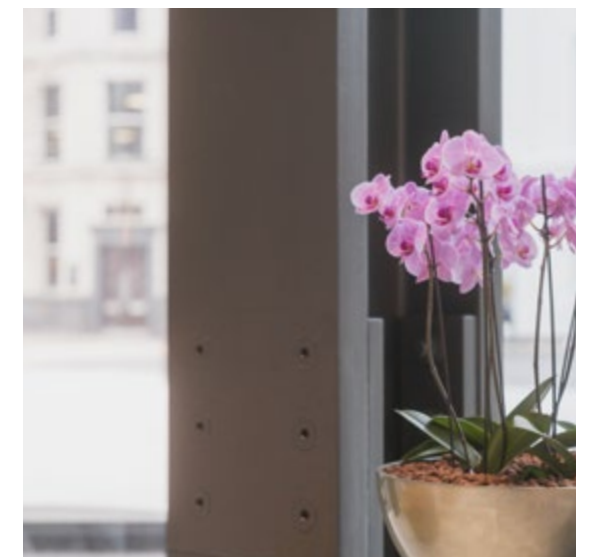
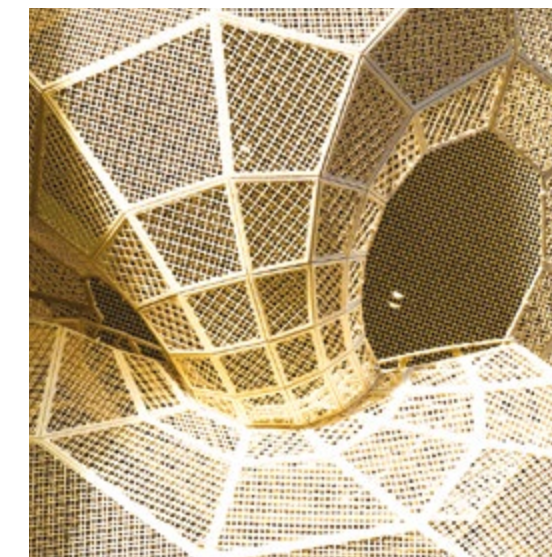
Legal:
Stephenson Harwood LLP

Agents:
Cushman & Wakefield
Knight Frank LLP
Colliers International



“It’s attention to detail that makes the difference between average and stunning”

