

ONE/SNOWHILL

BIRMINGHAM

A property of
**Union
Investment**



PRIME OFFICE
SPACE AVAILABLE TO LET

10,000 - 48,500 sq ft (929 - 4,506 sq m)



One Snowhill is widely regarded as one of the finest, highest quality office buildings outside central London.

Located at the heart of Birmingham's Colmore Business District, One Snowhill is adjacent to Snow Hill station – providing access to mainline rail services and the Midlands Metro – as well as an endless list of leisure, retail and business opportunities.

Boasting a BREEAM rating of Very Good and EPC/C, One Snowhill is an attractive, Grade A, fully glazed and steel framed building, with only one floor remaining available to let. Flexible and efficient floorplates with an abundance of natural light are enjoyed by existing tenants KPMG LLP, Barclays Bank PLC and DWF.

Specification

- / Building reception with full height atrium
- / Raised access floor and semi exposed feature ceiling
- / Floor to ceiling height of 2.75 metres
- / Fan coil air conditioning and perimeter heating maximising the flexibility of layout
- / Sophisticated BMS control system
- / Solar control glazing and solar shading
- / Basement parking available at 1:2,500 sq ft
- / Basement shower facilities and cycle racks
- / High quality external environment and landscaping





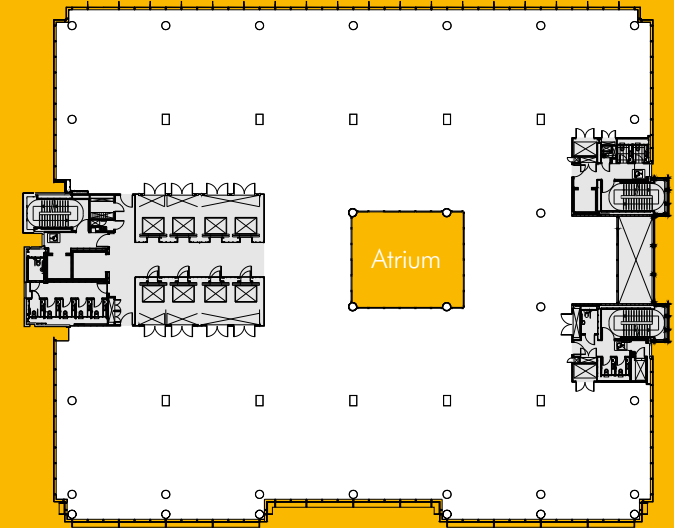
Totalling over 263,000 sq ft, One Snowhill is arranged over basement, ground and 11 upper floors.

Floors 3 and 4 are available. The highly efficient, flexible and open floorplates are easily divisible and the space would suit requirements of between 10,000 sq ft and 40,000 sq ft.



