



63

TEMPLE ROW

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

4,152 sq ft – 8,308 sq ft
To Let across two consecutive floors


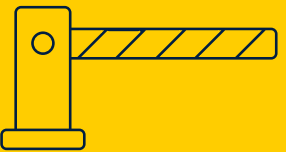
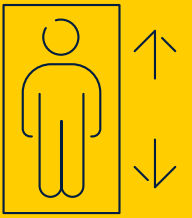






Ideally situated in Birmingham's vibrant and bustling business district, 63 Temple Row prominently fronts St. Philip's Square, boasting picturesque views of its cathedral set in tree-lined parkland.

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.

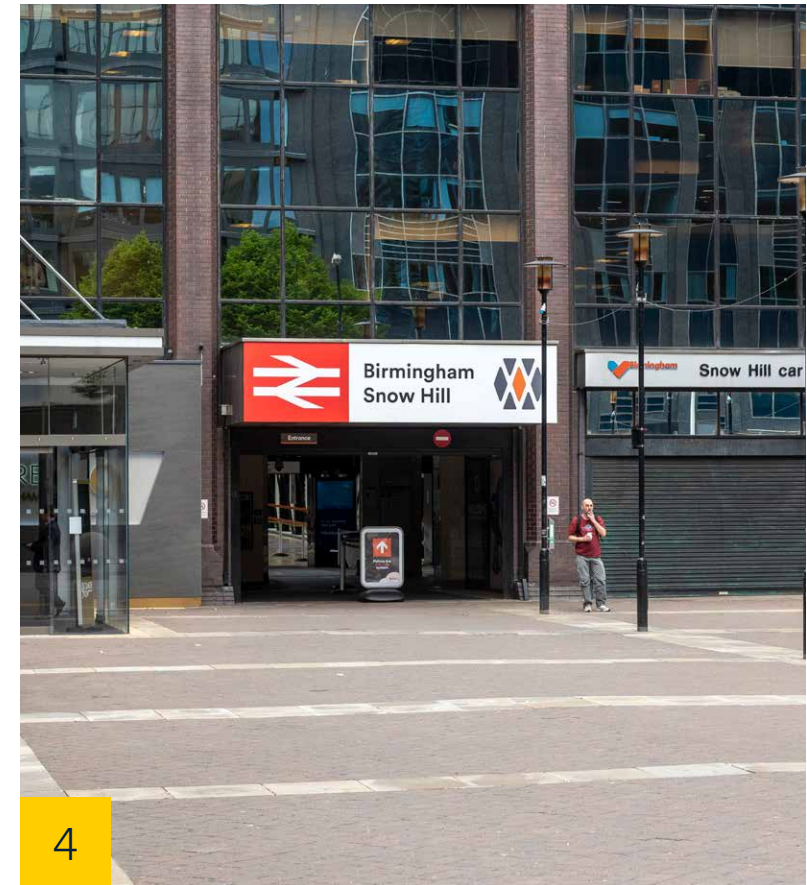
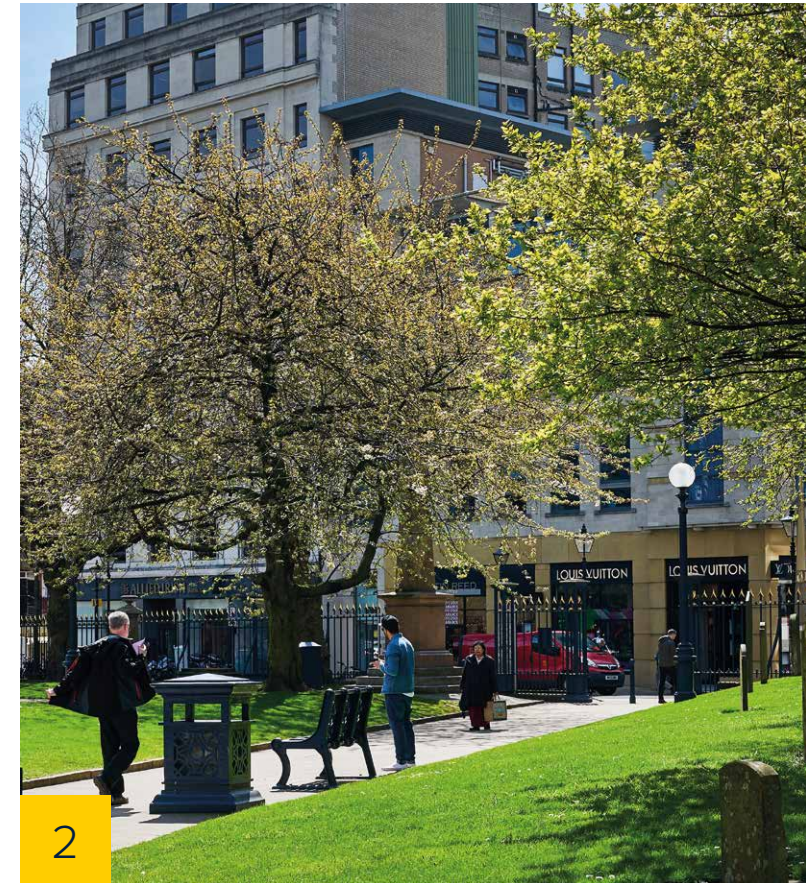
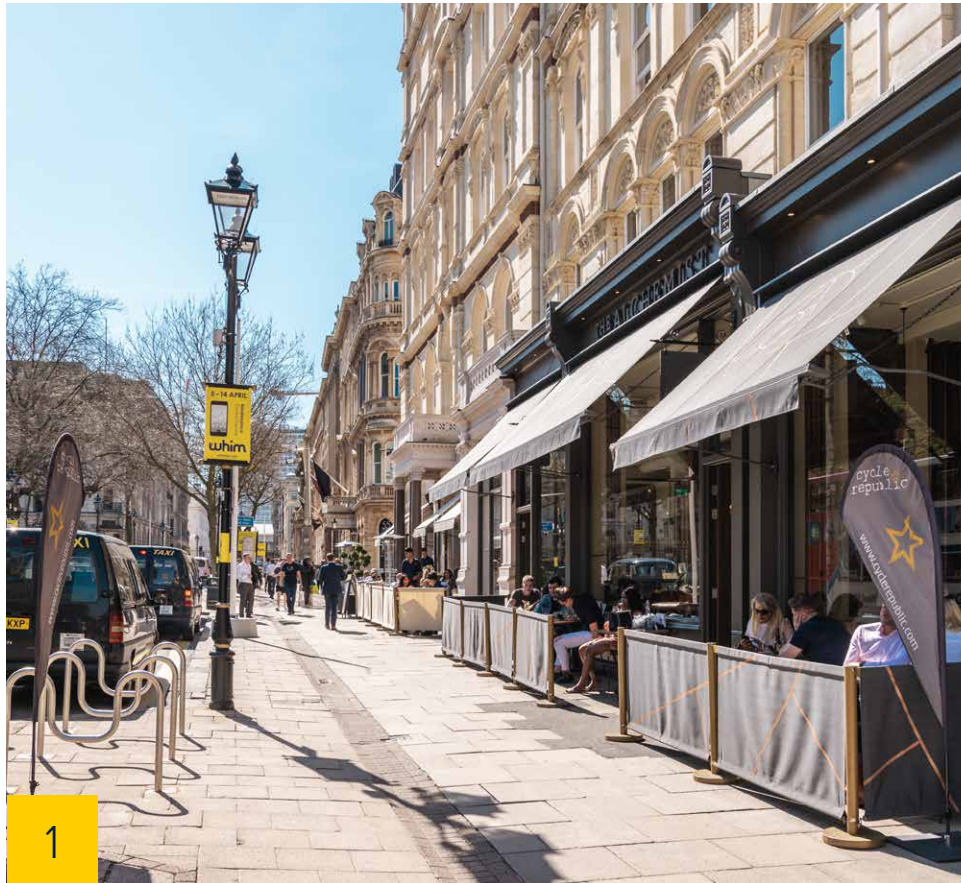
Two consecutive floorplates of 4,152 sq ft and 4,156 sq ft have also been recently refurbished to a Grade A specification, providing all the high quality features expected of a city centre office space.