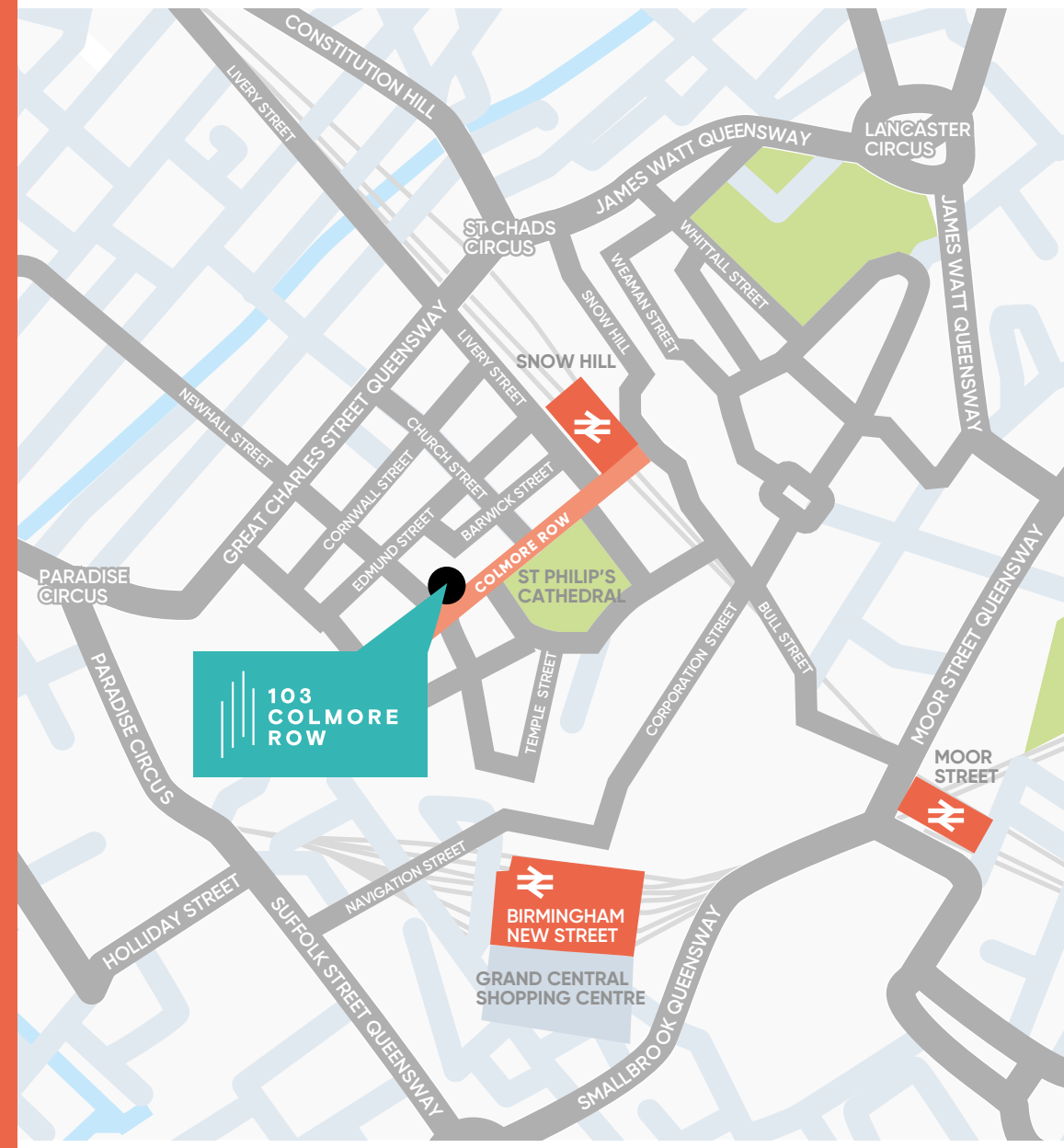
Francis Atterbury (1662-1732)





A MOST CONNECTED LOCATION

Favourably located at the heart of the UK's connectivity infrastructure, Birmingham benefits from unrivalled connections to key regions throughout the country, as well as providing quick international links via its airport. The city also benefits from the new HS2, offering journey times to London in less than 50 minutes. New Street and Snow Hill stations are both just three minutes walk away, and the newly extended Metro unlocks other areas of the city. By road, Birmingham is the hub of the UK's motorway network, with the M5, M6, M40 and M42 all readily accessible.



