

9 COLMORE ROW BIRMINGHAM

UNIQUE TOP FLOOR
PENTHOUSE
OFFICE SPACE

4,223 SQ FT TO LET

BEST-IN-CLASS GRADE A
SPECIFICATION

PRIME CITY CENTRE
LOCATION



Elevating Business

An exceptional opportunity is available for a 4,223 sq ft Grade A top floor office, in a desirable city centre location fronting Snow Hill railway station.

Situated at 9 Colmore Row, guests are greeted into a large contemporary reception, with feature lighting and stylish seating, complemented with ground-floor boardroom facilities for the use of occupiers.

Three access-controlled lifts take occupiers up to the 9th floor where a unique, spacious floorplate of 4,223 sq ft with incredible views of the city landscape provides a breath-taking impression.

Indicative image



Spacious 4,223 sq ft Top Floor
Grade A Office Space

Highest-Level Quality

Combining Grade A quality, alongside open-plan and flexible office space makes this unique working environment perfect for a range of businesses, efficiently designed to accommodate multiple layouts.

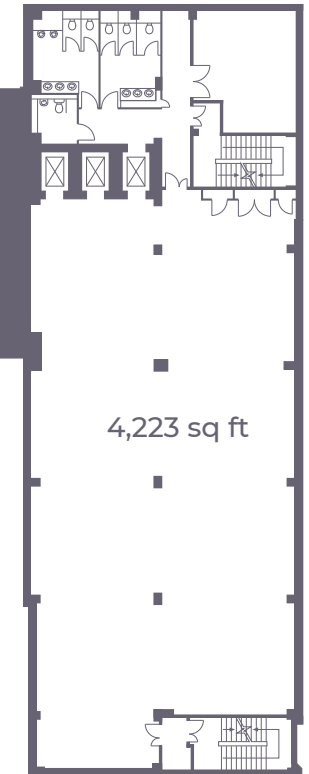
Newly refurbished to the highest level, this desirable floorplate delivers uncompromised quality with double aspect windows flooding the space with natural light.

Grade A Specification

- Four pipe fan coil air-conditioning
- Fully raised access floor
- LED lighting
- Suspended ceiling & perforated metal tiles
- Fully refurbished WCs & shower facilities
- 24/7 access, security & CCTV
- Secure onsite parking & cycle storage
- EPC rating D (92)



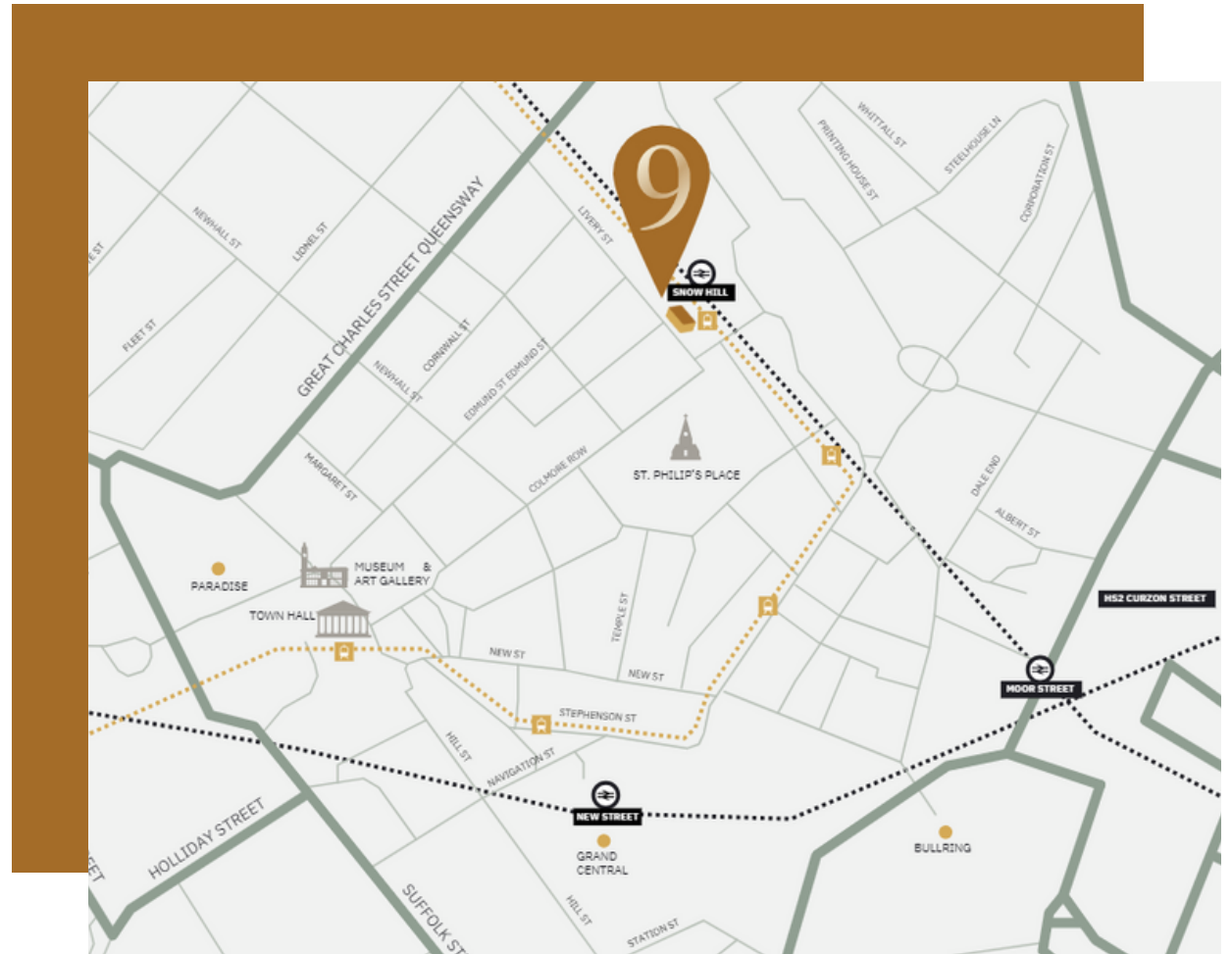
9th Floor



Top-Tier Location

Positioned directly next to Birmingham Snow Hill railway station in the heart of the Colmore Business District, occupiers have access to a range of travel options on the doorstep. A number of West Midlands Metro stops are just a short walk away, as well as New Street and Moor Street railway stations, making commuting to work effortless.

Amenities are a plenty, with bars, restaurants, coffee shops and independent and chain retail stores surrounding the building, making this office location an ideal choice.



Contact

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