



# 126 Colmore Row

400 – 2,907 sq ft prime office space to let



# A fantastic opportunity to occupy space in a beautiful period building on Birmingham's prestigious Colmore Row.



**126 Colmore Row is a period building steeped in history, dating back to the 1900's when it was once a button factory. The property has been refurbished to a high standard retaining many period features offering a range of occupiers good quality space within the Colmore Business District.**

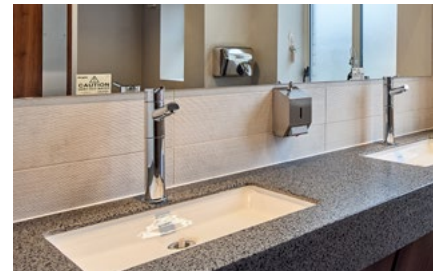
The whole of the 3rd floor is currently available comprising of two separate suites which would suit one occupier looking for separate boardroom/meeting room space alongside their traditional office/deskings requirements.

The 4th floor suite benefits from a demised kitchen area and meeting room.

LED lighting, comfort cooling/heating and intercom systems are installed on all floors.



# Grade A refurbished office suites



## Lighting

Motion sensor PIR  
LED lighting system



## Power

Perimeter power/  
data trunking



## Shower

Shower facilities



## Heating & cooling

Comfort heating/cooling  
system



## Kitchenette

Demised kitchenette



## Intercom

Intercom system in all suites



## Office

Open plan office space



## Lift

Lift access to all floors



## Access

24 hour access



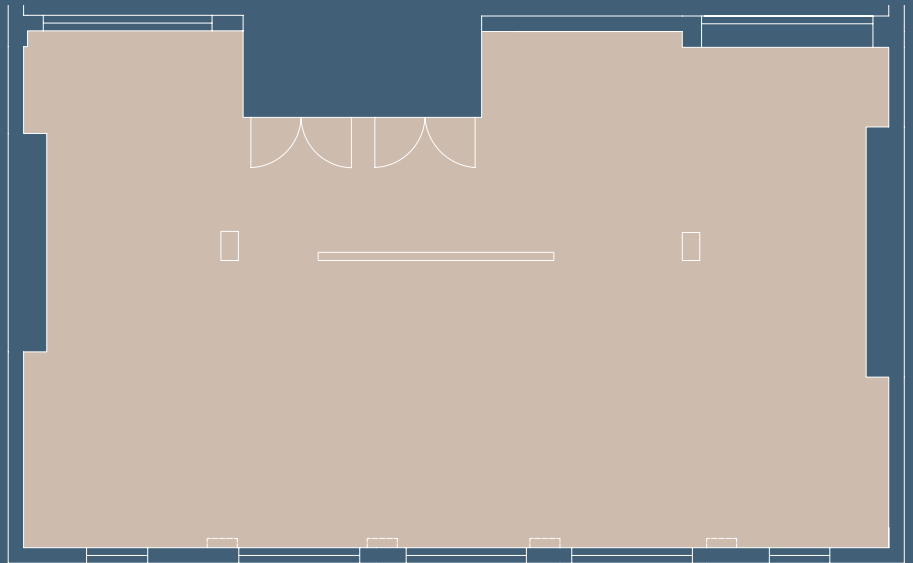


# Availability

Floor	Suite	Sq Ft	Availability
5th	8	680	Let
4th	7	1,279	Vacant
3rd (Rear)	6	428	Vacant
3rd (Front)	5	1,200	Vacant
2nd (Rear)	4	389	Let
2nd (Front)	3	1,090	Let
1st (Rear)	2	739	Let
1st (Front)	1	1,003	Let
<b>Total</b>		<b>6,988</b>	<b>270</b>

