



From 348 – 2,805 sq m (3,256 – 34,957 sq ft)

### Property Highlights

- Prominent location on Colmore Row
- Grade A refurbished office space
- New controllable air conditioning
- Full raised floor access and LED lighting
- Cycle storage / Changing rooms / showers
- Significant car parking provision at a ratio of 1:800 sqft
- Electric vehicle charging points
- Doctors Surgery

For more information, please contact:

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### Location

Colmore Circus is located at the centre of Birmingham's CBD, adjacent to Birmingham Snow Hill station. The property occupies a high profile location in the centre of Colmore Circus Queensway and is one of the most recognisable buildings in the city.

The location gives direct access to city centre amenities with all three of Birmingham's mainline train stations within a 5 minute walk.

Colmore Circus provides road access to St Chad's Queensway which leads to the A38 Aston Expressway and all routes out of the city centre.. The Midland Metro tram line runs adjacent to the property and both the Snow Hill and Bull Street stops are within a 2 minute walk.

The location is within the Colmore BID (Business Improvement District), an area where occupiers collaborate on projects and initiatives which help to enhance the surrounding built environment.

### Description

Colmore Circus was constructed in 1992 and consists of 7 floors of offices plus car parking to ground and basement levels. The four office wings are formed around a central core which features two receptions each with four passenger lifts to all floors.

Suites on the third floors of the South & West Wing, together with suites on 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> of the North East Wing are available to let. The NE floors are currently un-refurbished.

Office specification includes LED lighting, air, raised access floors and a choice of either metal pan suspended or exposed ceilings.

Key features include:

- Newly refurbished office space (3<sup>rd</sup> floor SW)
- 24/7 access and manned security
- Shower facilities with lockers and drying room
- Cycle storage
- Car parking provision at 1 space per 800 sq ft
- Electric vehicle charging points
- Flexible lease agreements available.

### Accommodation

Description	Sq M	Sq Ft
Third Floor (SW)	721.30	7,764
Third Floor (NE)	713.96	7,685
Fourth Floor (NE)	703.28	7,570
Fifth Floor (NE)	692.88	7,458
Sixth Floor (NE)	694.92	7,480
<b>Total</b>	<b>3,256.34</b>	<b>34,957</b>

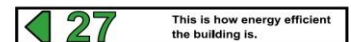
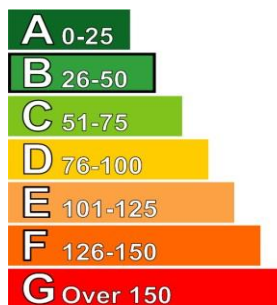
### Tenure

Available on a new lease.

### Rent

£21.00 - £24.00 per sq ft.

### EPC Rating – refurbished



### Service Charge

Further information is available upon request.

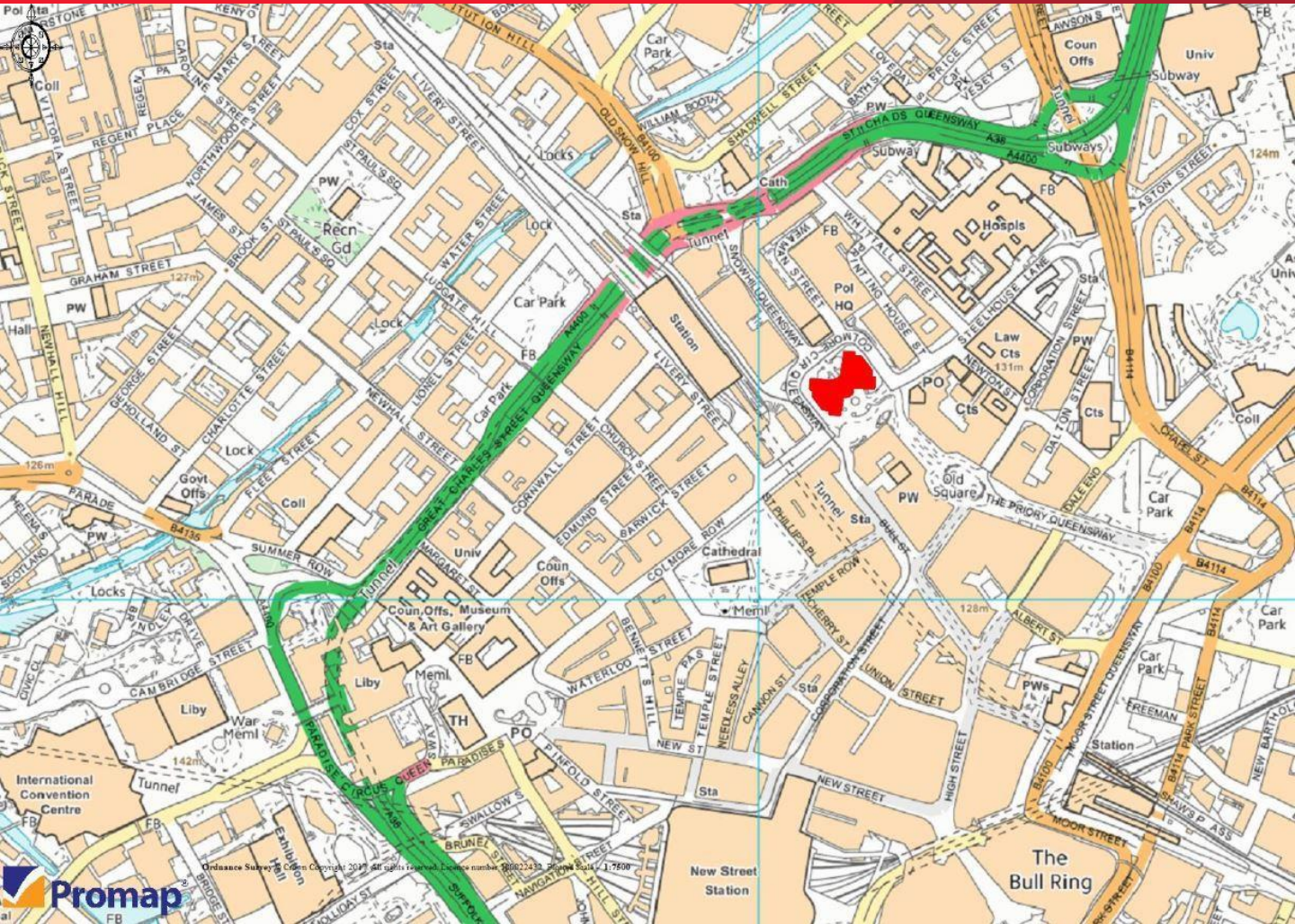
### Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

### Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.

**TO LET**  
**Refurbished Grade A Office Premises**  
3 Colmore Circus, Birmingham B4 6AR



Particulars prepared January 2017 (Updated September 2019)

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