

To Let

7th and 8th Floors

23,146 – 46,540 sq ft

Fully fitted office space

THREE/SNOWHILL

Birmingham

Designed
for
Success

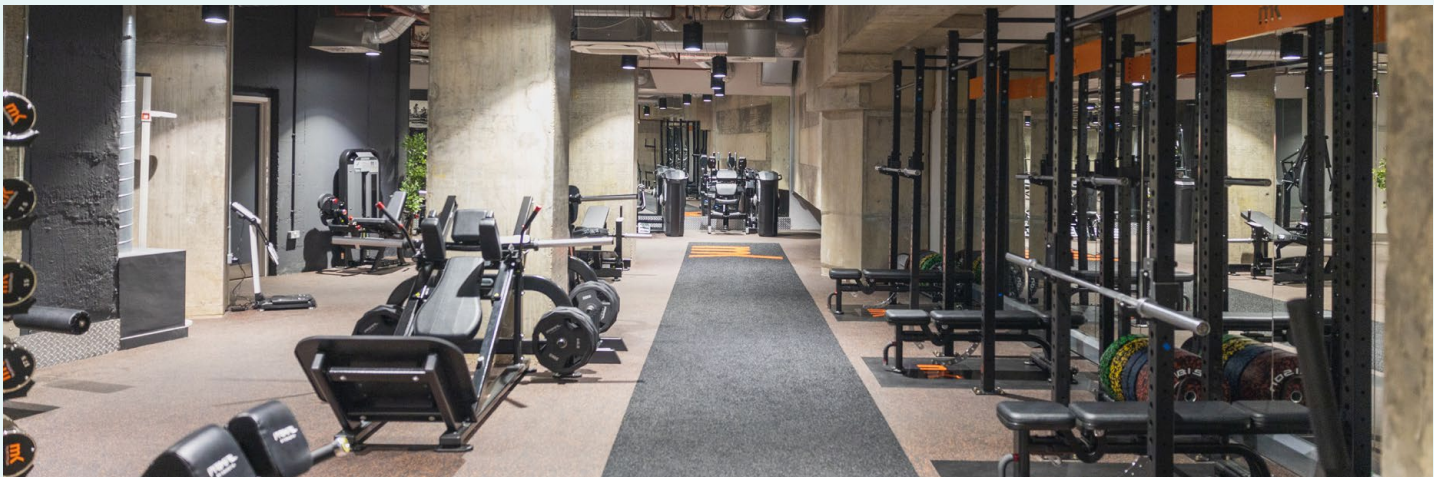


Offices in an Award Winning Building

Three Snowhill boasts exceptional connectivity, with direct access to the Metro and Snowhill Station, complemented by major bus routes along Snow Hill Queensway.

The building offers unparalleled amenities, all designed with occupants' wellbeing in mind. Housing Birmingham's premier health and wellness facility, MK Healthhub, Three Snowhill provides cutting-edge fitness and treatment options.

Situated in the heart of the Central Business District, the building is surrounded by Birmingham's finest food and beverage options, with the city's main shopping district just a stone's throw away.



Building Amenities & End of Journey Facilities

- | | |
|--|--|
|  Café |  MK Healthclub* |
|  Concierge Reception |  13 showers in the basement plus one on every floor |
|  Secure Car parking |  Male and female locker and changing rooms |
|  EV Charging |  416 lockers |
|  148 secure cycle storage racks |  2 saunas |
|  Cycle maintenance station |  Access control entry barriers |