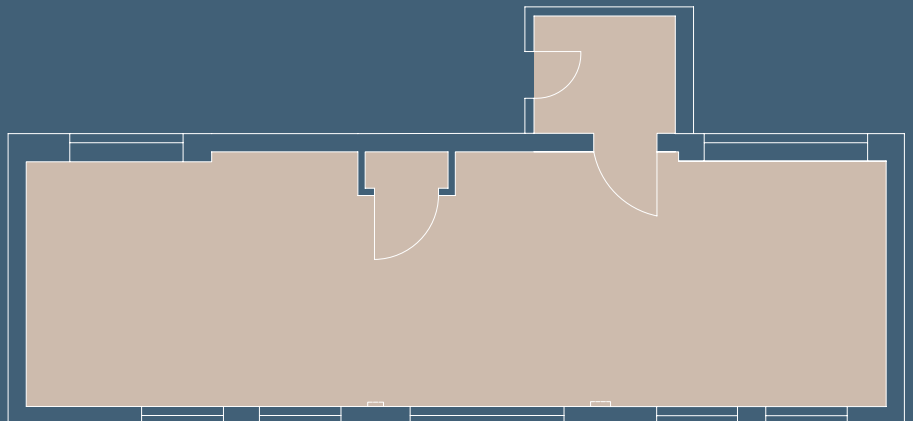
## Suite 5

3rd Floor Plan  
1,200 sq ft



## Suite 6

3rd Floor Plan  
428 sq ft



For indicative purposes only. Not to scale.





