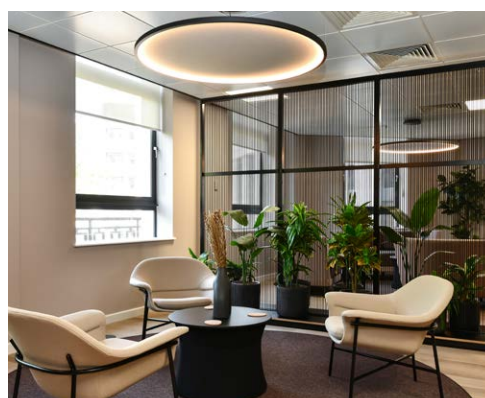


63

TEMPLE ROW

Newly Refurbished
Grade A Offices in a
premium location

Suites from 2,100 sq ft &
full floors from 4,152 sq ft

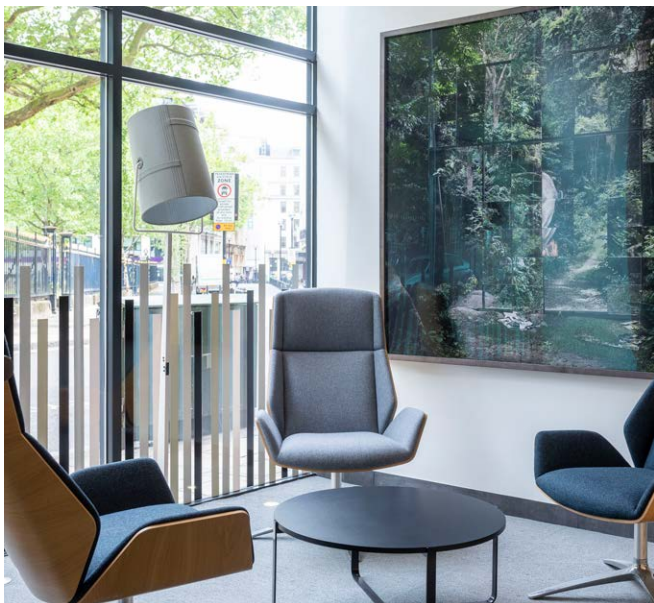


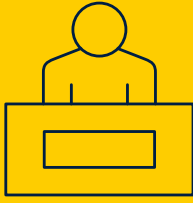
Ideally situated in Birmingham's vibrant and bustling business district, 63 Temple Row prominently fronts St. Philip's Square, boasting picturesque views of its cathedral set in tree-lined parkland.

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 throu out. A new oak veneer reception desk is complimented by feature pendant lighting and dedicated contemporary seating, whilst secure barriers lead to two passenger lifts.

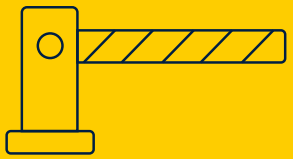
The fully fitted second floor of 4,164 sq ft offers space ready to move in to and work from, while further floors feature CAT A space from 4,152 sq ft providing all the high quality features expected of city centre office space, including access to excellent amenities, social, leisure and retail venues all on the doorstep.

