



NEWMARK

M7

Real Estate

TO LET OFFICE SPACE

16,499 – 43,685 SQ FT

High profile location in
Birmingham city centre and
within walking distance to
**Colmore Row, Snow Hill,
Grand Central station
and Brindleyplace.**

B1

Summer Hill Road
Birmingham
B1 3RB

B1BIRMINGHAM.COM



REFURBISHED
OFFICE SPACE



SUITE 1 **27,186 SQ FT**
SUITE 4 **16,499 SQ FT**



WALK TO
Colmore Row, Snow Hill
station, Grand Central station
& Brindleyplace



HIGH PROFILE
LOCATION
overlooking Birmingham city core



210
CAR PARKING
SPACES

ACCOMMODATION



Suite	Floor	Tenancy	Sq m	Sq ft
1	Ground Floor Office	Available	1,713.5	18,445
	1st Floor Office		312.4	3,363
	Mezzanine		499.6	5,378
2	Ground	jobcentreplus	-	-
3	Ground	jobcentreplus	-	-
4	Ground	Available	1,532.8	16,499
Total Available			4,060.3	43,685

SPECIFICATIONS



Ability to extend mezzanine areas further



Refurbished office accommodation



Secure car park



LED lighting (Suite 4)



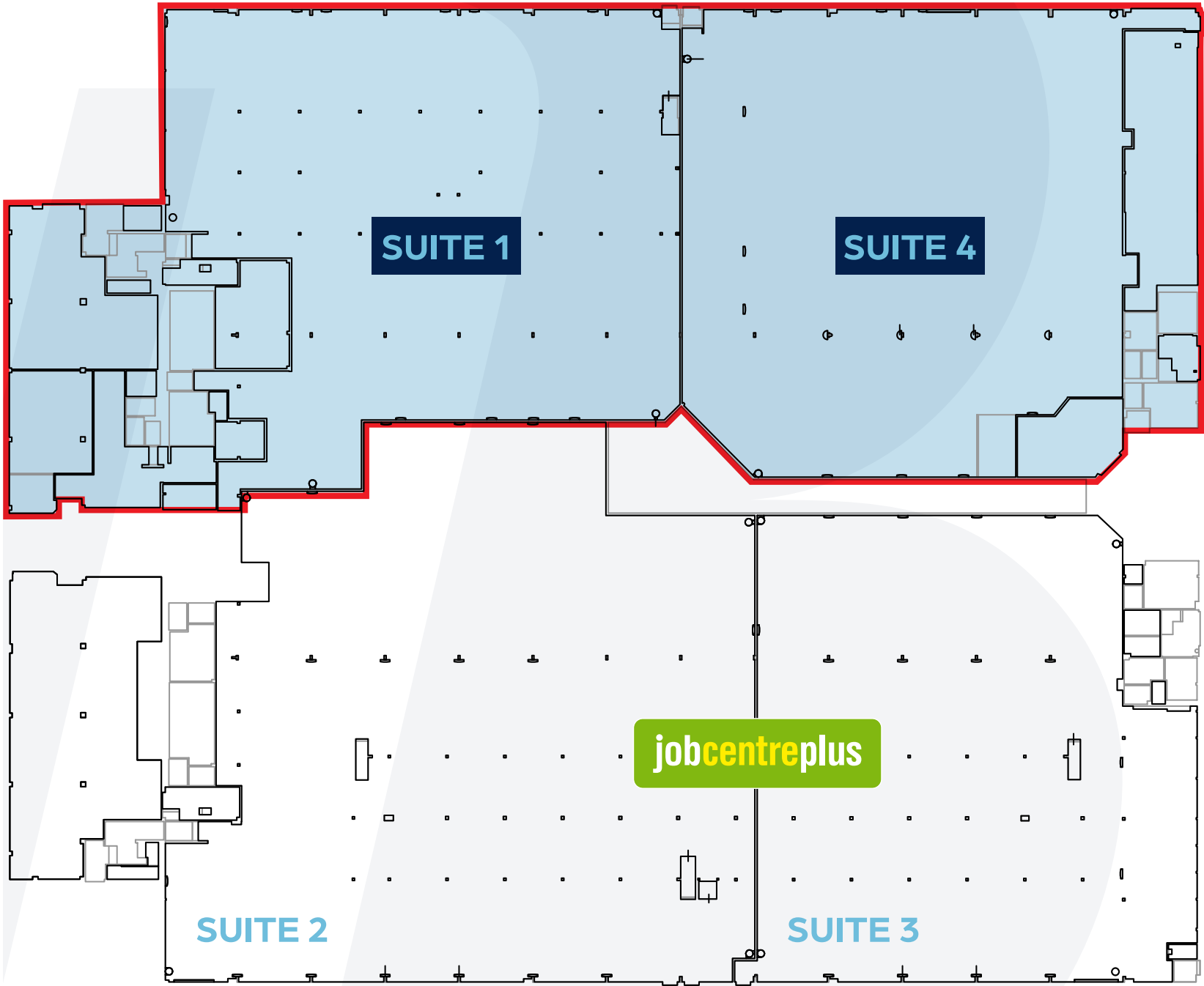
Raised access floors



End of Trip facilities



Air conditioning



LOCATION & CONNECTIVITY



B1 building is located on the A4540 inner ring road overlooking Birmingham city core. The property is within walking distance from the city centre, Colmore Row, Snow Hill station, Grand Central and Brindleyplace. The Jewellery Quarter is also within close proximity providing various restaurants, bars and amenities.



19 MINS
COLMORE ROW

25 MINS
GRAND CENTRAL STATION

10 MINS
BRINDLEYPLACE

12 MINS
JEWELLERY QUARTER STATION

BIRMINGHAM



BIRMINGHAM DEMOGRAPHICS





Birmingham is the UK's

SECOND CITY





Birmingham has an

80% STUDENT POPULATION





Youngest city in Europe with nearly

40% OF POPULATION UNDER 25





82,000 UNIVERSITY STUDENTS

Second only to London in terms of nurturing the next wave of highly skilled employees





100 BILLION REGIONAL ECONOMY





42 MILLION VISITORS PER YEAR



Business Rates

Suite 1 £347,500 Rateable value
(from 1 April 2026) Multiplier
48.0p- Rates Payable £166,800

Suite 4 £287,500 Rateable value
(from 1 April 2026) Multiplier
48.0p- Rates Payable £138,000

Service Charge

Suite 1 £4.43 psf

Suite 4 £4.26 psf

VAT

We understand that the Property
is elected for VAT.

EPC

Suite 1 C(74)

Suite 4 B(28)

RENT

Upon application to the agents.

AVAILABILITY

Suite 1 27,186 sq ft

Suite 4 16,499 sq ft

Available Q2 2026

CONTACTS

For further information or to arrange a viewing please
contact the agents;

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