

ONE

Colmore Row - Birmingham

This is the one

onecolmorerow.co.uk

ONE COLMORE ROW OFFERS HIGH QUALITY GRADE A ACCOMMODATION IN THE HEART OF THE CENTRAL BUSINESS DISTRICT FOLLOWING AN EXTENSIVE REFURBISHMENT

This is the one with

AN UNRIVALLED CONCIERGE AND WELL-BEING OFFERING

One Colmore Row offers occupiers the best-in-class services and facilities. The refurbished reception and commissionaire provide the perfect first impression to clients on arrival. The shower/

changing facilities and secure bicycle storage within the basement of the building provide occupiers with excellent facilities to ease the challenges of addressing the work/life balance.

This is the one with

AN ENVIABLE ADDRESS










Colmore Row is Birmingham's most prestigious address, and the Colmore Row Business District is associated with some of the largest corporates in the world, such as HSBC, KPMG, Gowling WLG and Barclays.

One Colmore Row stands next to the entrance to Snow Hill Station whilst the building is only a short walk away from New Street Station offering great access to these major transport hubs.



This is the one with

FIRST CLASS SPECIFICATION

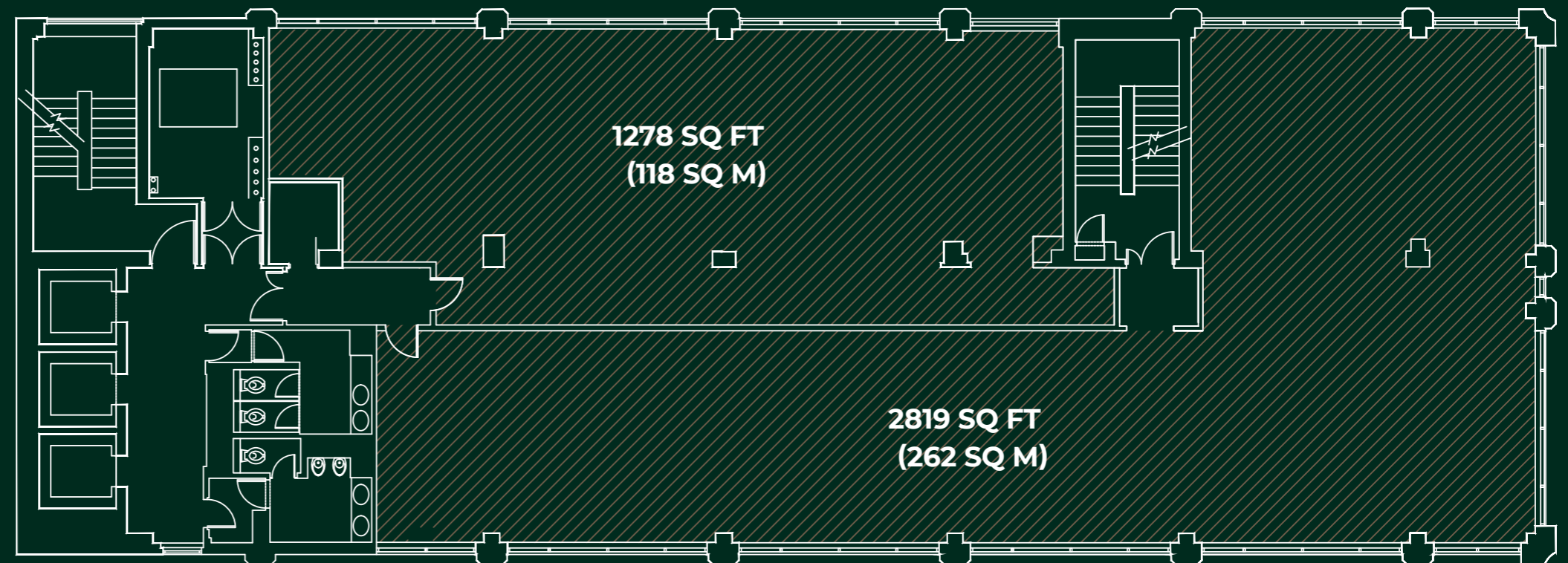
-  Air-conditioning
-  24 Hour Access
-  3x Passenger Lifts
-  Manned Secure Reception
-  Car Parking Ratio 1:4,400 sq ft
-  Shower and Changing Room Facilities
-  Raised Flooring
-  LED Lighting
-  Exposed Services Finish





AVAILABILITY

<i>Floor</i>	<i>sq ft</i>	<i>sq m</i>
1ST FLOOR	1,278 -4,402	409
2ND FLOOR	1,278 -4,402	409
6TH FLOOR	1,278 -4,402	409
Total	13,206	1,227



Indicative floor split for illustrative purposes

This is the one with

A PRAGMATIC AND FLEXIBLE LANDLORD WHO WILL WORK WITH YOU TO CREATE YOUR PERFECT WORKSPACE

The landlord of One Colmore Row, APAM has a long-standing reputation for being customer-focused and pragmatic in facilitating an occupier's relocation into its buildings, assisting in the creation and financing of workspaces that inspire collaboration and creativity for corporate office occupiers. APAM is able to assist occupiers from initial concept to the delivery of fully fitted 'Plug & Play' space through a range

of financing structures, easing the pressure on cash flow that fitting out new offices can present to occupiers. The benefit of this arrangement enables occupiers to bespoke their office fit out and which furniture they wish to incorporate without having the upfront costs associated, but rather paying for this over the duration of their lease length.