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



 <p>Upgraded modern reception with concierge</p>	 <p>Secure barrier entrance</p>	 <p>Two passenger lifts</p>
 <p>Suspended ceiling with LED lighting</p>	 <p>VRF controlled air-conditioning</p>	 <p>Raised floor</p>
 <p>Spectacular city views</p>	 <p>1:10 occupancy</p>	 <p>EPC rating B</p>





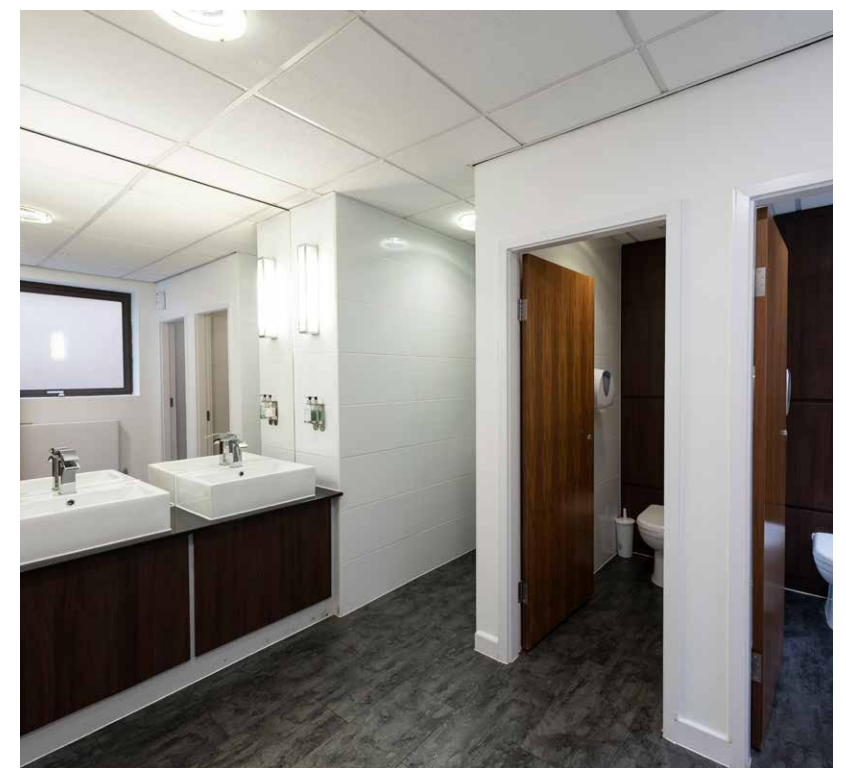
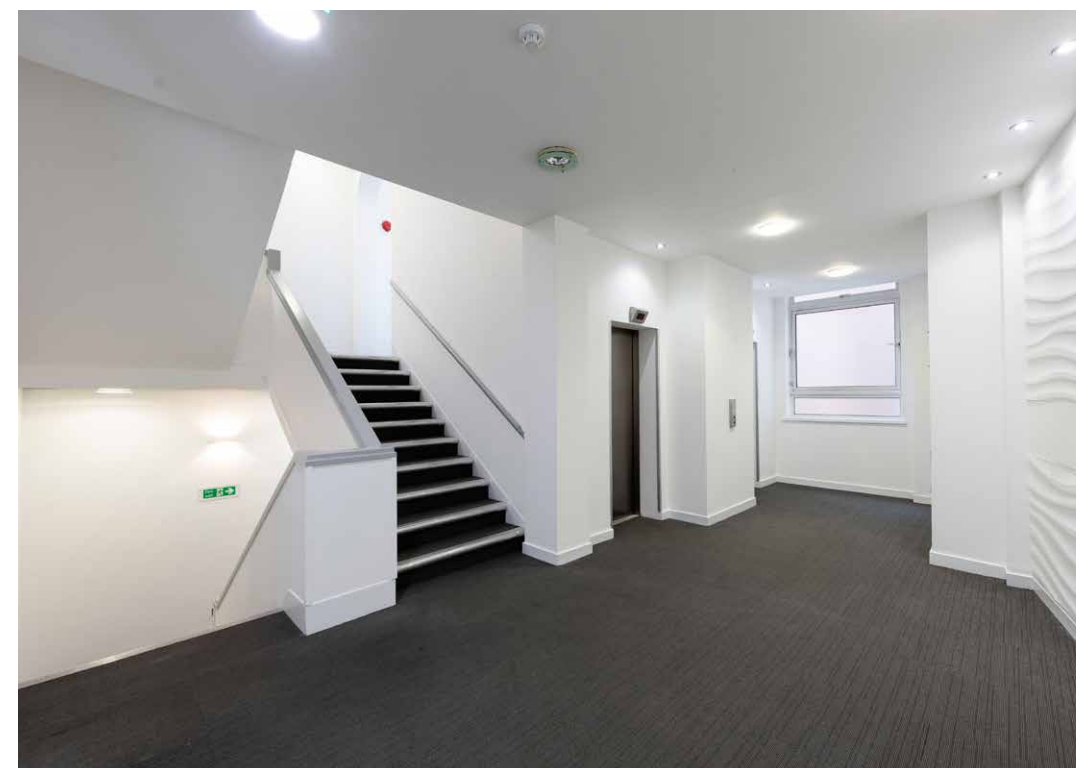
1. Colmore Row • 2. St. Philip's Place • 3. St. Philip's Cathedral • 4. Snow Hill Railway Station



