9,194 sq ft and 4,226 sq ft of newly refurbished Grade A office space
The finest of refurbishments
Located in the heart of Birmingham’s thriving business community, visitors won’t fail to be impressed with the arrival experience at 9 Colmore Row.

The newly glazed entrance opens to a contemporary and welcoming reception with an occupier breakout area and dedicated meeting space - all finished with striking decorative features and impressive stylish lighting, leading to comfortable seating and three access controlled lifts.

Providing the warmest of welcomes.
Superbly refurbished
Grade A offices.

Having undergone a comprehensive refurbishment throughout, 9 Colmore Row boasts a high quality, productive working environment.

Offering light, bright and contemporary office accommodation, the 5th and 7th floors provide attractive, open-plan office accommodation overlooking the city.

Accessed directly from the security controlled lifts, the Grade A floorplates provide 9,194 sq ft and 4,226 sq ft of efficient office space, ideally suited to a range of occupier types.

### Availability

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq Ft</th>
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</thead>
<tbody>
<tr>
<td>5th</td>
<td>9,194</td>
</tr>
<tr>
<td>7th</td>
<td>4,226</td>
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</tbody>
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Measured in accordance with IPMS3.

### Office Specification

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

The virtually column-free floorplates provide efficient, productive work space suitable for numerous layouts and configurations.

With office accommodation of the highest quality, floorplates can be adapted for a wide range of businesses seeking Grade A office accommodation.

Co-occupiers include Turley, Capital Dynamics, Clearwater Corporate Finance and Smith & Williamson, while neighbours are drawn from a range of well-known and respected professional services, legal and financial organisations including KPMG, HS2, Barclays, Aon, Gowling WLG and DWF.
Ideally situated in Birmingham’s most active and vibrant business area.

Located in the lively Colmore Business District, immediately next to the main entrance of Snow Hill railway station.

9 Colmore Row offers occupiers unrivalled access to all forms of transport available in the city centre – train, tram, bus, car and cycle.

9 Colmore Row sits on the doorstep of all the city’s superb amenities, facilities and entertainment, including Michelin-starred restaurants, concert venues, sporting arenas and major shopping centres such as Bullring, Grand Central and the Mailbox.
LARGEST
Financial & professional services hub

4.3m
People of working age

1K
Shops within 1 mile radius

3
Railway stations within a 5 minute walk

4
Michelin-starred restaurants

Heart of a £110 billion regional economy
A distinguished, centrally located business address.

**BARS**
1. Bar Opus
2. The Alchemist
3. Pure Bar & Kitchen
4. Gingers Bar
5. All Bar One
6. Primitivo

**CAFÉS**
7. 200 Degrees
8. Home Café/Deli
9. Urban Coffee Company
10. Java Lounge
11. Philpotts
12. Pret A Manger

**RESTAURANTS**
13. Gaucho
14. Gusto
15. Purnell’s
16. Opus
17. Fumo
18. San Carlo
19. The Ivy
20. Adams

**HOTELS**
21. Hotel du Vin
22. Premier Inn
23. Clayton Hotel
24. MacDonald Burlington Hotel
25. Travelodge
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