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

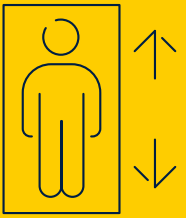




Upgraded modern reception with concierge



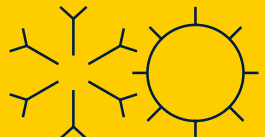
Secure barrier entrance



Two passenger lifts



Suspended ceiling with LED lighting



VRF controlled air-conditioning



Raised floor



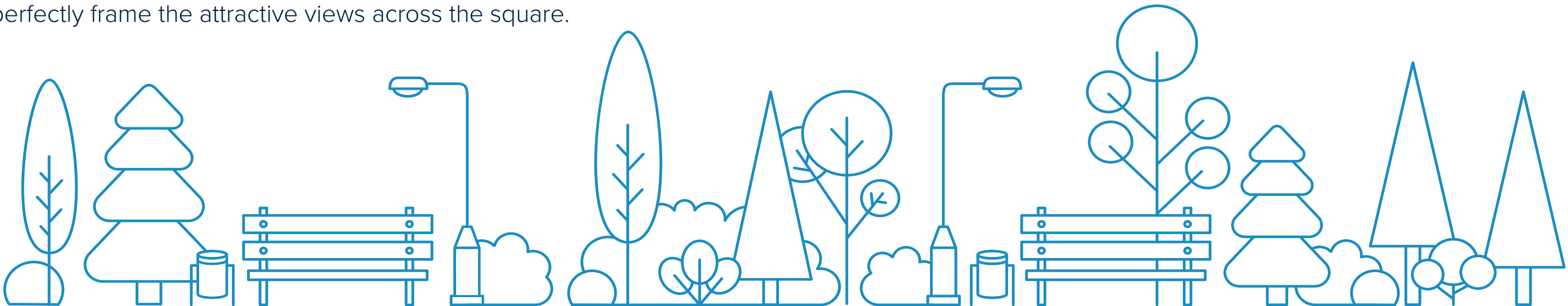
Spectacular city views



1:10 occupancy



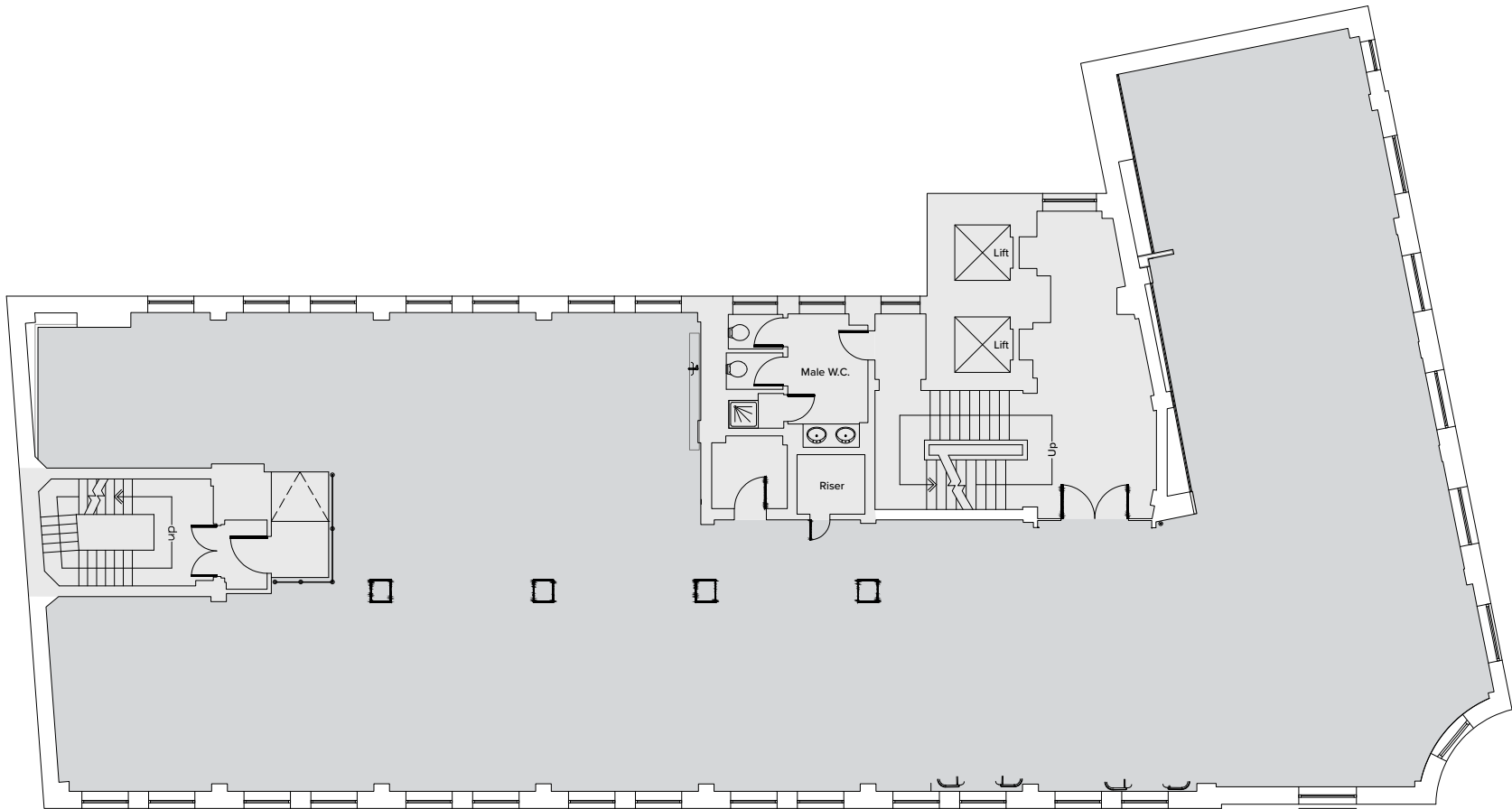
EPC rating B





