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TEMPLE ROW

**Newly Refurbished
Grade A Offices
in a premium location**


Full floors available from 4,152 sq ft

Ideally situated in Birmingham's vibrant and bustling business district, 63 Temple Row prominently fronts St. Philip's Square, boasting picturesque views of its cathedral set in tree-lined parkland.

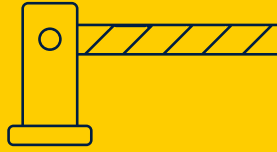
Having undergone a comprehensive refurbishment, the building's entrance has been upgraded to present a glazed frontage leading to a smart and sophisticated reception area with high quality finishes throughout. A new oak veneer reception desk is complimented by featured pendent lighting and dedicated contemporary seating, whilst secure barriers lead to two passenger lifts.

Multiple floor plates from 4,152 sq ft have also been recently refurbished to a Grade A specification, providing all the high quality features expected of a city centre office space.

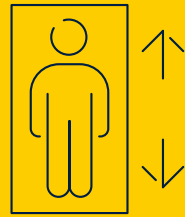
Each floor benefits from attractive, light-filled work space promoting a productive working environment, whilst large windows perfectly frame the attractive views across the square.



Upgraded modern reception with concierge




Secure barrier entrance



Two passenger lifts



Suspended ceiling with LED lighting



VRF controlled air-conditioning




Raised floor



Spectacular city views

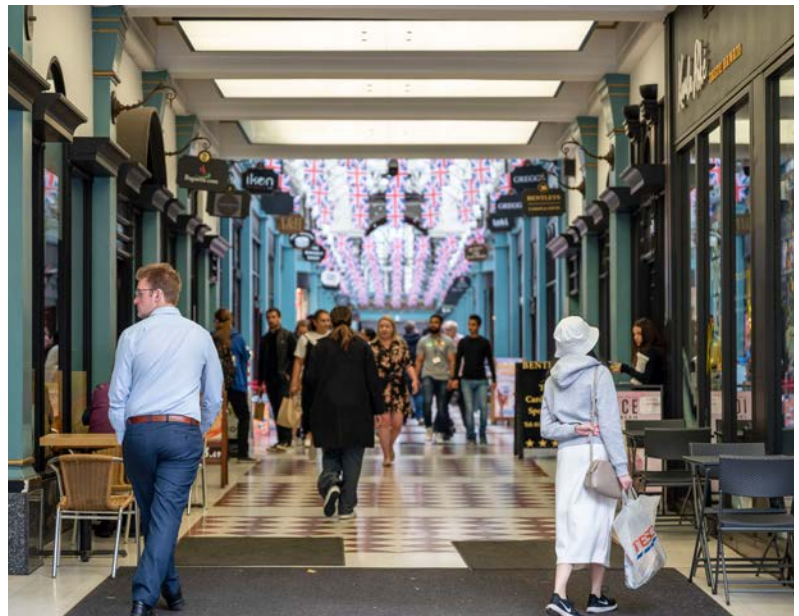


1:10 occupancy



EPC rating B





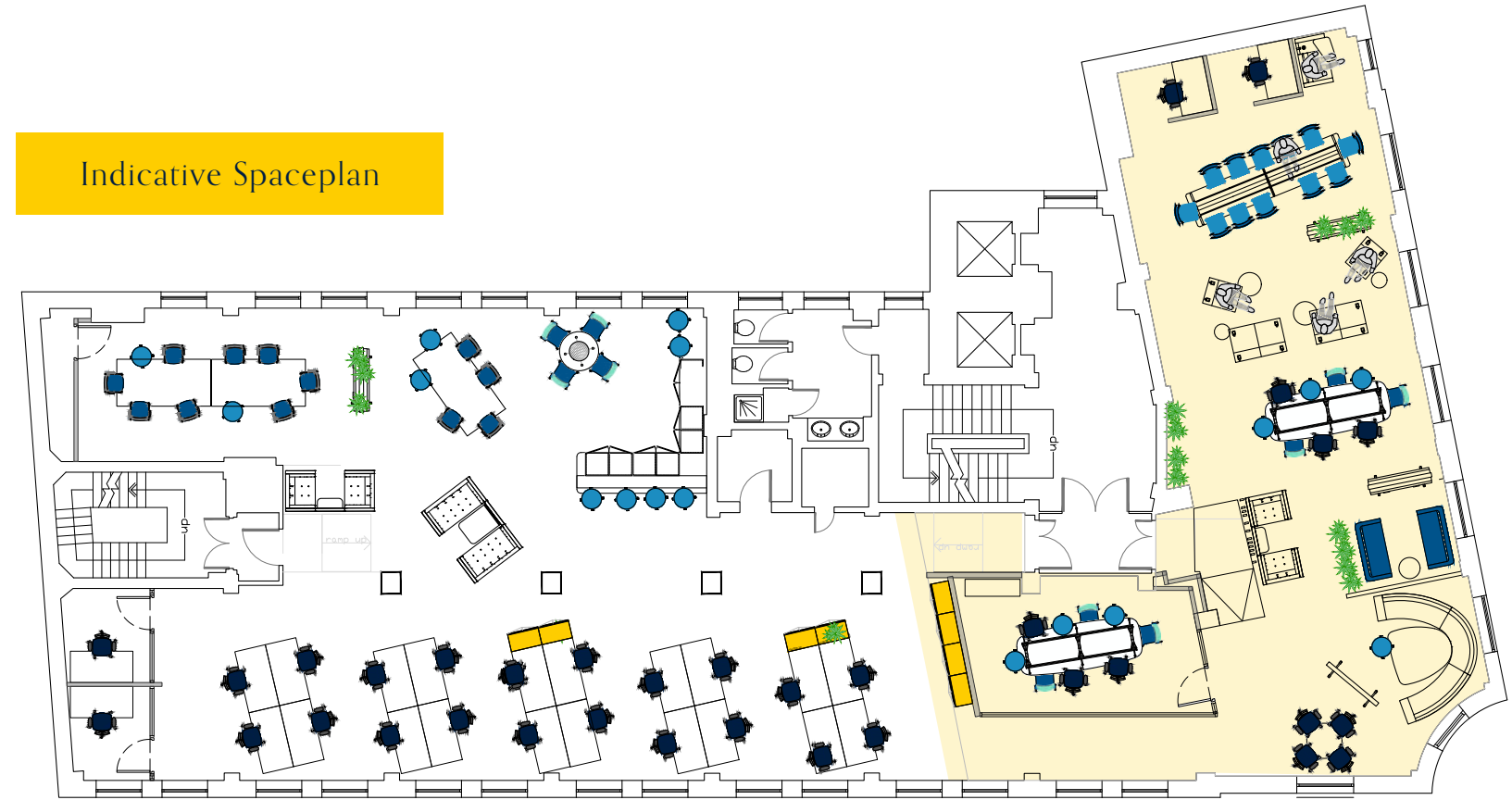
A Prestigious Location



The bright and spacious floorplates offer the flexibility to configure and adapt the space to suit a multitude of configurations, from collaborative working environments to open-plan layouts.

Floor	Sq ft	Sq m
5th	4,144	400
4th	4,156	386
3rd	4,152	386
2nd	4,164	387
1st	4,106	381
Total	20,722	1,940

Indicative Spaceplan

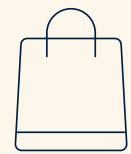




63 Temple Row benefits from an enviable position in the heart of the city's business district.

With the popular RIVA blu conveniently located on the ground floor of the building and a copious number of high quality eateries, cafes and coffee shops conveniently situated on the doorstep, you will never be short of places to eat, drink or entertain.

A number of independent and chain retailers are also located in the area, whilst Grand Central, Bullring and the Mailbox shopping centres are just a short walk away. Both Snow Hill and New Street stations are less than a 5 minutes' walk, as well as a number of Midlands Metro stops and bus services providing easy access.



