



4 TEMPLE ROW



BALL STREET

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4 TEMPLE ROW OFFERS PRIME CITY CENTRE OFFICE ACCOMMODATION IN THE HEART OF BIRMINGHAM'S PRESTIGIOUS COLMORE BUSINESS DISTRICT

Having undergone a complete refurbishment programme, 4 Temple Row now offers occupiers an opportunity to acquire office space within a Grade A multi-let environment in a highly accessible position within Birmingham's Central Business District.





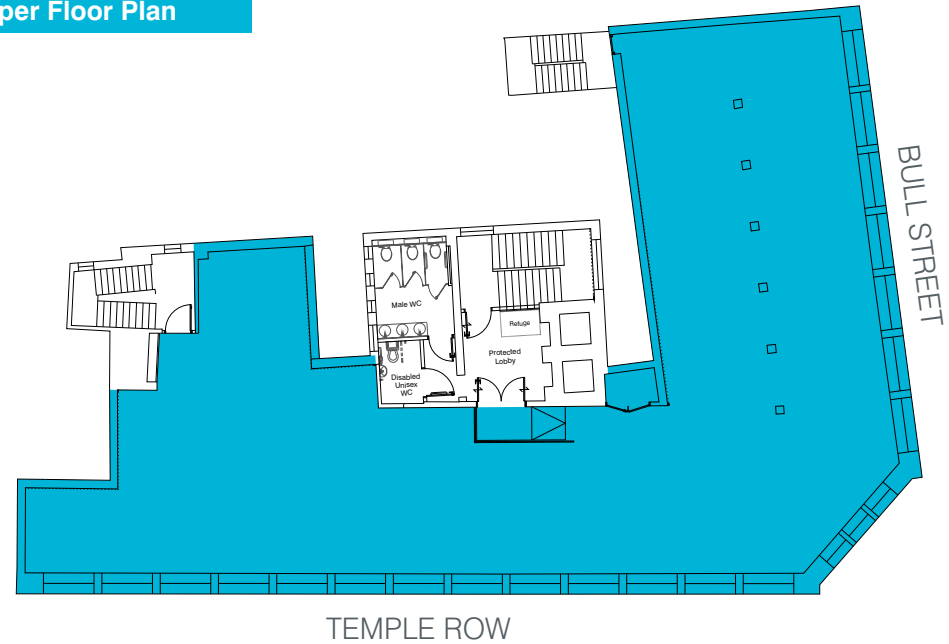
ACCOMMODATION

The property has been measured by Plowman & Craven in accordance with the International Property Measuring Standards and the following floor areas will be warranted;

Floor	IPMS 3 Sq ft	IMPS 3 Sq m
1 st (part)	1,765	164
1 st (part)	Let to PushDoctor	
2 nd	3,526	328
3 rd	Let to Bentley Systems	
4 th	3,532	328
5 th	3,495	325
6 th	3,215	299
7 th	2,706	251
TOTAL	18,239	1,695

- 30 x Workstation Spaces
- 1 x Individual Office
- 1 x Boardroom
- 1 x Meeting Room
- 1 x Kitchen/Breakout
- 1 x Reception Area
- 2 x Team Meeting Areas
- 1 x Comms Room

Typical Upper Floor Plan



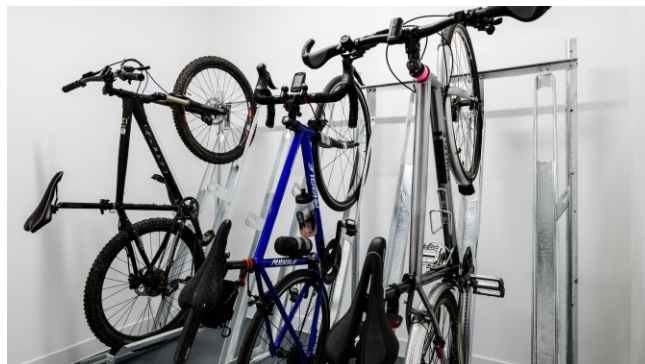
Space Plan - Medium Density





SPECIFICATION

- Canopied entrance with automatic sliding doors
- 24/7 access, with manned reception during normal business hours
- EPC 'B' rating on floors 1-6
- High performance Cool-Lite openable solar control windows
- 2 x 8-person passenger lifts serving all floors
- Daikin VRV 4 heating and cooling system
- 70mm raised access floors on floors 1-6
- Perforated metal suspended ceilings
- LED lighting with perimeter daylight dimming
- Alternate male and female WCs on each level
- Carpeted throughout
- DDA compliant
- Cycle racks on ground floor
- Showers, lockers and drying room in the basement



SITUATION

4 Temple Row is situated immediately off St Philip's Square with a return frontage to Bull Street. It is on the Midland Metro tram route, with a stop immediately adjacent.

The building sits within Colmore Business District, the bustling commercial quarter of Birmingham. It is surrounded by coffee shops, pubs, bars and fine dining restaurants in addition to high-end clothes shops, sport shops and hair and beauty specialists.





Metro connections
on your doorstep



Refurbished
male, female and
DDA WCs



Cycle storage



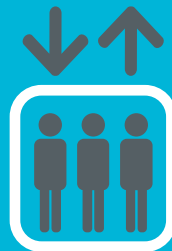
EPC 'B'
RATING



Birmingham Airport
approximately 30 minutes drive
10 minutes by train



easy access
to the national
motorway network



2 NEWLY refurbished
8 person passenger lifts



showers

LOCATION

4 Temple Row is superbly located to benefit from Birmingham city centre's excellent transport connections. The acclaimed remodelled Birmingham New Street Station, part of the Grand Central retail development and the UK's busiest rail hub outside the capital, as well as Snow Hill and Moor Street stations are within 5 minutes' walk.

The building's core location also allows easy access to the national motorway network via the M5, M6 and M42 motorways. In addition the recently completed runway extension at nearby Birmingham Airport has significantly increased capacity, enabling direct flights to the United States, China, and the Middle East.



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