BY ROAD

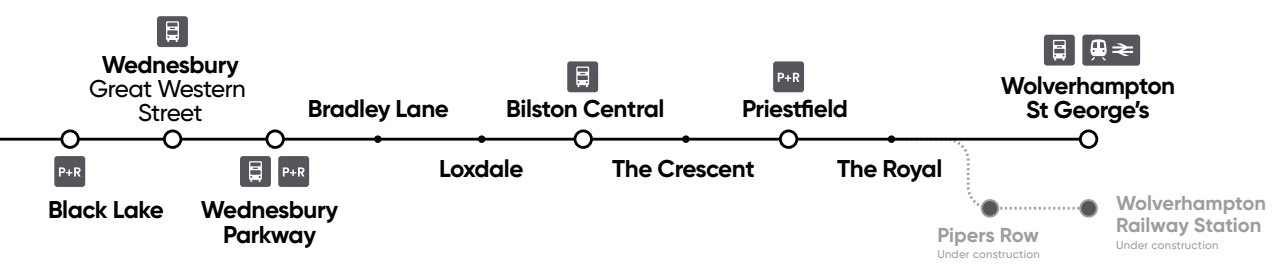
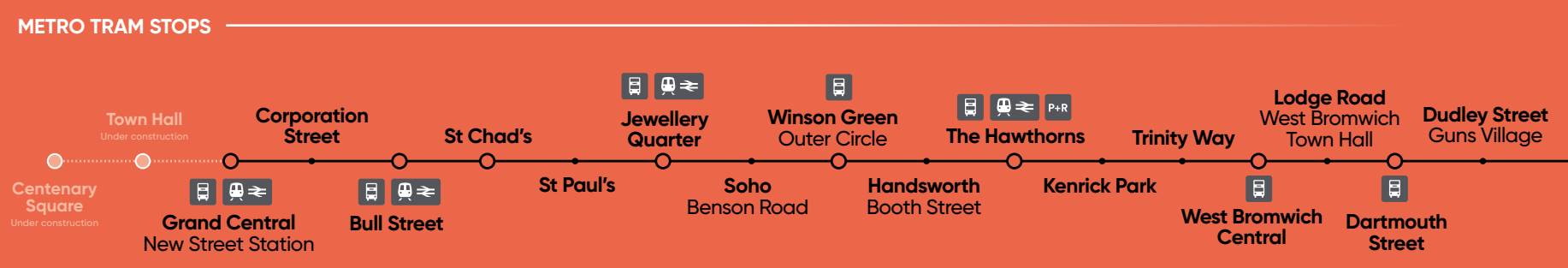
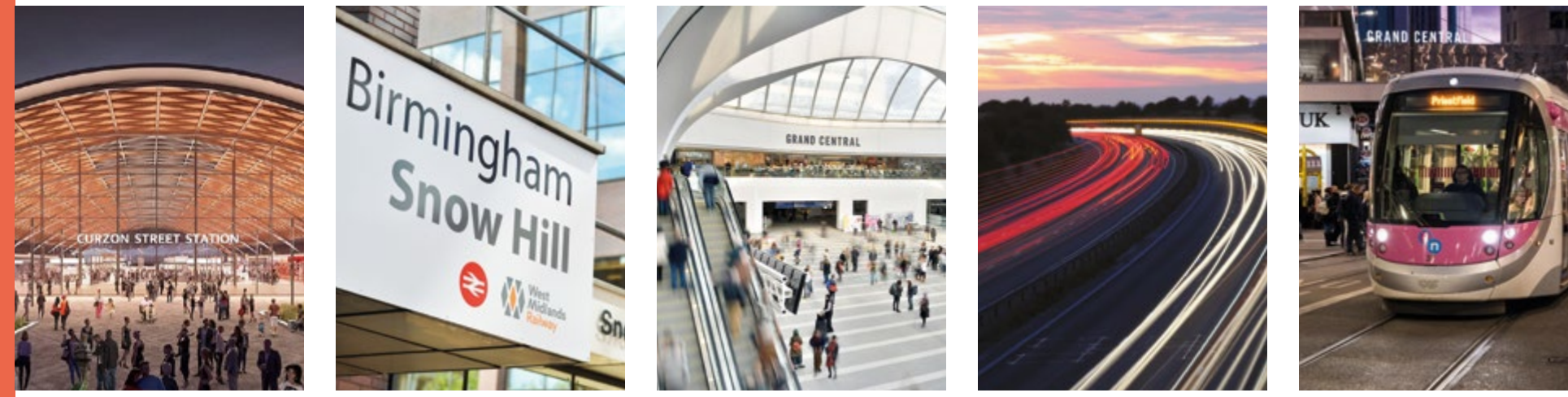
M6	1.5 miles
Bristol	88 miles
Coventry	25 miles
Edinburgh	292 miles
Leeds	118 miles
London	118 miles
Manchester	87 miles
Newcastle	206 miles
Nottingham	53 miles

