

OME

COLMORE ROW

TO LET – 2nd Floor, 1 Colmore Row, Birmingham, B3 2BJ

Good Quality Office Suite

- 1,558 sq ft (144.7 sq m) – 4,198 sq ft (390 sq m)
- Second floor office accommodation finished to a high standard
- Prime office address
- Highly visible and prominent office building
- Flexible terms available



0121 200 2220

1 Colmore Row, Birmingham, B3 2BJ
Contact: **Jamie Phillips / Ben Wisher**

Location

1 Colmore Row offers businesses one of the most prestigious office addresses in Birmingham. Located at the top of Colmore Row, directly next to the entrance to Snow Hill train station. The area has unrivalled amenities and leisure facilities.

Description

1 Colmore Row offers high quality Grade A accommodation and currently seeing a programme of various refurbishment works and now offers high quality grade A office accommodation. The specification includes:

- Air conditioning
- Raised floors with integrated data cabling
- Kitchen facilities
- Large meeting room
- 24 hour access
- Manned reception

Accommodation

2nd Floor	Sq. Ft	Sq.M
Suite 1	1,558	144.7
Suite 2	2,640	245.2

Alternatively the two suites can be combined to offer a whole floor of 4,198 sq.ft (390 sq.m)

Terms

The accommodation is available on flexible terms by way of an underlease at a guide rent of £20 per square foot.

Service Charge

A service Charge is levied to cover the costs incurred in respect of the maintenance and upkeep of the building which is appointed on the basis of net lettable floor area occupied.

VAT

VAT will apply to rent and service charge.

Legal Costs

Each party to be responsible for their own legal cost incurred in documenting this transaction.

Viewing

Strictly by appointment only with the sole agents. Knight Frank LLP

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