The bright and spacious floorplates offer the flexibility to configure and adapt the space to suit a multitude of configurations and requirements. From collaborative working environments to plug and play flexibility, all floors feature CAT A amenities, with the second floor fully fitted out and ready to go.

Floor	Sq ft	Sq m
5th*	4,144	400
4th*	4,156	386
3rd*	4,152	386
2nd (Fully fitted suite)	4,164	387
1st*	4,106	381
Total	20,722	1,940



Typical floor



*Part-floor splits of these floors are available from approx. 2,100 sq ft



Specification

1. Dual arrival into suite (guests /users)

2. Guest arrival space / informal meeting

3. 6 Person Meeting room

4. 10-12 Person Meeting room

5. Refreshments credenza
6. Furniture divider screen

7. Informal Meeting Space

8. High back armchairs

9. Store / IT

10. Focus Pod

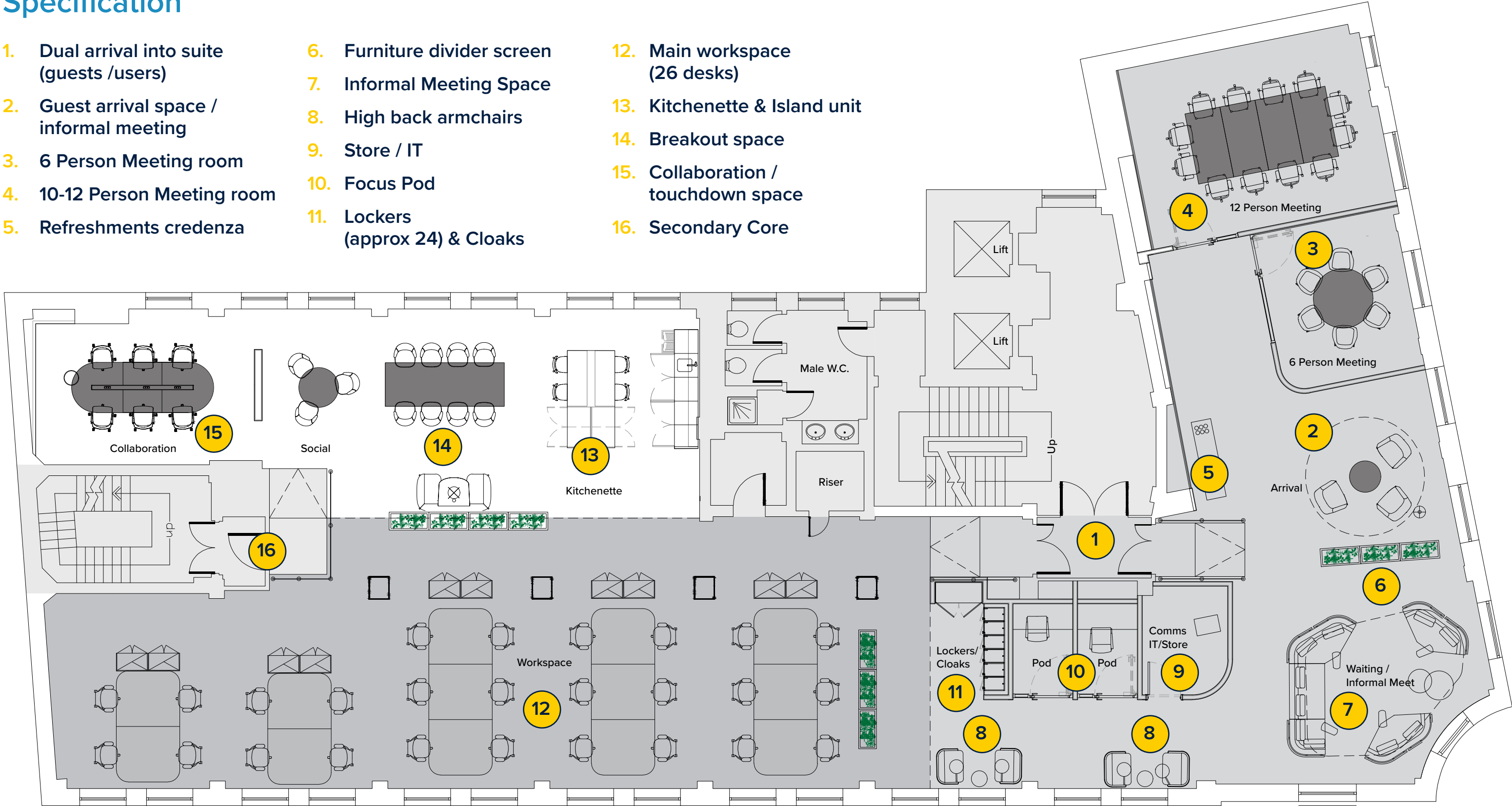
11. Lockers (approx 24) & Cloaks
12. Main workspace (26 desks)