# A location full of surprises

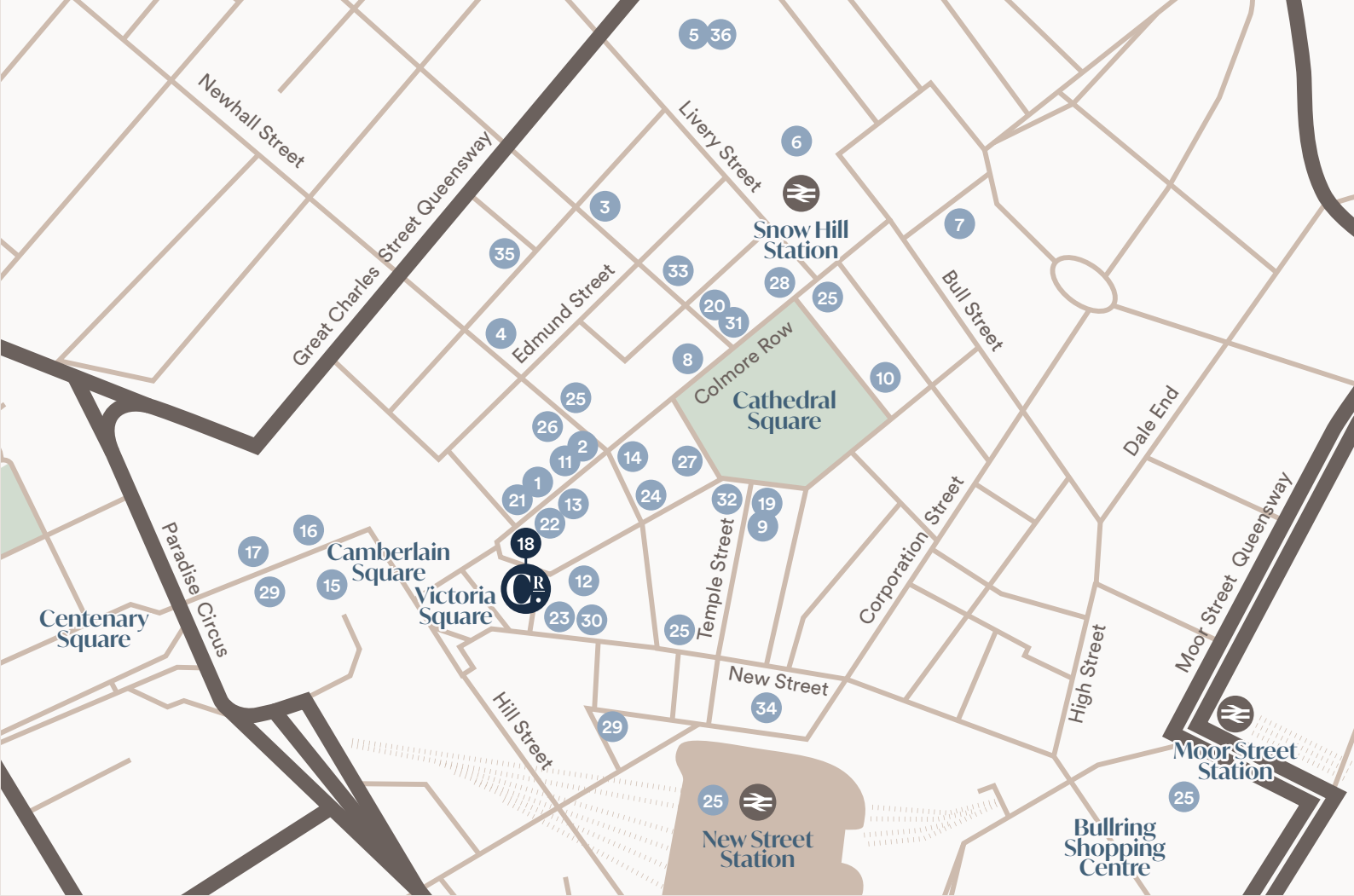


**126 Colmore Row is superbly located on one of the most desirable streets in Birmingham City Centre, overlooking the iconic Birmingham Town Hall in Victoria Square.**

This prime location sits prominently within the Birmingham Business District neighbouring the Paradise development scheme and the new landmark sky scraper building 103 Colmore Row.

With the added benefit of the retail/leisure district, the property provides the perfect blend of amenities all within the surrounding vicinity.





## Local Amenities

### Local Occupiers

1. Eversheds Sutherland
2. Arcadis
3. Turner & Townsend
4. Mott MacDonald
5. BT
6. KPMG
7. Ernst & Young
8. Pinsent Masons
9. Rothschild
10. Coutts

### Bar & Restaurants

11. Orelle
12. Adam's
13. The Colmore
14. Vagabond
15. Vinoteca
16. Dishoom
17. Albert's Schloss
18. Jamaya
19. The Ivy
20. Isaacs

### Cafés and Coffee

21. Starbucks
22. Java Roastery
23. Medicine Bakery
24. Philpotts
25. Pret A Manger
26. Coffee #1
27. Damascena
28. 200 Degrees
29. Yorks
30. Second Cup

### Hotels

31. The Grand
32. Premier Inn
33. Hotel du Vin
34. The Burlington

### Gyms

35. Blaze
36. MK Health

## Connectivity

With unrivalled access by road, rail and air, commuting to the city and conducting business has never been easier:



### Road

The M40, M6 and M42 all readily accessible, with a further link to the M1 and M5 motorways.



### Bus/Tram

Regular bus and tram services operate from Corporation Street and Colmore Row running along the arterial routes to and from the city.



### Rail

The property is also within walking distance of all three of Birmingham's train stations, New Street being a 3 minute walk away with Snow Hill and Moor Street train stations around 5 minutes.



### Air

Birmingham Airport is a 10 minute train journey from New Street Station which operates services to a host of international destinations.



## Rent

On application.

## EPC

Rating C (71).

## Service Charge

A variable service charge of £8.50 will be levied to cover the cost of building/common areas maintenance.

## Tenure

The property is available on a full repairing and insuring lease. Terms to be agreed.

## Business Rates

Estimated at £7.40 per sq ft (based on 1 April 2023 RV).

## VAT

All figures are exclusive of VAT which will be payable.

Occupiers are advised to make their own enquiries via the Government [Website](#).

## Viewings and further information

To find out more or book a viewing, please contact our sole agents:



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