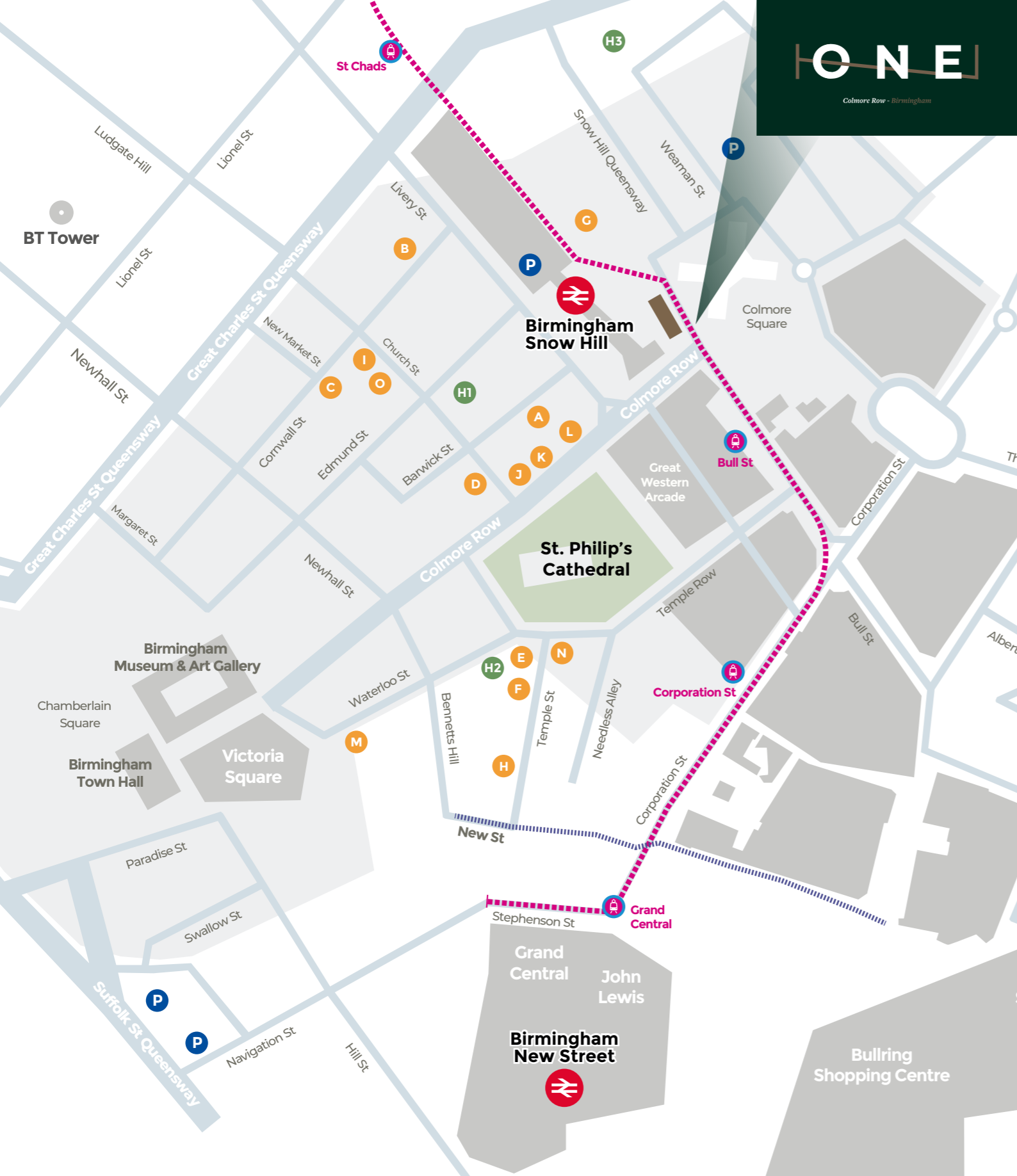
SPACE PLAN



“IT WAS GREAT WORKING WITH APAM TO FIND A SOLUTION WHICH MET OUR OBJECTIVES. APAM WAS RESPONSIVE AND EFFICIENT IN CREATING A SCOPE AND OVERSEEING THE FIT OUT OF SPACE. WE WERE ABLE TO CREATE A REPAYMENT PLAN OVER THE FIRST 5 YEARS OF OUR TERMS, WHICH BENEFITED US FROM A CASH FLOW PERSPECTIVE. WE WOULD CERTAINLY RECOMMEND WORKING WITH APAM TO FIND A SOLUTION TO OFFER FITTED SPACE”

Egress, Acero, Sheffield





- KEY**
- One Colmore Row
 - CBD
 - Metro Stops
 - Metro Line
 - New Street Shopping
- EAT & DRINK**
- A. Primitivo
 - B. Purnell's
 - C. Opus
 - D. Gaucho
 - E. Fumo
 - F. San Carlo
 - G. Bar Opus
 - H. The Botanist
 - I. Urban Coffee
 - J. Gusto
 - K. The Alchemist
 - L. 200 Degrees Coffee Shop
 - M. Adam's
 - N. The Ivy
 - O. Home is where... Cafe.Deli
- SLEEP**
- H1. Hotel Du Vin
 - H2. Premier Inn Waterloo St
 - H3. Holiday Inn Express Snow Hill



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A development by:



APAM