

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**

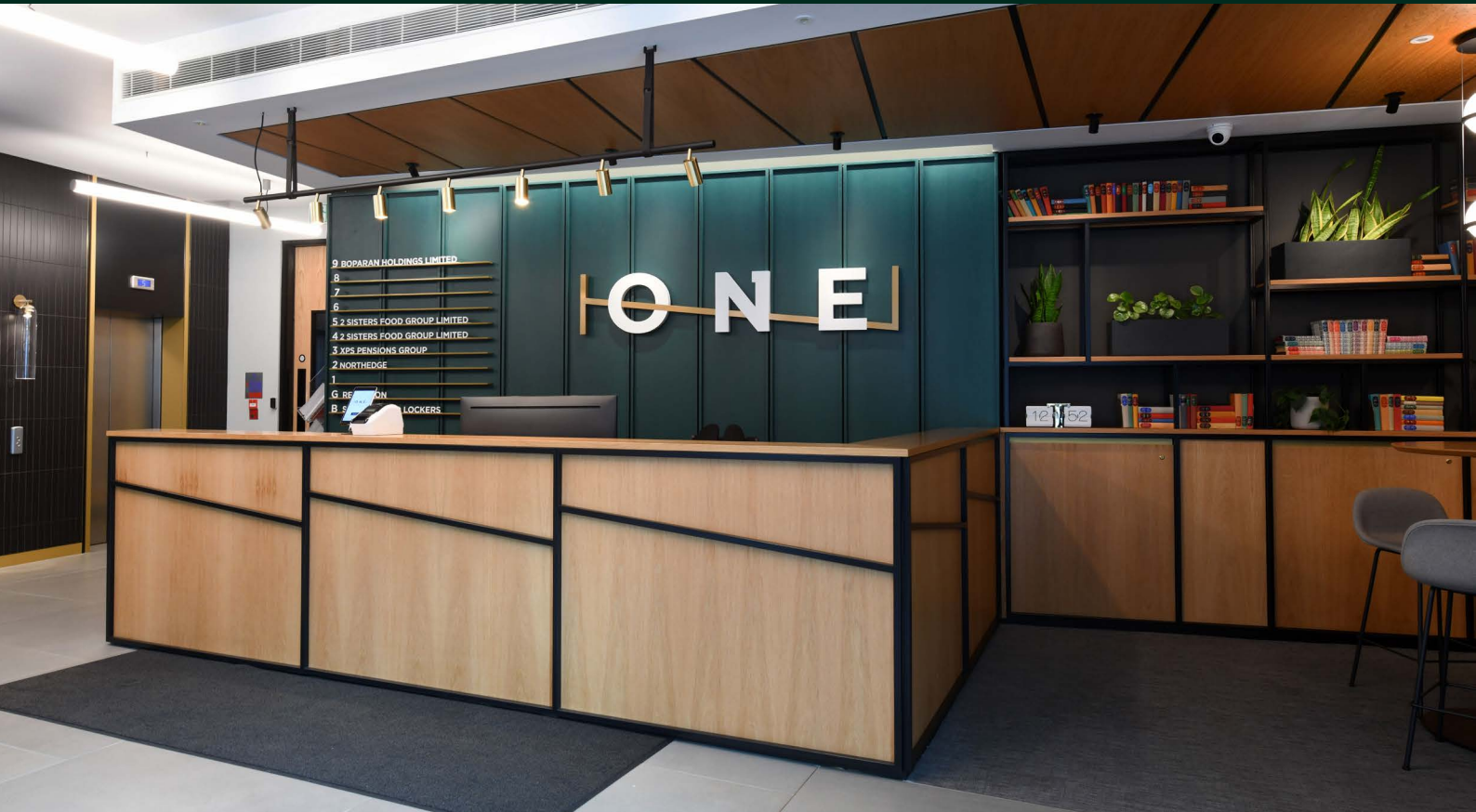
One Colmore Row offers occupiers the best-in-class services and facilities. The refurbished reception and commissionaire provide the perfect first impression to clients on arrival. The shower/