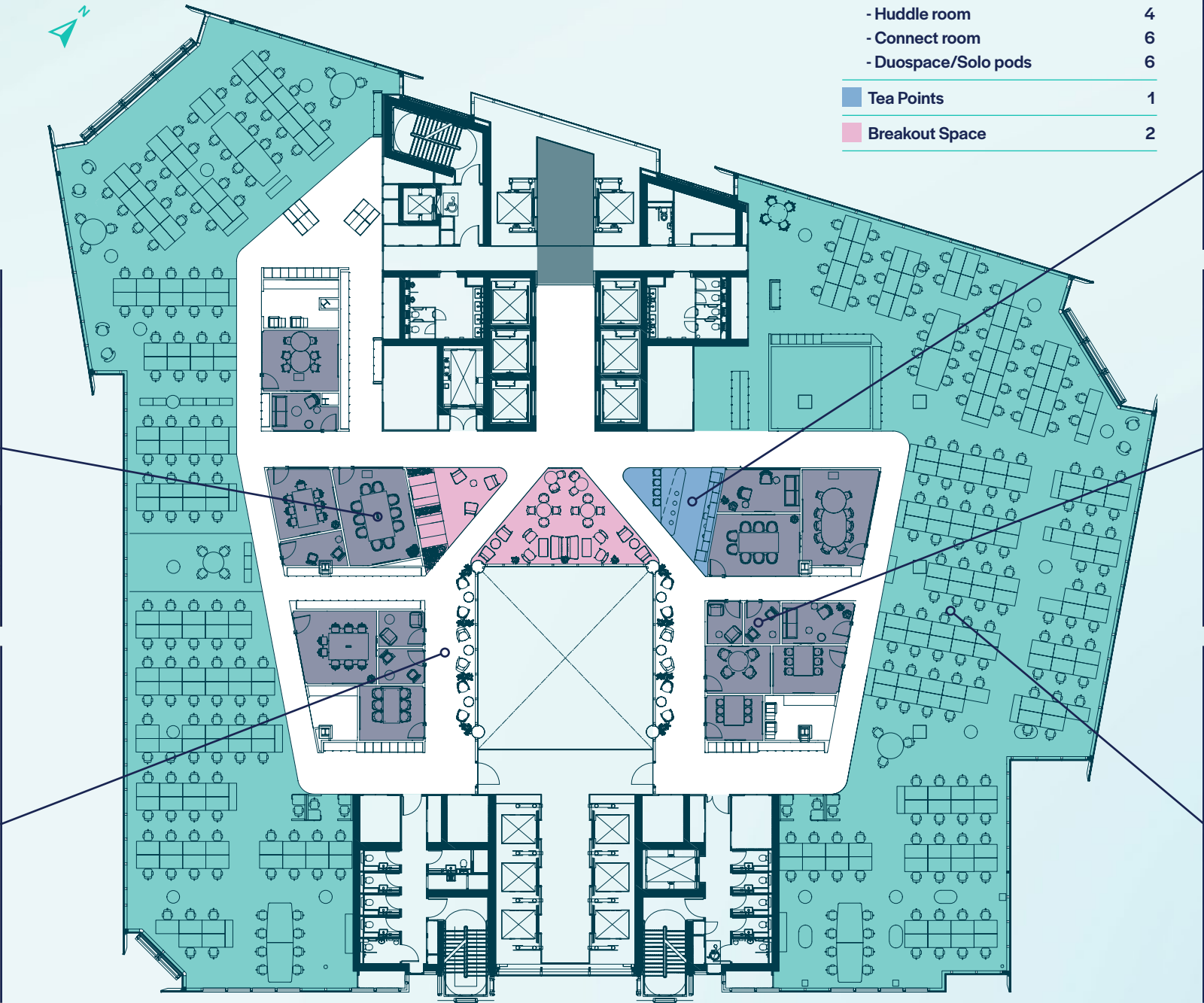
*5,000 sq ft fully equipped gym, yoga and meditation studio, spin studio and three treatment rooms operated by MK Health Hub.



