

# 4 Temple Row

FULLY FITTED OFFICE SPACE

Birmingham, B2 5HG

4 TEMPLE ROW

A modern office interior featuring a lounge area with a grey sofa and orange chairs, a central bar with a black mesh partition and a vertical garden, and glass-walled office spaces. The ceiling has recessed lighting, and the walls are a mix of white and dark blue. Large windows provide natural light.

# Introduction

**4 Temple Row offers prime office accommodation in the heart of Birmingham's Colmore Business District.**

Following a full refurbishment, the building combines modern workspace with excellent amenities, placing your business at the centre of a thriving professional community.

**4 TEMPLE ROW**

# Highlights

- Prime city centre location within Colmore Business District
- Grade A refurbished office space
- Fully fitted and CAT A suites available
- 3-5 minutes' walk from New Street and Snow Hill Stations
- Adjacent to Bull Street Metro stop
- EPC B 35
- Communal break-out lounge and bookable meeting rooms
- Health club quality basement showers, drying room, lockers, and bike racks



4 TEMPLE ROW

# Location & Connectivity



- Adjacent to Bull Street Metro stop



- Birmingham Airport by train in under 18 minutes



- 3-minute walk to Snow Hill Station
- 5-minute walk to New Street Station
- Within 5 minutes of the future Curzon Street HS2 station
- 49-minute future HS2 journey to London



- Direct access to the M5, M6, and M42 motorways
- Drive to:**
- London, Manchester, and Leeds in 2 hours
  - Bristol in 1.5 hours



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# Strategically Positioned

in the heart of the City

## Transport

- 1 HS2: Birmingham Curzon Street
- 2 Birmingham Airport: 27 mins
- 3 M5: 24 mins
- 4 M6: 14 mins
- 5 M42: 21 mins

## Food and Beverage

- 6 Montys Deli
- 7 Perch
- 8 Boston Tea Party
- 9 Waylands Yard
- 10 Primitivo
- 11 Pret A Manger
- 12 Coffee Time
- 13 Morridge
- 14 Gauchó
- 15 Dishoom
- 16 Flight Club
- 17 Riva Blu
- 18 The Ivy
- 19 Rudy's Pizza Napoletana
- 20 The Botanist

## Hotel

- 21 The Grand Hotel
- 22 Premier Inn
- 23 Staybridge Suites
- 24 Macdonald Burlington Hotel
- 25 Travelodge