Retail

1. Bullring
2. Grand Central
3. Mailbox



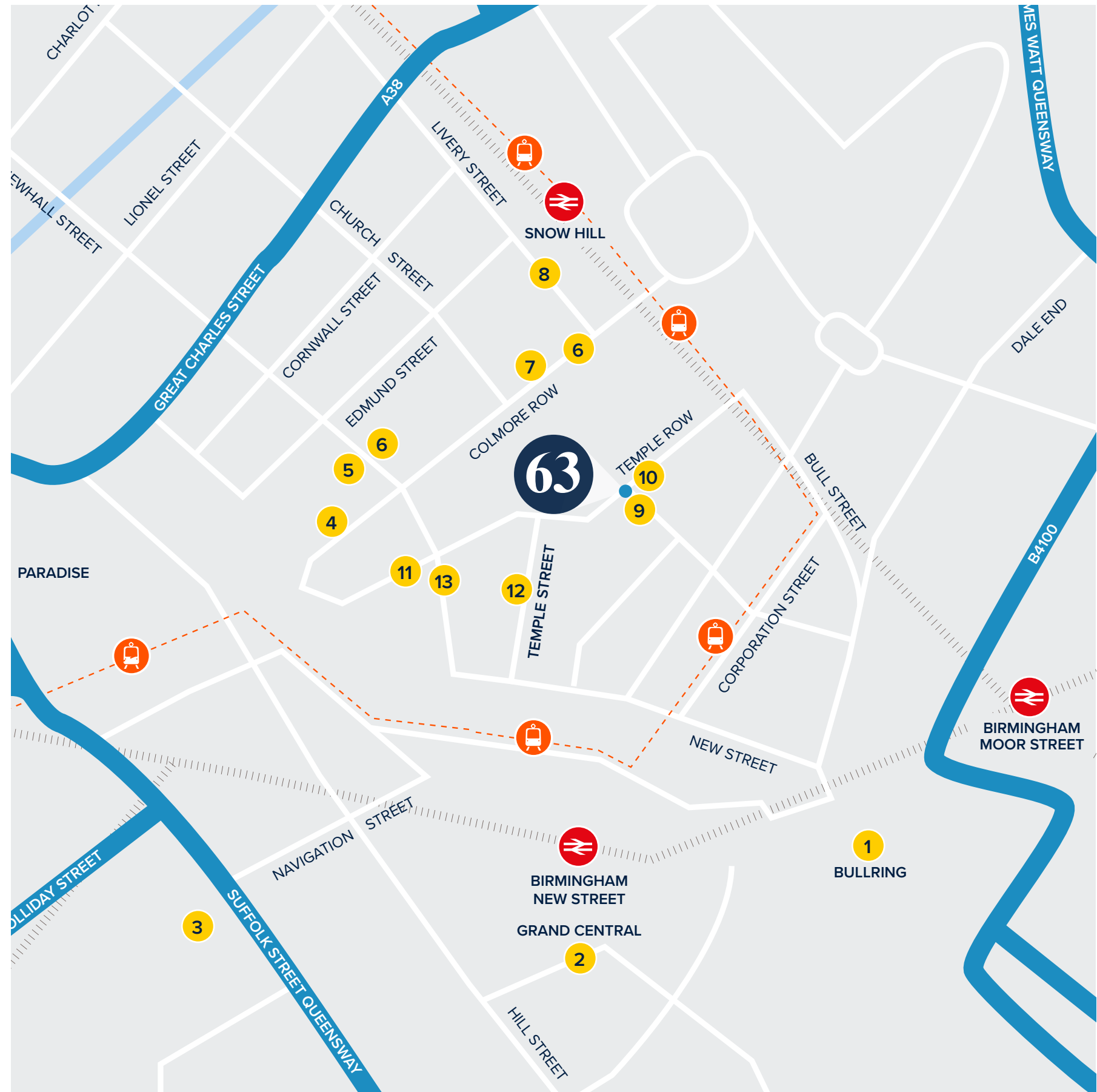
Coffee Shops

4. Java Lounge
5. Coffee #1
6. Pret A Manger
7. 200° Degrees Coffee
8. Costa Coffee



Bars / Restaurants

9. RIVA blu
10. The Ivy
11. Fumo
12. Head of Steam
13. Cosy Club



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