Fully Fitted Flexible Space

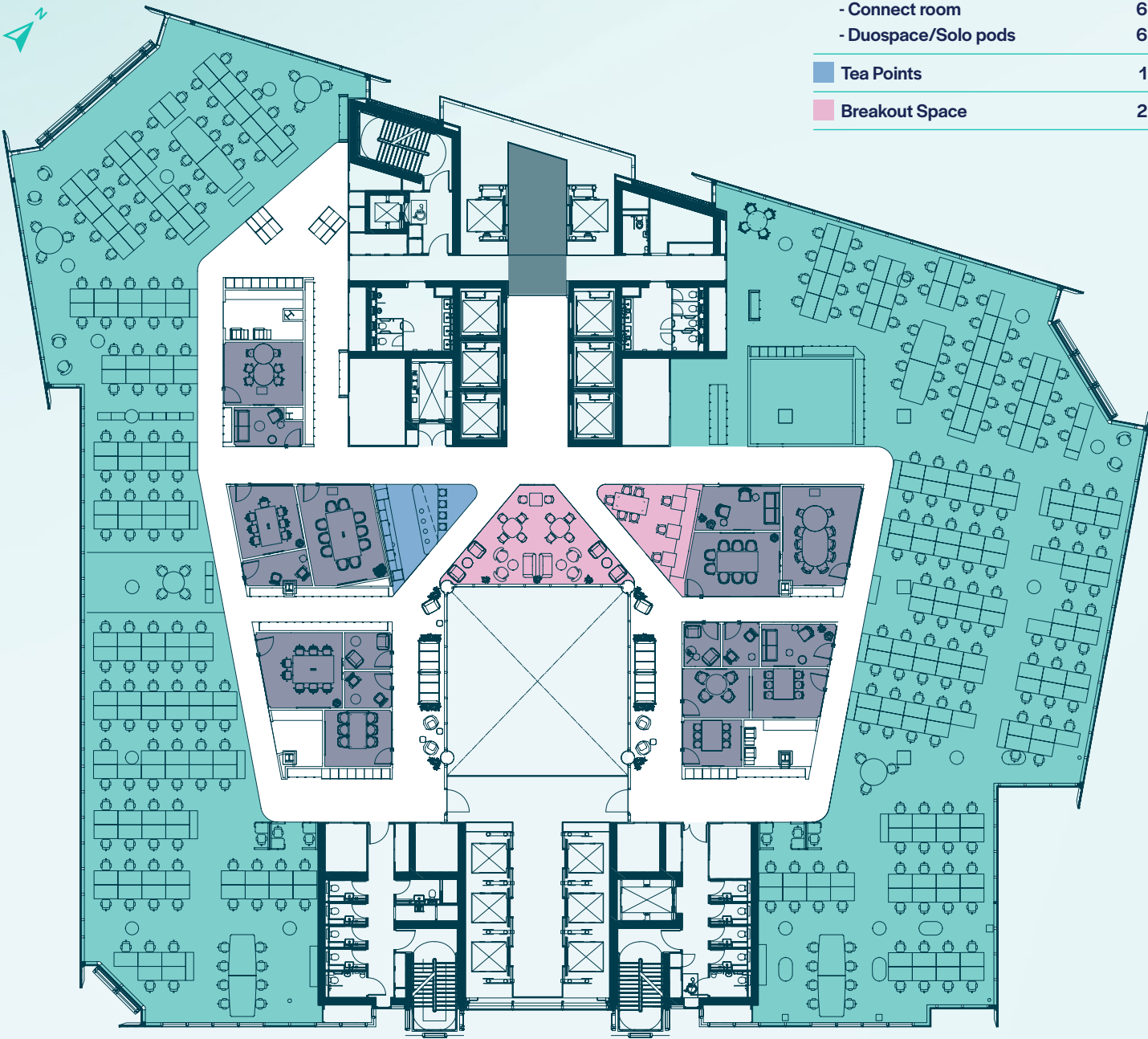
The 7th and 8th floors offer an occupier the opportunity to benefit from fully fitted flexible space including a variety of meeting rooms, collaboration and touchdown space together with open plan areas. Each floor is flooded with natural light from the external elevations and 17 storey atrium and benefit from staff amenities/breakout area. WCs and lift access are available for each floor.

7th Floor
23,146 sq ft (2,150 sqm)



Fully Fitted Flexible Space

8th Floor
23,394 sq ft (3,010 sqm)



Building Specification

Three Snowhill offers the highest level of building specification and has been recognised as Best Commercial Workplace in the region by the British Council for Offices.