Source AA Routeplanner

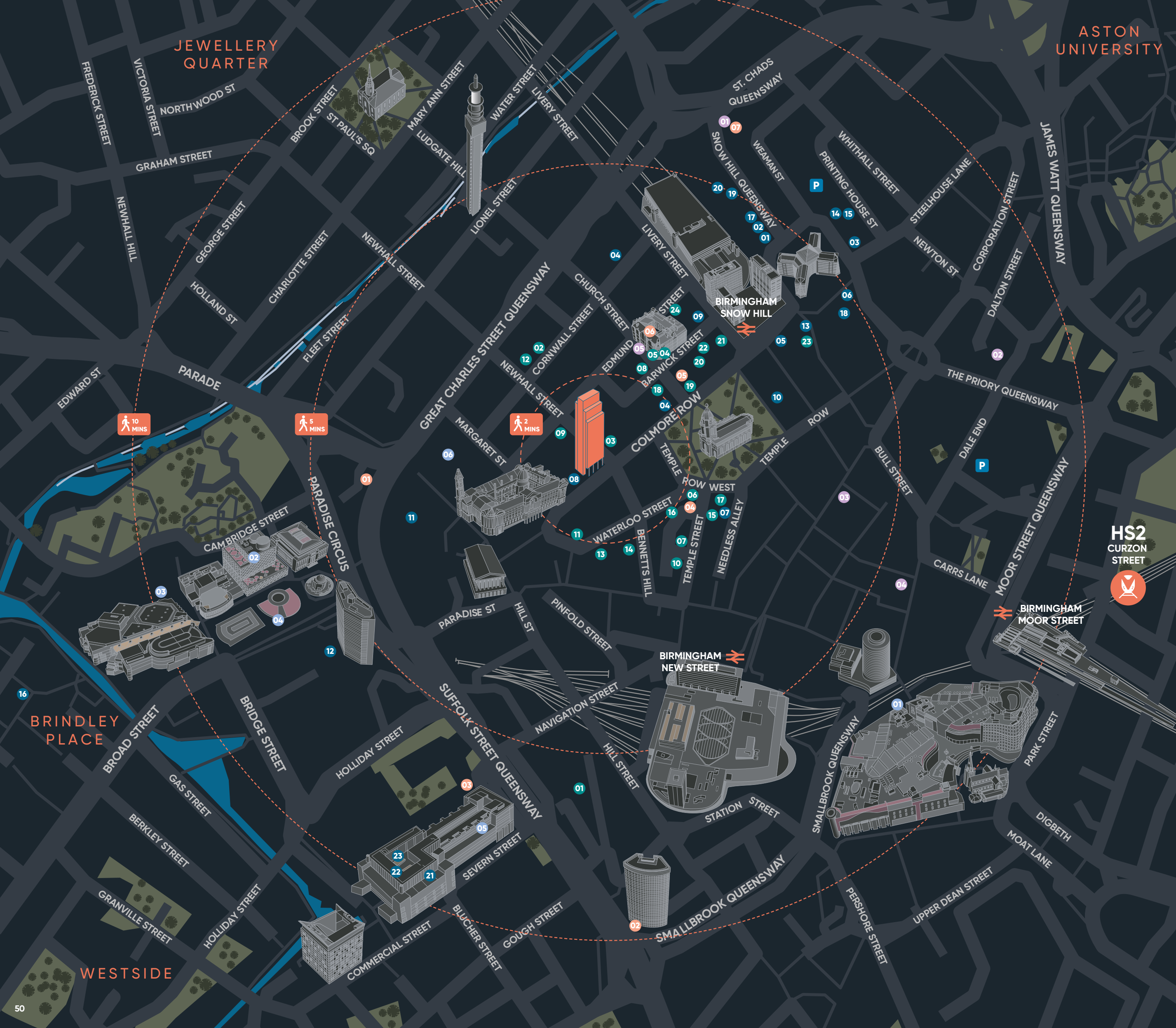
BY RAIL

Bristol	1hr 24 mins
Coventry	20 mins
Edinburgh	4hrs
Leeds	1hr 57 mins
London Euston (New St)	1hr 21 mins
London Marylebone (Snow Hill)	1hr 43 mins
Manchester	1hr 29 mins
Nottingham	1hr 09 mins
Solihull	18 mins

Source Thetrainline.com



Metro extension in excess of **£1bn**



LOCAL OCCUPIERS

- 01 KPMG
- 02 Barclays Bank Plc
- 03 Grant Thornton
- 04 Pinsent Masons
- 05 Royal & Sun Alliance
- 06 EY
- 07 Rothschild
- 08 Eversheds
- 09 Direct Line
- 10 RBS
- 11 PWC
- 12 HSBC
- 13 AON
- 14 Allianz
- 15 Investec
- 16 Marsh
- 17 DWF
- 18 Shakespeare Martineau
- 19 HS2 Construction HQ
- 20 Gowling WLG
- 21 Advanced
- 22 BBC
- 23 WSP

