

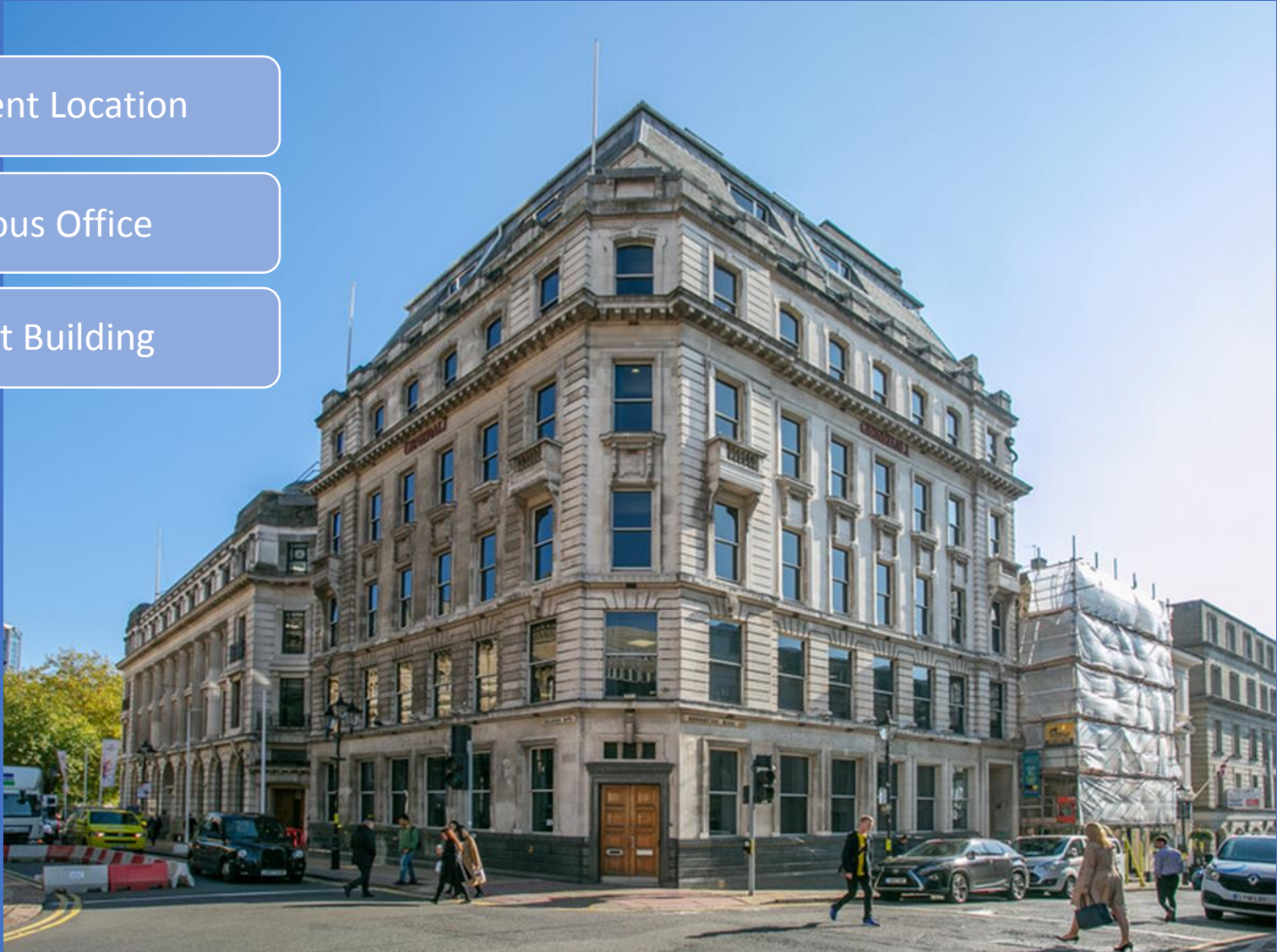
# Colmore Place

Birmingham B2 5SN

Prominent Location

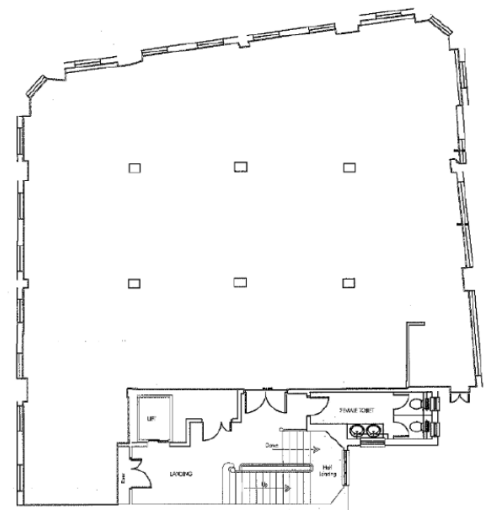
Prestigious Office

Excellent Building



[Colmoreplace.com](http://Colmoreplace.com)

OFFICES TO LET 1,700 sq ft – 7000 sq ft



## LOCATION

Colmore Place offers high quality office accommodation and occupies a prime position on Colmore Row in the heart of the central business district.

## DESCRIPTION

The available floors provide various configurations (open plan or with high quality partitioning). Each floor benefits from a wealth of natural light, with views of Colmore Row and windows on three elevations. The building provides modern changing room facilities with three 'super-sized' shower rooms, bike storage facilities and a concierge reception area.

## SPECIFICATION

- New VRF heat recovery air conditioning system
- High quality finishes
- Male and female changing and shower facilities
- New 8-person passenger lift
- Newly carpeted
- Secure on-site cycle storage
- 24/7 access
- Manned reception

Accommodation		
Third floor	2,702 ft <sup>2</sup>	251 m <sup>2</sup>
Fourth floor	2,723 ft <sup>2</sup>	253 m <sup>2</sup>
Sixth floor	1,646 ft <sup>2</sup>	153 m <sup>2</sup>
<b>Total space available</b>	<b>7,071 ft<sup>2</sup></b>	<b>657 m<sup>2</sup></b>



**Jaime Phillips**  
 Jamie.Phillips@knightfrank.com  
 0121 233 6403  
 07900 324 900



**Alex Tross**  
 ATross@lsh.co.uk  
 0121 237 2307  
 07824 436885

Misrepresentation Act: Knight Frank and Lambert Smith Hampton for themselves and for the vendors or lessors of this property, whose agents they are give notice: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract: (ii) all dimensions, references to condition, necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Knight Frank or Lambert Smith Hampton has any authority to make or give any representation or warranty whatever in relation to the property: (iv) rents quoted in the above particulars may be subjected to VAT in addition. January 2019.