- Destination Control Lifts
- 4 pipe fan coil system
- PIR Controlled LED Lighting
- Raised Access Floors
- Triple Glazed Planar Glass Cladding with Solar Shading

EPC B (30)
Grade A specification

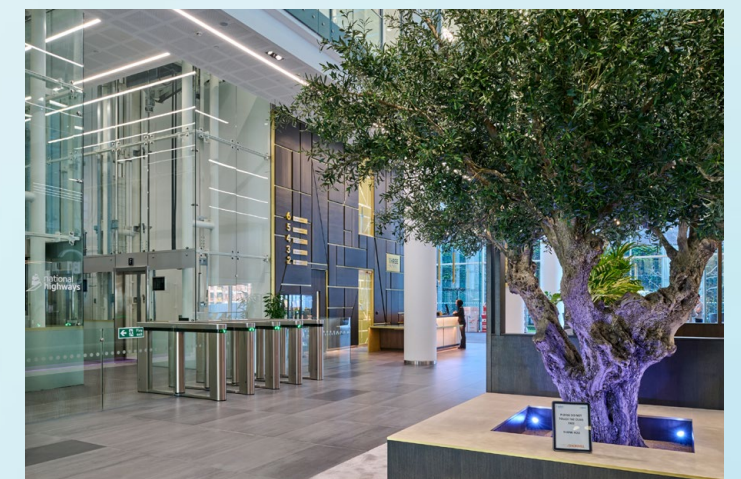
Accreditations



A Landmark Office Building

Three Snowhill is a landmark office building at the gateway to the Colmore Business District and the final element of the hugely successful Snowhill Estate.

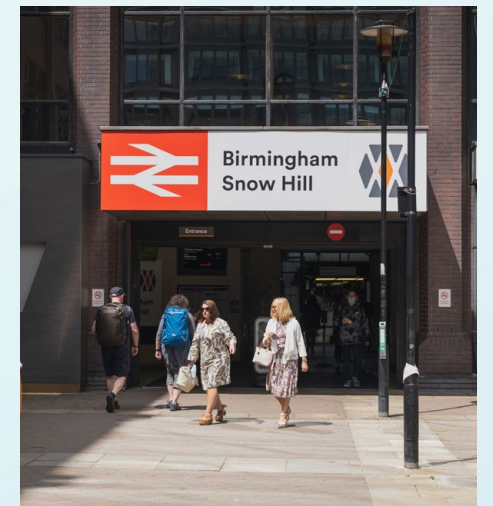
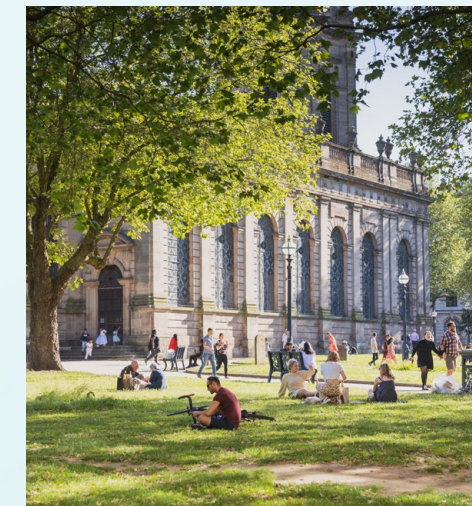
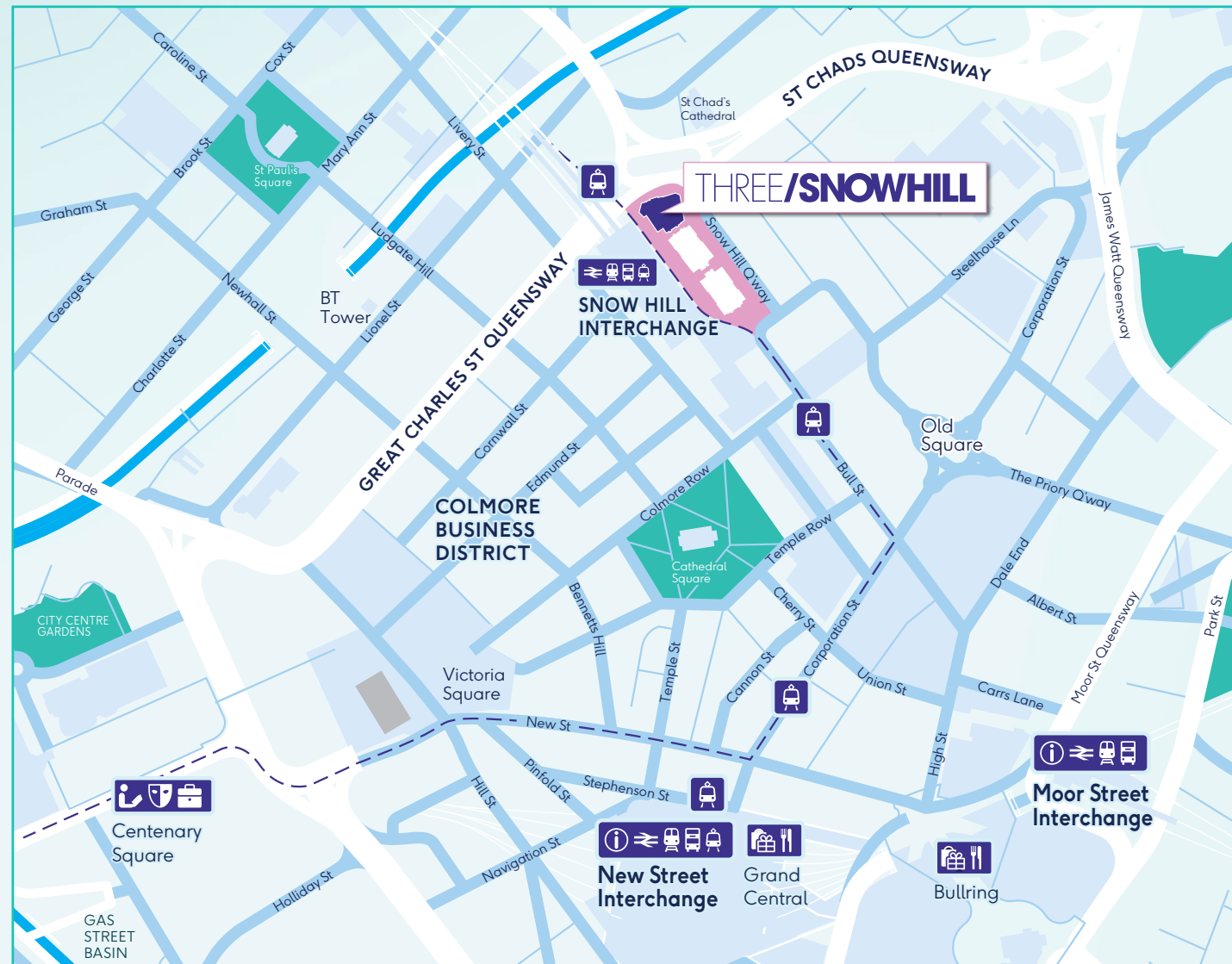
Existing occupiers



