

ONE

cornwall street







ONLY 3 FIOORS REMAINING

Grade A Offices To Let

Available from 4,729 to 14,187 sq ft

ONE BUILDING

Since the completion of its comprehensive refurbishment, One Cornwall Street has proven to be an attractive option for commercial occupiers with only three suites remaining from 1,679 – 2,685 sq ft, currently available for immediate occupation.

The building's flexible and virtually column-free floorplates feature ample glazing that ensures the spaces are filled with natural light.

Situated within the Colmore Business District, One Cornwall Street is accessed through a feature entrance and a fully manned reception, offering a well-positioned commercial destination suitable for a range of occupiers seeking high quality accommodation.

A prime commercial opportunity in Birmingham's premier business location







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THREE SUITES REMAINING

With open-plan, efficient floorplates and glazing across all elevations, One Cornwall Street offers Grade A, high quality office space with only two suites available from 1,679 – 2,685 sq ft.

The building offers:

- Newly reconfigured entrance and manned reception area
- Open-plan, with new 80mm full raised access floors
- Suspended metal ceilings with LG7 compliant lighting
- New VRV air conditioning system
- Refurbished male, female and disabled WC facilities on every floor
- Quality shower facilities
- Secure bin storage
- Fully DDA compliant
- Secure on-site parking at a ratio of 1:2,000 sq ft

Schedule of accommodation:

2nd Floor	4,729 sq ft	439.33 sq m)
3rd Floor	4,729 sq ft	439.33 sq m)
4th Floor	4,729 sq ft	439.33 sq m)
Total	**14,187 sq ft**	**(1,318 sq m)**



Typical Floorplate

One Cornwall Street can easily accommodate a range of configurations, from open-plan to cellular







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PRIME LOCATION

One Cornwall Street occupies an enviable position within the Colmore Business District, Birmingham's thriving business quarter.

The A38M and A456 are easily accessible and provide direct links to the national motorway network via connections to the M6 and M5 motorways respectively, putting the rest of the UK within easy reach.

One Cornwall Street is also well suited for commuter links with Snow Hill and New Street railway stations within a few minutes' walk, offering links to main line rail services to London Marylebone and Euston.

A number of bus services stop close to One Cornwall Street, providing connections to destinations across Birmingham and the extension to the Midland Metro tram can be accessed from Snow Hill.

Birmingham Airport is only 10 miles south of the city centre, providing regular European and worldwide services to a host of destinations, and can be reached by direct connection from New Street station.



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AVISON YOUNG

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