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
1:1,500 sq ft



Shower and Changing
Room Facilities



Raised Flooring



LED Lighting



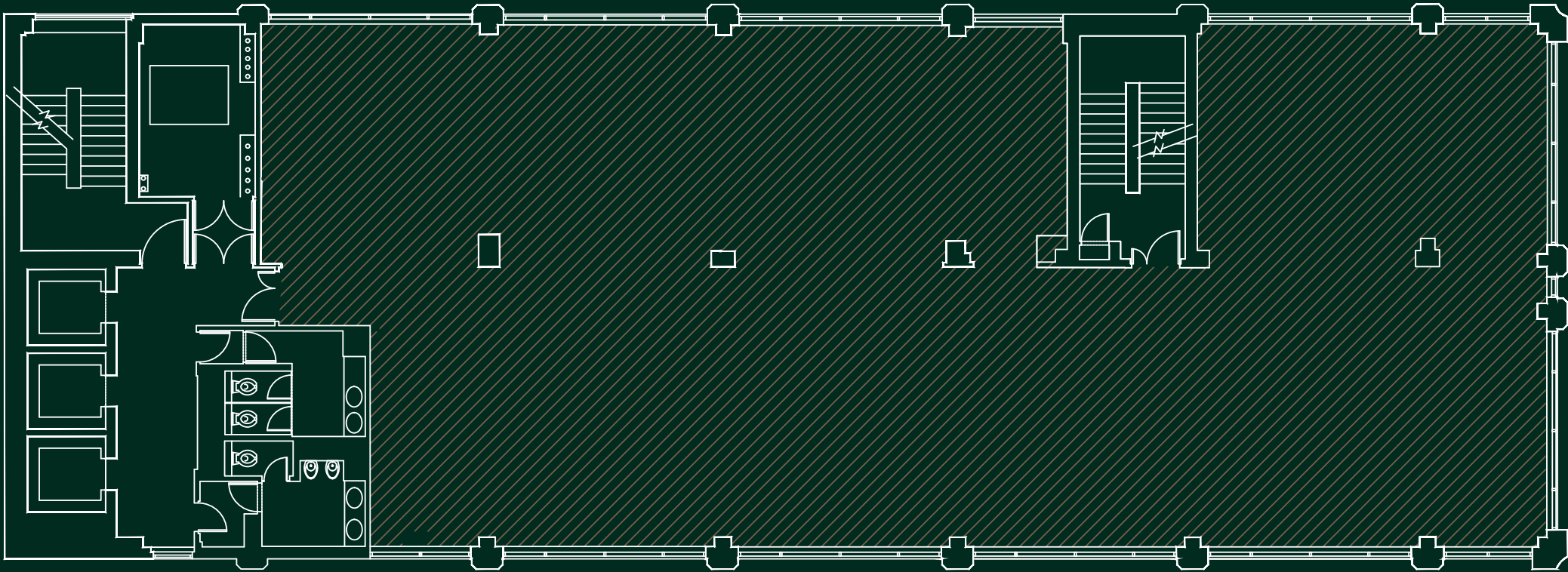
Exposed Services Finish





AVAILABILITY

<i>Floor</i>	<i>sq ft</i>	<i>sq m</i>
1ST FLOOR	1,318	122
2ND FLOOR	LET	
5TH FLOOR	4,182	389
6TH FLOOR	4,182	389
7TH FLOOR	4,182	389
<i>Total</i>	<i>13,864</i>	<i>1,289</i>