A Thriving Location

Snow Hill is at the centre of the Colmore Business District where the very best national retailers and restaurants sit alongside thriving independents, offering fantastic amenity for staff.

Snow Hill Railway Station and St Chad's Midland Metro stop are located within a short walk offering excellent transit across the city centre and access to a variety of amenities including The Bullring Shopping Centre, Grand Central, Birmingham Moor Street and HS2 Curzon Station.



Connectivity



Metro

With a terminal directly outside the building, the Midland Metro currently runs from Wolverhampton through Birmingham to Edgbaston Village on the Hagley Road.



National Rail

Snow Hill Station runs parallel to the Snow Hill estate, with New Street Station less than 10 minutes away on foot.



Road

Three Snowhill abuts the A38, with the M6 – providing access to the UK's motorway network – just three minutes away.



Bus

A number of major bus services are available from Snow Hill Queensway.

Further Information

Lease Term

The 7th and 8th floors are available by way of a new lease on full repairing and insuring terms.

Rent

On application.

Business Rates

The Tenant will be responsible for the payment of business rates. Interested parties are advised to make their own enquiries to the Local Authority (Birmingham).

Service Charge

A service charge will be levied to cover the cost of external and communal area maintenance.

EPC

The property has an EPC Rating of B(30). A copy of the Energy Performance Certificate is available upon request.

VAT

VAT is payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations.

For further information or to arrange a viewing please contact:



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