## Shopping

- 26 Great Western Arcade
- 27 Mailbox
- 28 Bullring

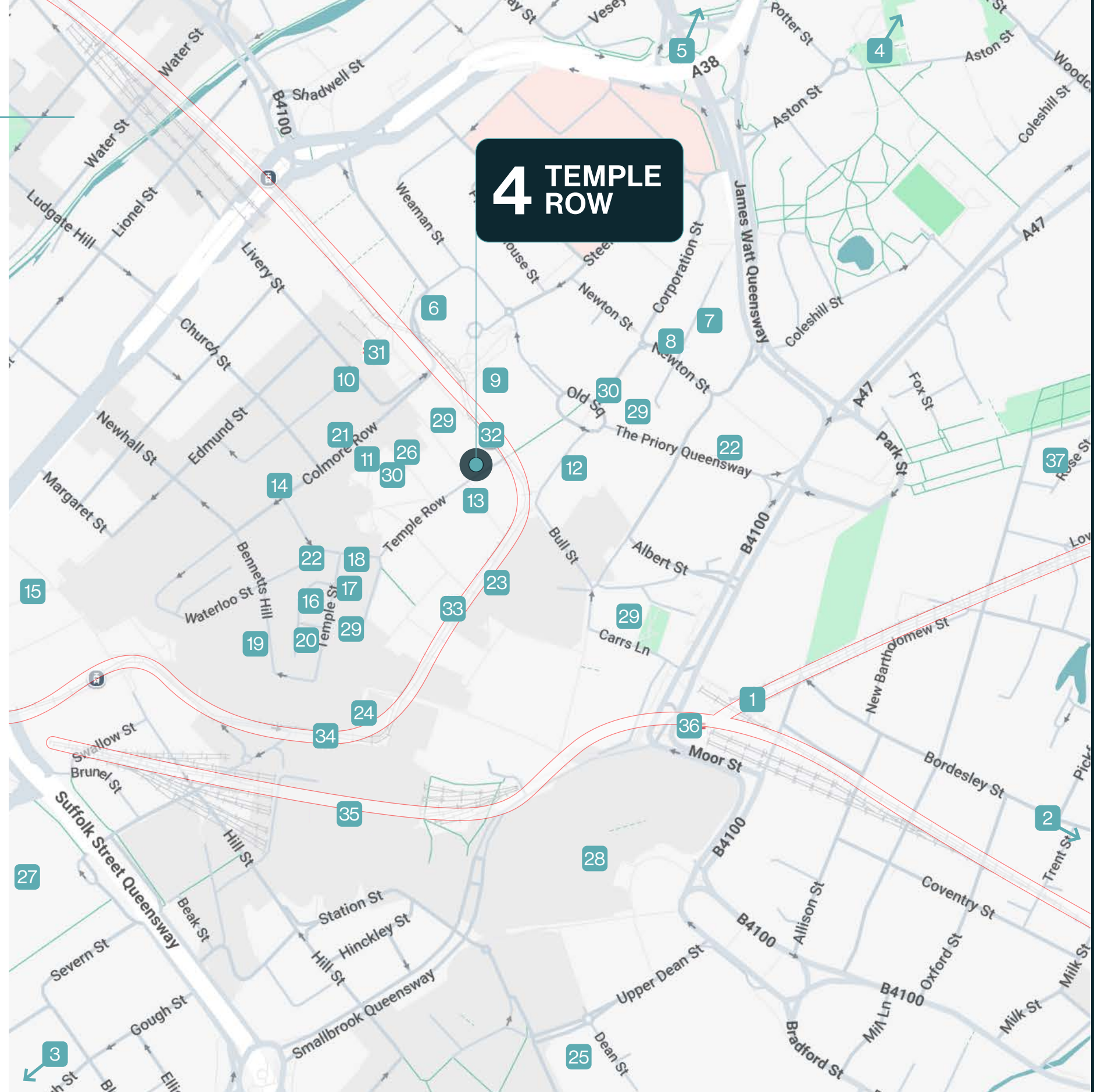
## Convenience

- 29 Tesco
- 30 Sainsbury's

## Stations

- 31 Birmingham Snow Hill
- 32 Bull Street
- 33 Corporation Street
- 34 Grand Central
- 35 Birmingham New Street
- 36 Birmingham Moor Street
- 37 Curzon Street Station

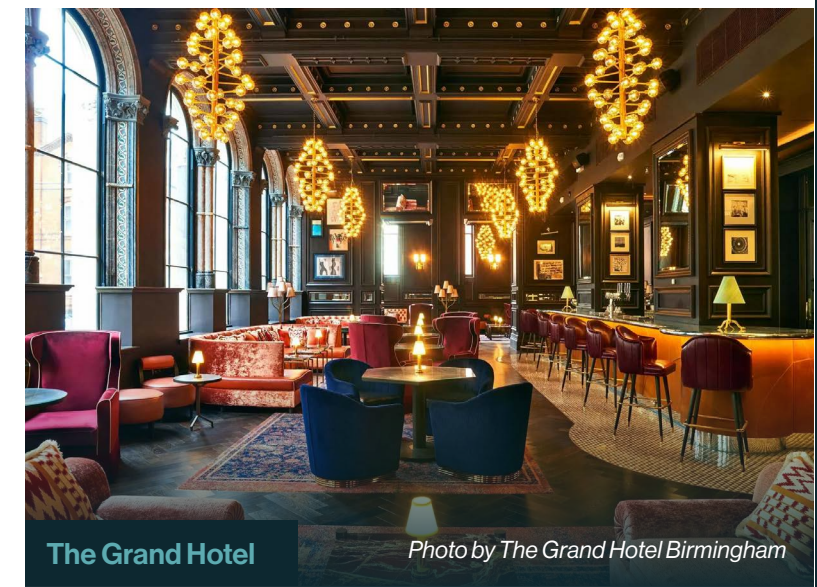
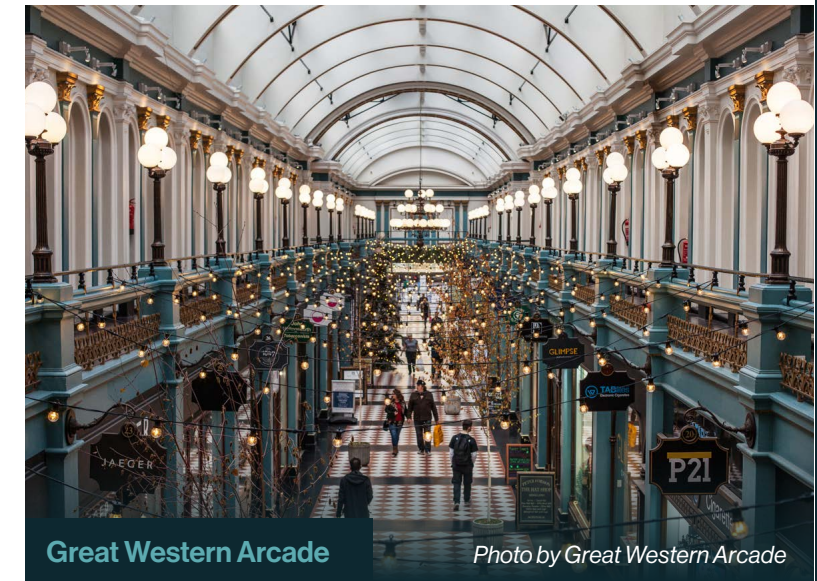
[View in Google Maps](#)