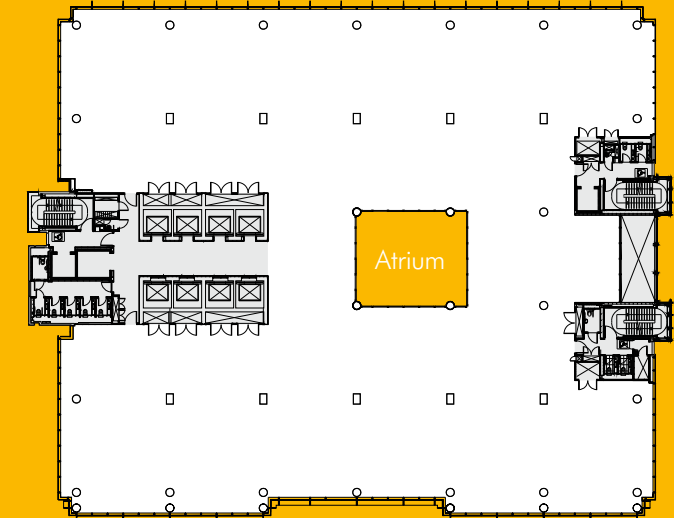
Fourth floor

24,392 sq ft | 2,249 sq m



Third floor

24,206 sq ft | 2,265 sq m





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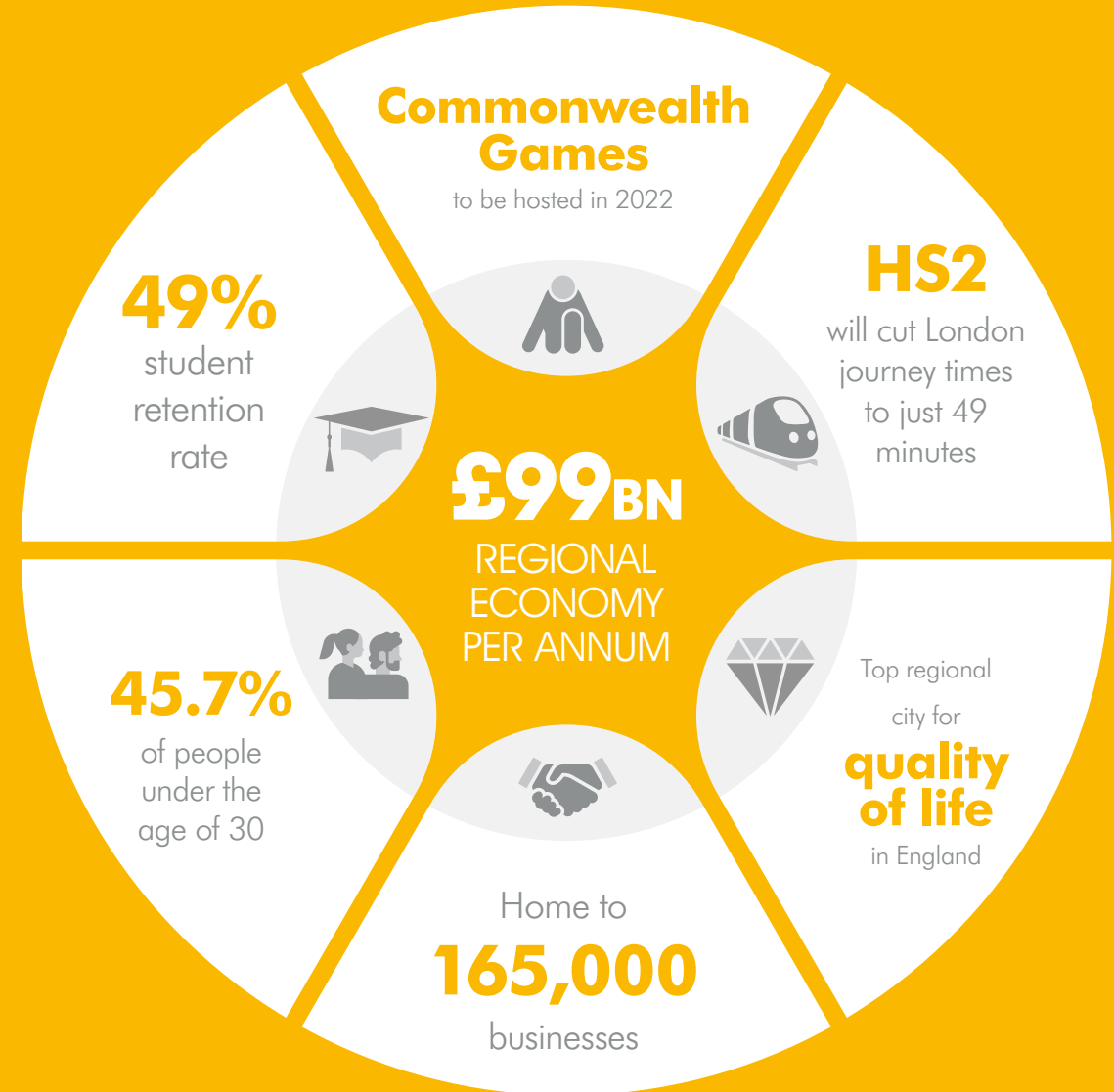


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One Snowhill occupies a prominent position at the heart of Birmingham's business district.

Birmingham is the UK's foremost regional centre for international business.

With its own international airport and at the centre of the UK's road and rail network - with easy and increasingly fast access to London - Birmingham has unmatched physical access to the entire country. As the most ethnically diverse and multi-lingual City Region, the West Midlands consistently attracts more FDI projects than any other region outside of London and the South East. Unsurprisingly, Birmingham is also home to 9,069 overseas-owned companies and the largest Financial Services sector outside London.



One Snowhill is just a short walk to Colmore Row, St Philips and surrounding streets.