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
4th	4,156	386
3rd	4,152	385
Total	8,308	771

1:10 Density Spaceplan

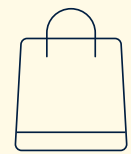




63 Temple Row benefits from an enviable position in the heart of the city's business district.

With Gino D'Acampo My Restaurant 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



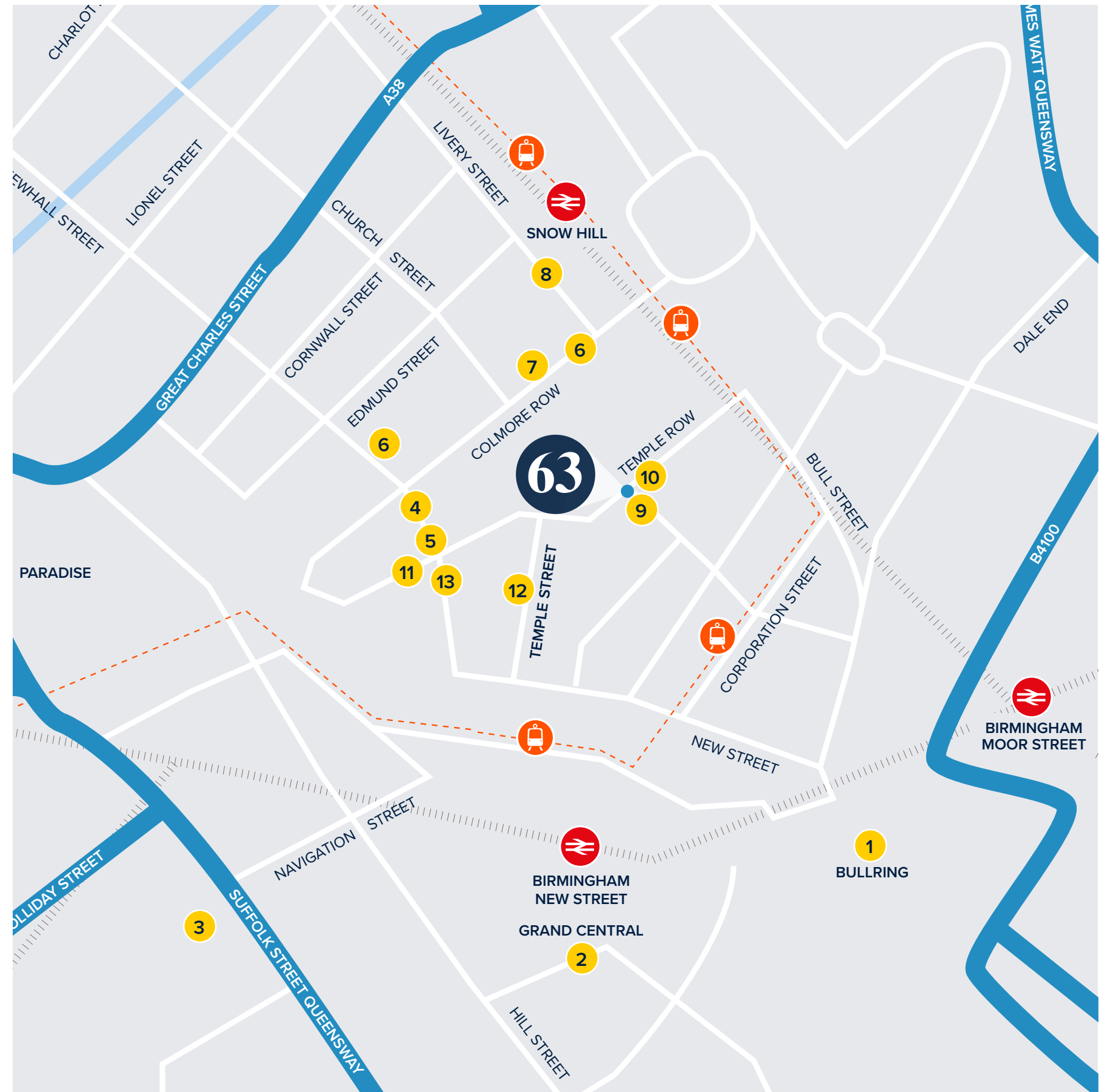
Coffee Shops

4. Damascena Coffee House
5. Café Nero
6. Pret A Manger