# 4 TEMPLE ROW

# Amenities & Lifestyle

Surrounded by an array of lifestyle amenities:



# 4 TEMPLE ROW

4 Temple  
Row

Hub Transport Planning  
Bluetel Solutions  
Richter  
Quantem  
Cafcass  
Priory Wellbeing Centre

4 Temple  
Row

# The Building

Comprising seven floors of Grade A office space and four ground floor retail units totalling 29,427 sq ft. The building features a contemporary reception, communal breakout area, bookable meeting rooms, and health club quality changing facilities.

*Artist's impression of the new outside*

4 TEMPLE ROW



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# Specification



Daikin VRV 4 heating and cooling system



70mm raised access floors



LED lighting with daylight dimming



High-performance Cool Lite solar control windows



Showers, lockers, and drying room



2 x 8 person passenger lifts



EPC B 35



CCTV and access control



Manned reception



WCs on each floor



DDA compliant

# 4 TEMPLE ROW

# Superfast Internet Connectivity

We have partnered with coreconnect to make 4 Temple Row a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer tenants a range of high speed fibre internet connectivity options available instantly.

✓ Instant access with guaranteed availability from day one

✓ No wayleave required, so no delays or legal costs

✓ Cabling already in place to each demise

✓ Diverse connections with resilience available

✓ Data-centre co-hosting and connections to all the major data-centres

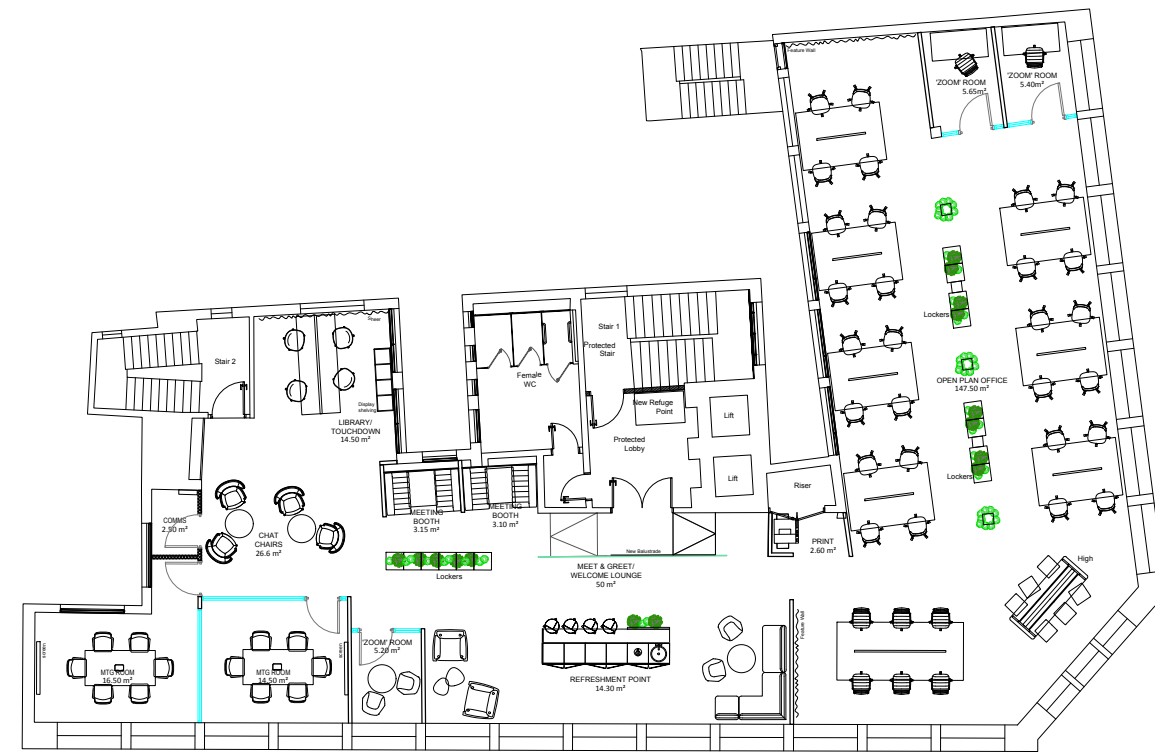
# Floorplans & Availability

4th floor Fully-fitted suite includes:

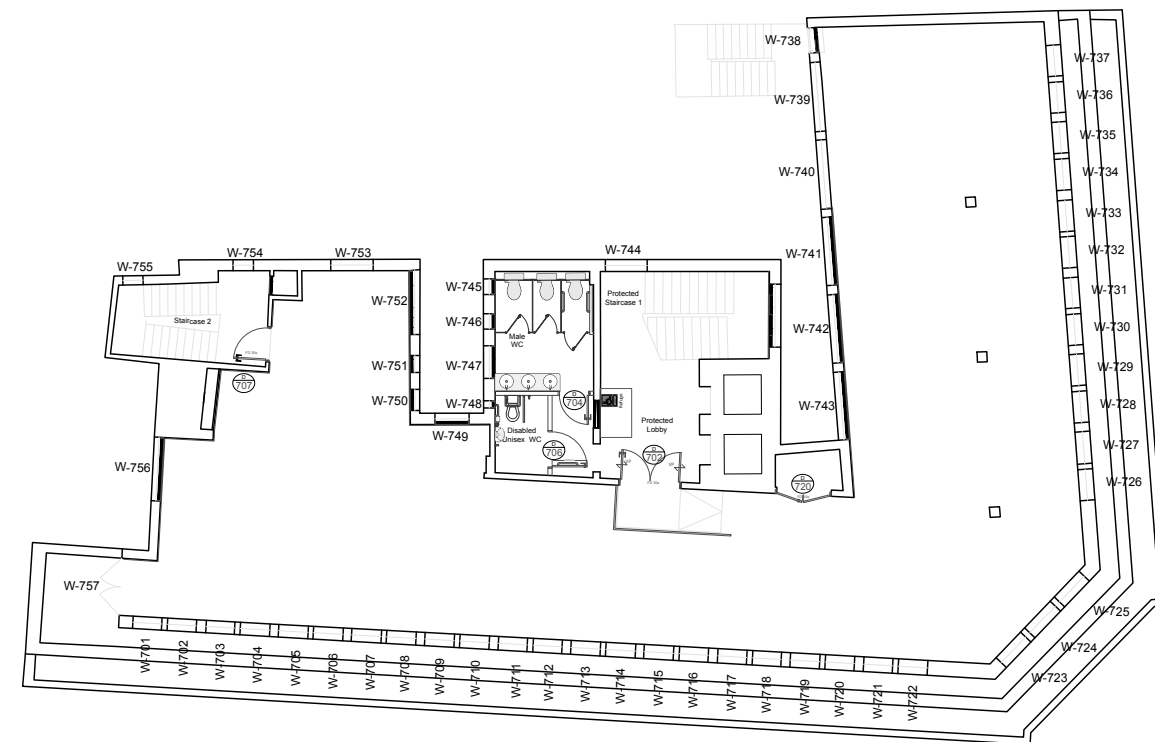
- 28 regular workstations (can increase to 40)
- Touchdown / hot-desking
- 2 x 6 person meeting rooms
- 1 x 2 person meeting room
- 2 x 1 person meeting rooms
- Break-out & collaboration zones
- Meet & Greet Reception area
- Kitchen
- Comms room

## AVAILABLE SUITES

2nd Floor	3,383 sq ft
4th Floor	3,358 sq ft
7th Floor	2,522 sq ft
<b>Total Available</b>	<b>9,263 sq ft</b>



4th Floor Fitted Suite



7th Floor Fitted Suite

4 TEMPLE ROW



# Reasons to Choose 4 Temple Row

Leasing at 4 Temple Row provides flexible, high-quality office space in one of the UK's most strategic and connected locations.

- ✓ Prestigious business address
- ✓ Ready-to-use fully fitted space including superfast broadband
- ✓ Surrounded by like-minded businesses
- ✓ Prime location for attracting and retaining top talent
- ✓ Excellent local amenities
- ✓ Well-connected city for national and international travel

# 4 TEMPLE ROW

# Contact

Arrange a viewing today:



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