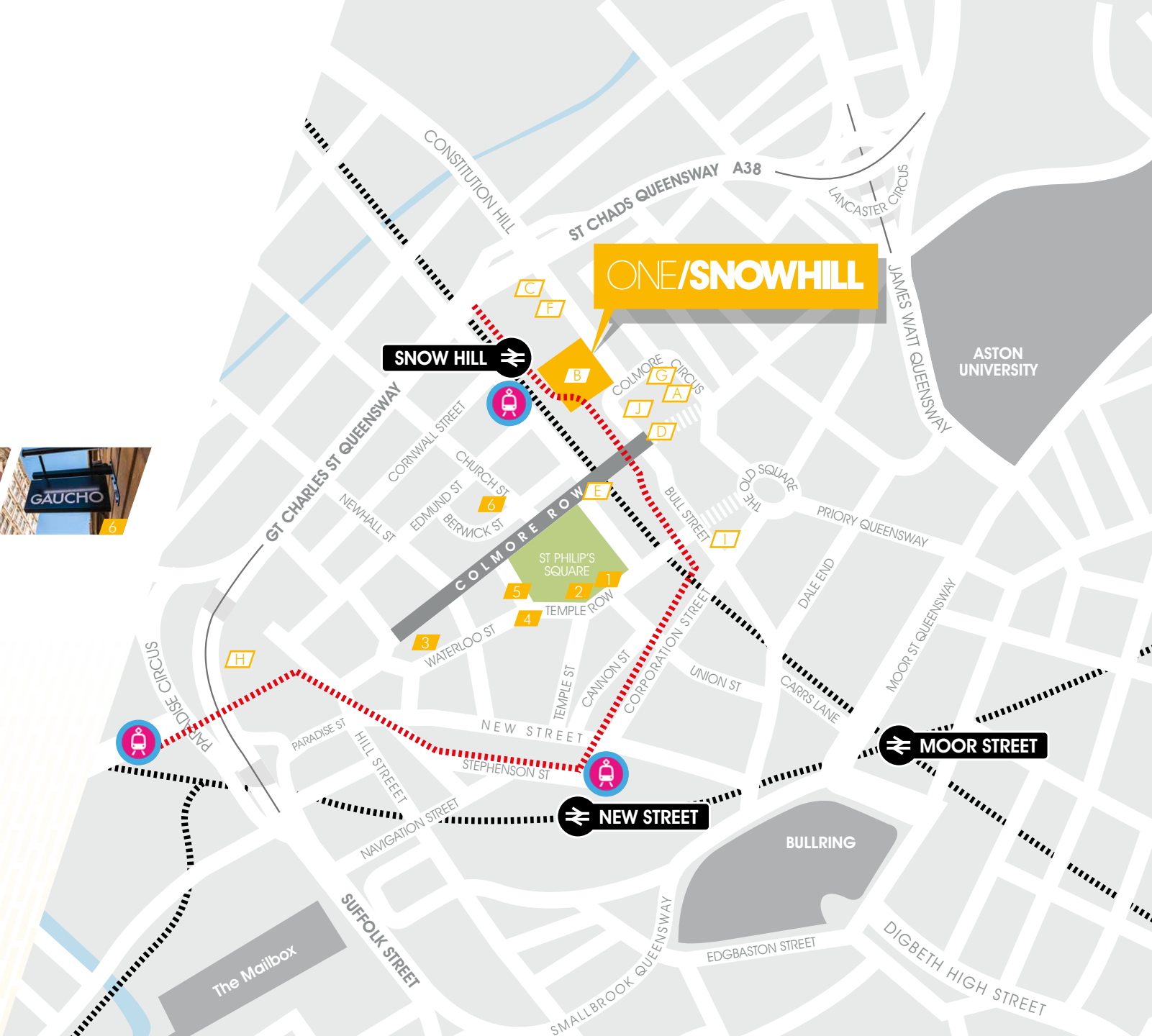
These have been transformed in the last few years to become the vibrant and diverse heart of eating and drinking in the city centre.



Corporate occupiers

- | | |
|-----------------------------|----------------------|
| A. Amey | F. Gowling WLG / HS2 |
| B. Barclays / KPMG | G. Grant Thornton |
| C. BT | H. PwC |
| D. EY/Shakespeare Martineau | I. Shoosmiths |
| E. Government Office | J. Wesleyan |

Sat Nav: B4 6GN



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