7. 200° Degrees Coffee
8. Costa Coffee



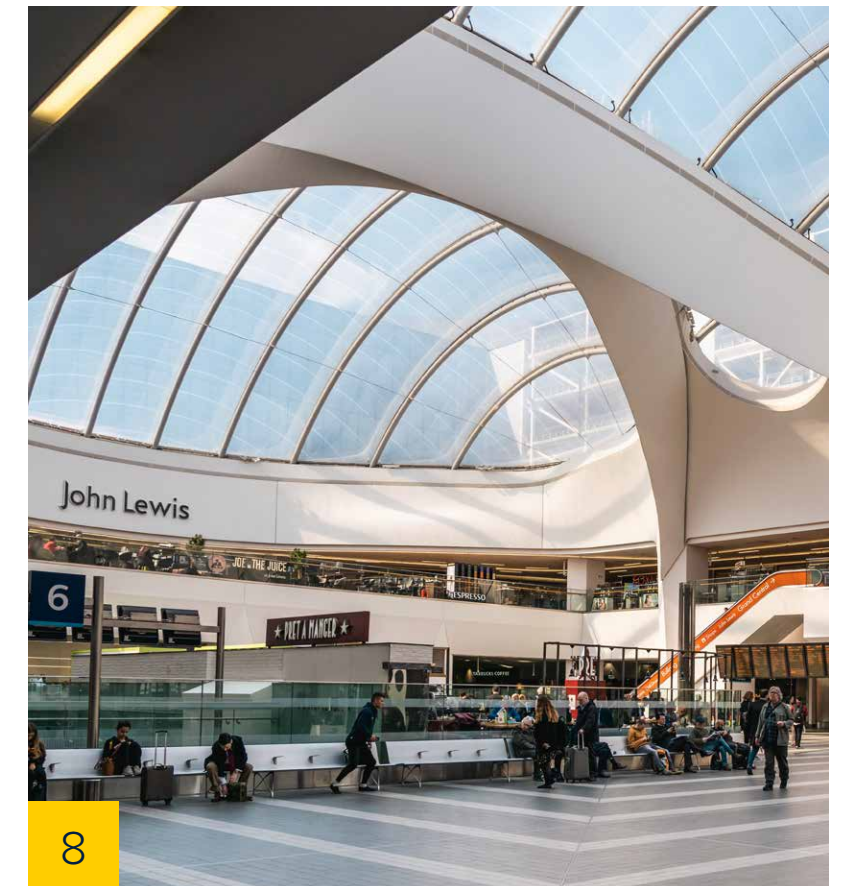
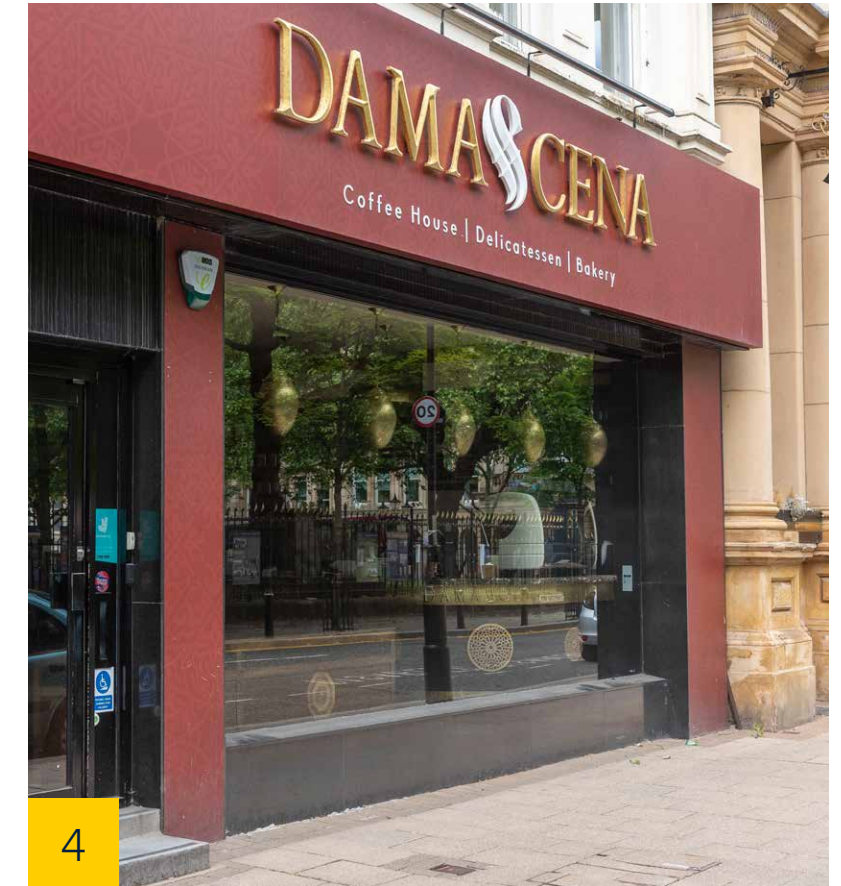
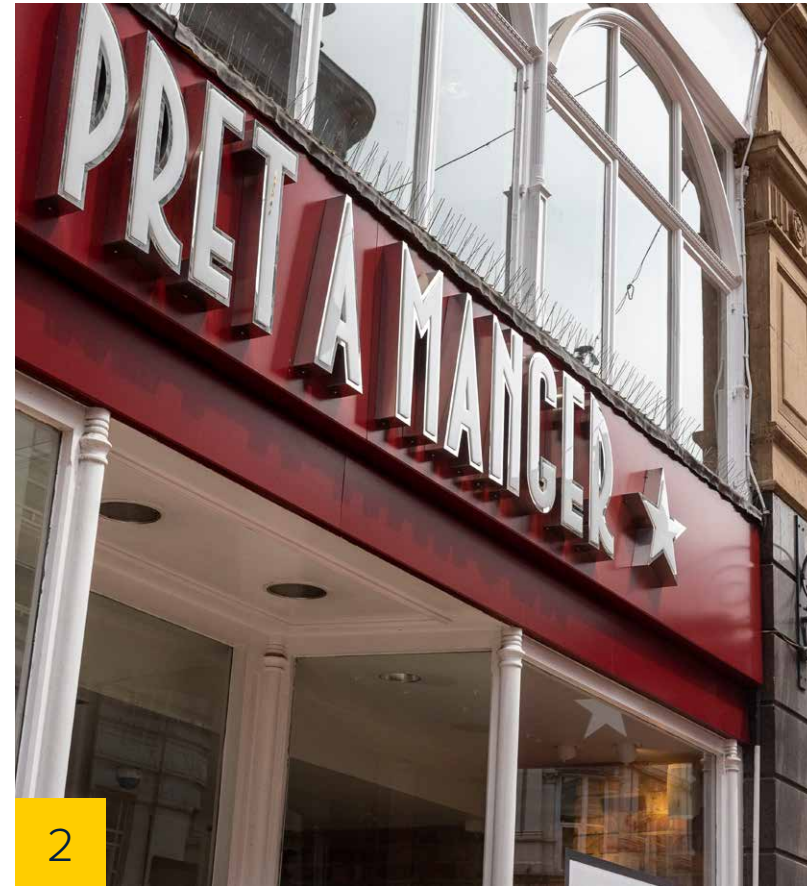
Bars / Restaurants

9. Gino D'Acampo My Restaurant
10. The Ivy
11. Fumo
12. Head of Steam
13. Cosy Club



Sat Nav: B2 5LS





1. Gino D'Acampo My Restaurant • 2. Pret A Manger • 3. 200° Degrees Coffee • 4. Damascena • 5. The Ivy • 6. Fumo • 7. Cosy Club • 8. Grand Central



For all enquiries, please
contact the sole agent:



David Rigby

0121 200 2050

07730 735 889

david.rigby@cushwake.com

Disclaimer: Cushman & Wakefield for themselves and for the vendors or lessors of this property, whose agents give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Cushman & Wakefield has any authority to make any representation of warranty whatsoever in relation to this property. Designed and produced by Core | www.core-marketing.co.uk | 0121 232 5000. May 2020



63

TEMPLE ROW