LANDMARKS

- 01 Bullring Shopping Centre
- 02 Library of Birmingham
- 03 The ICC
- 04 Centenary Square
- 05 The Mailbox
- 06 Museum & Art Gallery

HOTELS

- 01 Copthorne
- 02 Radisson Blu
- 03 Malmaison
- 04 Premier Inn
- 05 The Grand
- 06 Hotel du Vin
- 07 Holiday Inn Express

BARS & RESTAURANTS

- 01 Brew Dog
- 02 Zen Metro
- 03 Purnell's
- 04 Isaac's
- 05 Hotel du Vin
- 06 Fumo
- 07 San Carlo
- 08 The Roebuck
- 09 Asha's
- 10 The Botanist
- 11 Purecraft Bar & Kitchen
- 12 All Bar One
- 13 Adam's
- 14 Rudy's Neopolitan Pizza
- 15 Las Iguanas
- 16 Revolución de Cuba
- 17 The Ivy
- 18 Gaucho Grill
- 19 Gusto
- 20 Alchemist
- 21 200 Degrees Coffee
- 22 Primativo
- 23 Anderson & Hill
- 24 Tattu Restaurant and Bar

GYMS & LEISURE

- 01 Pure Gym
- 02 Bannatyne's Health Club
- 03 Easy Gym
- 04 The Gym
- 05 Hotel du Vin

ASTON
UNIVERSITY

JEWELLERY
QUARTER

BRINDLEY
PLACE

WESTSIDE

HS2
CURZON
STREET

BIRMINGHAM
MOOR STREET

BIRMINGHAM
NEW STREET

A high speed revelation

High Speed Two (HS2) is the new high speed railway connecting eight out of ten of the UK's largest cities. With 25 stations, it will vastly improve connectivity between the North, the Midlands and the South, cutting many journeys by half. Sitting at the heart of the high speed rail network Birmingham's new Curzon Street Station will be one of the most environmentally friendly stations in world when complete and will have nine trains per hour running in each direction.



Manchester
40
 MINUTES
 Current time 86 mins

London
52
 MINUTES
 Current time 83 mins

Leeds
49
 MINUTES
 Current time 118 mins

Sheffield
49
 MINUTES
 Current time 59 mins

Newcastle
117
 MINUTES
 Current time 166 mins

Edinburgh
194
 MINUTES
 Current time 243 mins

Glasgow
200
 MINUTES
 Current time 240 mins



Fly direct to 150 destinations

AROUND **7** HOURS
 DIRECT TO DUBAI

Just six miles away, Birmingham Airport is easily accessible from 103. Handling over 12 million passengers in 2019, the airport offers direct flights to destinations across Europe and beyond, with easy connections to the US, Asia and the rest of the world. Over £300m has been invested in the airport over the past decade, providing world class facilities and state-of-the-art infrastructure. It was named as the best large airport in the UK outside of London in *Which? Travel Magazine's 2019 Annual Airport Survey*.

Time (hrs : mins)	Destination (Direct)
1:00	DUBLIN
1:05	BELFAST
1:15	AMSTERDAM
1:15	EDINBURGH
1:15	BRUSSELS
1:20	PARIS
1:40	GENEVA
1:45	ZURICH
2:00	MILAN
2:10	BARCELONA
2:20	BUDAPEST
2:20	WARSAW
2:20	MADRID
2:50	REYKJAVIK
3:55	ISTANBUL
7:10	DUBAI

How the building has benefited Birmingham

Along with encouraging employment, young careers, and an ongoing engagement with students and universities.