Indicative floor split for illustrative purposes

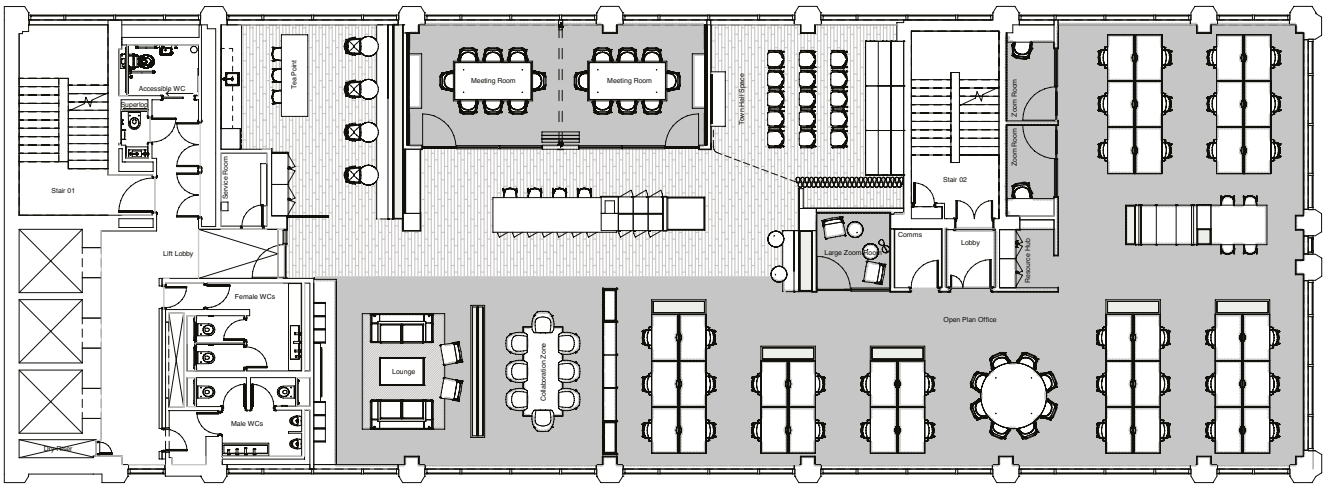
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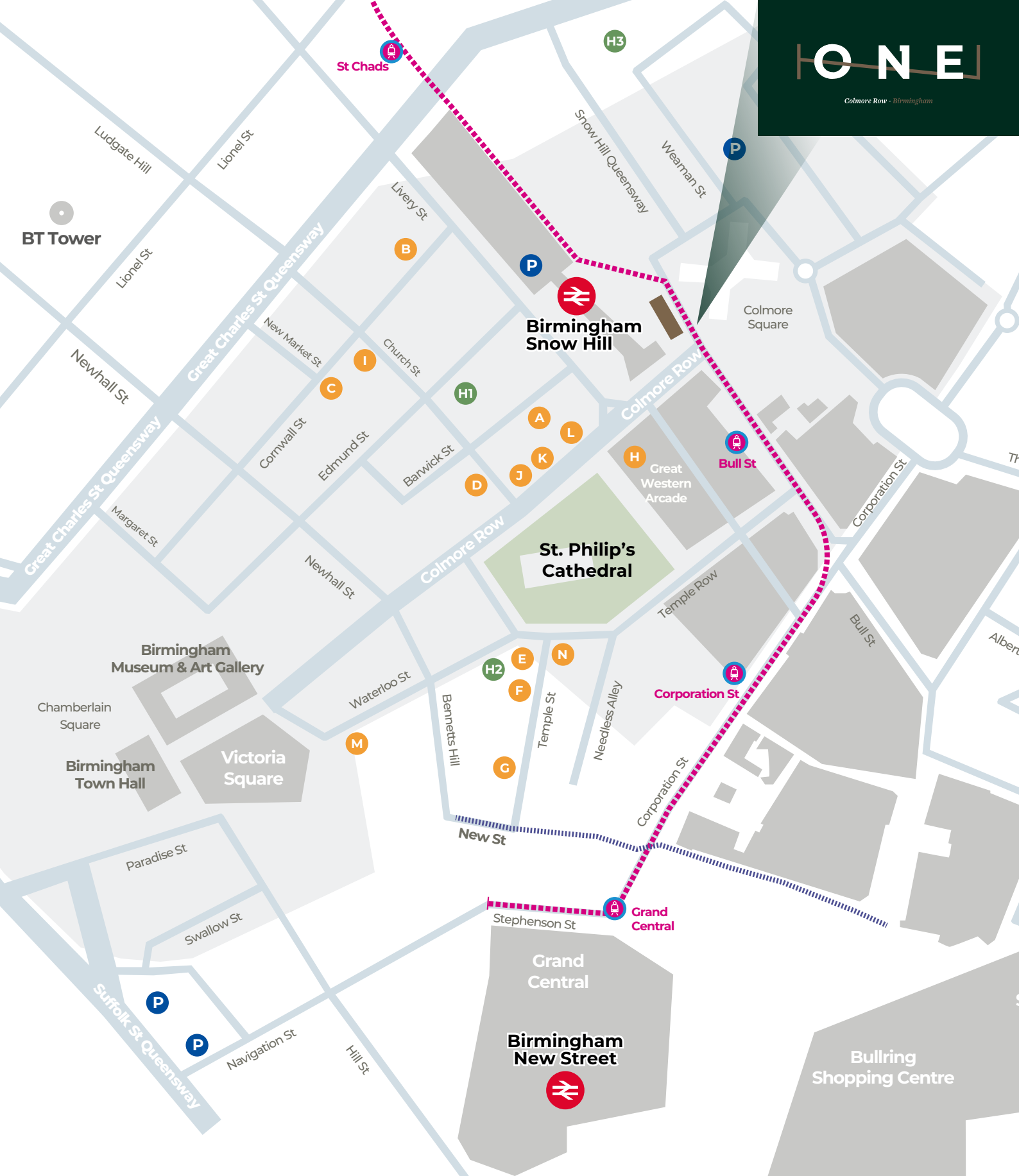
**A PRAGMATIC AND FLEXIBLE LANDLORD WHO WILL
WORK WITH YOU TO CREATE YOUR PERFECT WORKSPACE**

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.

INDICATIVE SPACE PLAN





THE IVY



THE BOTANIST



FUMO



GAUCHO



THE ALCHEMIST

KEY

- One Colmore Row
- CBD
- Metro Stops
- Metro Line
- New Street Shopping

EAT & DRINK

- A. Primitivo
- B. Purnell's
- C. Riva Blu
- D. Gaucho
- E. Fumo
- F. San Carlo
- G. The Botanist
- H. Morridge
- I. Urban Coffee
- J. Gusto
- K. The Alchemist
- L. 200 Degrees Coffee Shop
- M. Adam's
- N. The Ivy

SLEEP

- H1. Hotel Du Vin
- H2. Premier Inn Waterloo St
- H3. Holiday Inn Express Snow Hill



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A development by:



APAM