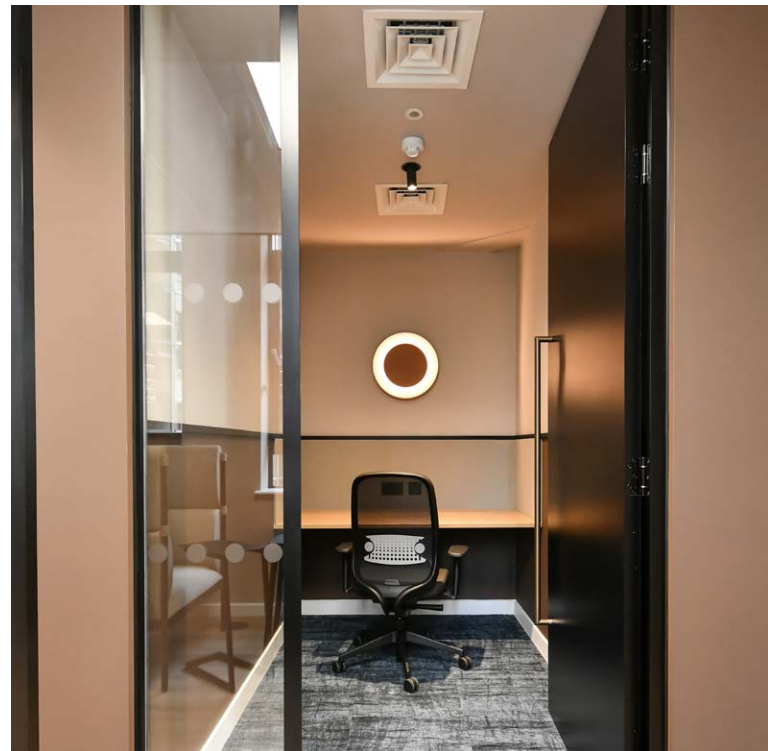
13. Kitchenette & Island unit

14. Breakout space

15. Collaboration / touchdown space

16. Secondary Core



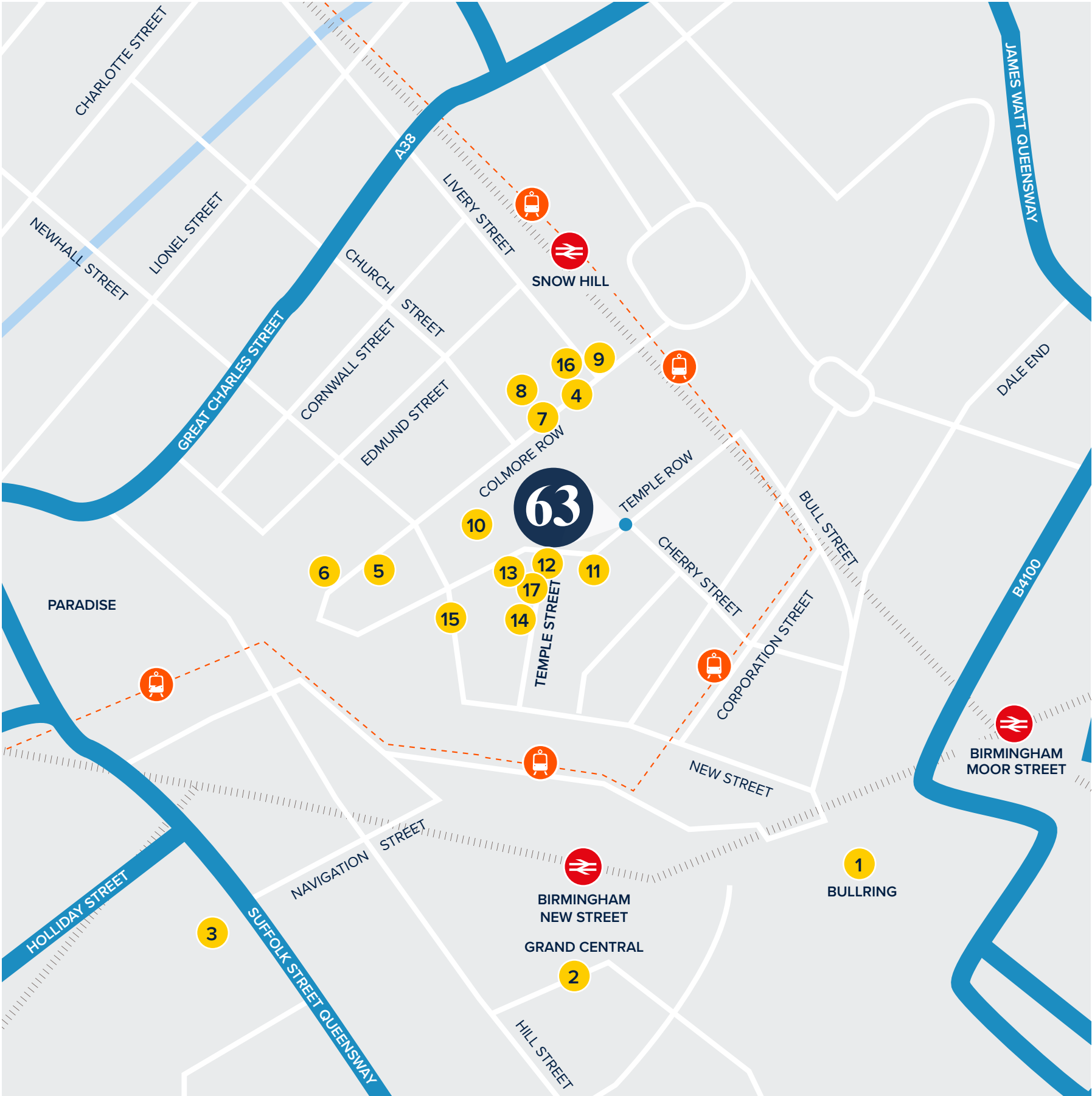


63 Temple Row benefits from an enviable position in the heart of the city's business district.

With the popular RIVA blu 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	Coffee Shops	Bars / Restaurants
1. Bullring	5. Java Roastery	11. RIVA blu
2. Grand Central	6. Starbucks	12. The Ivy
3. Mailbox	7. Pret A Manger	13. Fumo
4. Great Western Arcade	8. 200° Degrees Coffee	14. Head of Steam
	9. Costa Coffee	15. Cosy Club
	10. Damascena	16. Pasture
		17. San Carlo



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