A MENTAL HEALTH DAY WAS DELIVERED TO THE ENTIRE 103 CONSTRUCTION WORKFORCE BY MENTAL HEALTH FIRST AIDERS



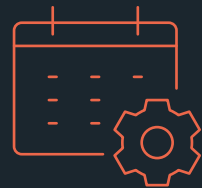
OVER **60,000** DAYS WORKED BY STAFF WITHIN **10** MILES OF THE SITE



46% OF THE CONSTRUCTION WORKFORCE LIVED WITHIN 10 MILES



52 APPRENTICESHIPS WERE MADE AVAILABLE THROUGHOUT CONSTRUCTION



WITH **618** WEEKS IN TOTAL WORKED BY APPRENTICES ON THE SCHEME



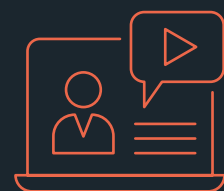
2 APPRENTICES APPEARED ON BBC NEWS DURING APPRENTICE WEEK TO PROMOTE ROUTES INTO CONSTRUCTION



£10M WORTH OF SUBCONTRACT ORDERS PLACED WITH LOCAL SUPPLY CHAINS



BAM WORKED WITH 43 THIRD YEAR STUDENTS AT BCU ON THEIR TENDER PROJECT MODULE BASED ON 103 COLMORE ROW



ONLINE 'WEBINAR' WITH BCU, "HOW WE BUILT BIRMINGHAM'S TALLEST OFFICE TOWER"



3 VIRTUAL WORK EXPERIENCE SESSIONS PROVIDED



1 WEEK LONG NOTTINGHAM UNIVERSITY WORK PLACEMENT

Next level dining

103 Colmore Row blurs the lines between business and pleasure, offering a world class dining experience in a unique glass box in the sky. The new lantern restaurant is operated by global luxury restaurant and bar group D&D London.

D&D currently owns and operates a collection of 43 diverse restaurants, bars and one hotel based principally in London, but also with locations in Manchester, Leeds, Paris and New York. The London restaurants include Bluebird Chelsea, German Gymnasium, Quaglinos, Coq d'Argent and Sartoria.

The lantern restaurant on the 24th floor of 103 Colmore Row has a double-height space offering diners panoramic views across the city and beyond. The restaurant will be accessible from the ground floor brasserie via two dedicated lifts and will bring quality dining to a whole new level.

A WORLD
CLASS DINING
EXPERIENCE
CURATED BY

D&D
LONDON



360°
panoramic views

24TH FLOOR LANTERN RESTAURANT

103 Colmore Row blurs the lines between business and pleasure, offering a world class dining experience in a glass box in the sky.

24 storeys above Colmore Row this landmark restaurant will be accessible from the ground floor brasserie via two dedicated lifts and will bring quality dining to a whole new level.

The Orelle Restaurant at 103 combines an atmospheric double height dining area and bar, with breath-taking views over Birmingham, creating a new iconic venue for Colmore Row and the City.

ORELLE





A winning team for an exceptional building

SCHEME OWNERSHIP
103 Colmore Row Property Unit Trust

STERLING
PROPERTY VENTURES LTD



TRISTAN
CAPITAL PARTNERS

Sterling Property Ventures Ltd specialises in commercial property development, investment and consulting, adding value through strategic thinking that combines a unique blend of skills, experience and extensive collective market contacts. The directors at Sterling Property Ventures Ltd bring together a complete combination of development, investment and construction skills, with a combined experience of over 10 million sq ft of commercial property investment and development across the UK.

Tristan Capital Partners is an independent London-headquartered real estate investment management boutique that is regarded as one of the leaders in the European marketplace. Across eight locations, 125+ staff combine continuity and experience with judgment and a reputation for execution and delivering to our clients. The core team has worked together for 20 years across ten value-added funds with investments totalling €16.2 billion while our staff has over €25 billion of collective European investment and asset portfolio management experience.



All enquiries:



Jamie Philips
+44 (0) 7900 324 900



David Rigby
+44 (0) 7824 436 439

Scott Rutherford
+44 (0) 7824 436 439

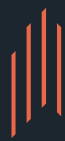


Richard Williams
+44 (0) 7468 727 158

Andy Riach
+44 (0) 7889 901910

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Designed by Zest Design & Marketing. (www.zestdm.co.uk) September 2025 (02164).



103colmorerow.com