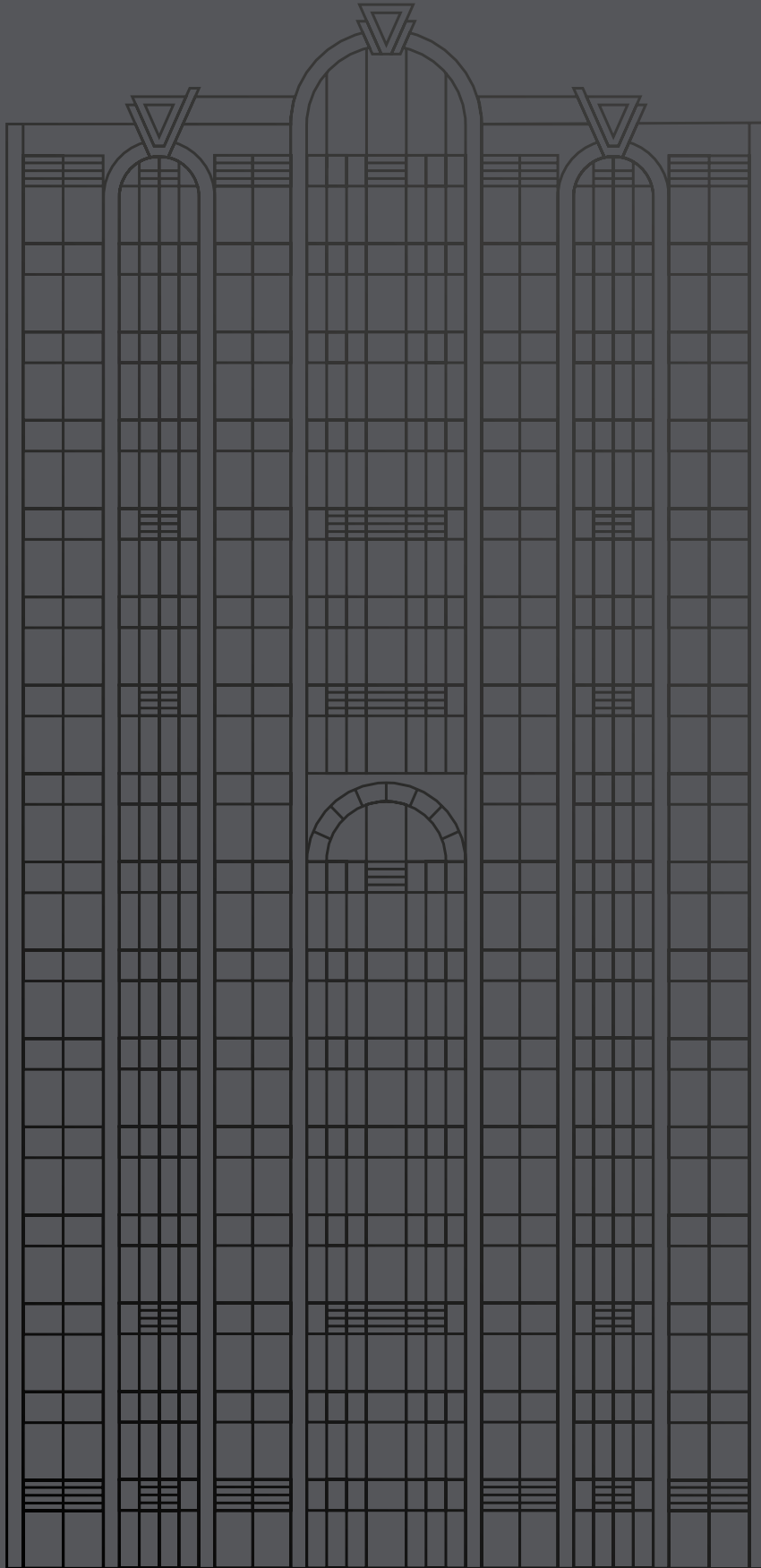


# COLMORE GATE

COLMORE ROW / BIRMINGHAM



GRADE A REFURBISHED OFFICE / AVAILABLE TO LET

6,200 SQ FT (576 SQ M) – 54,000 SQ FT (5,017 SQ M)



## THE SPECIFICATION

- / Fully refurbished Grade A office space
- / Reconfigured common areas
- / Air conditioning
- / Full access raised floors
- / New metal suspended ceiling
- / LG7 compliant lighting
- / Secure basement car parking on site
- / On site security
- / Refurbished scenic lifts
- / Fully DDA compliant

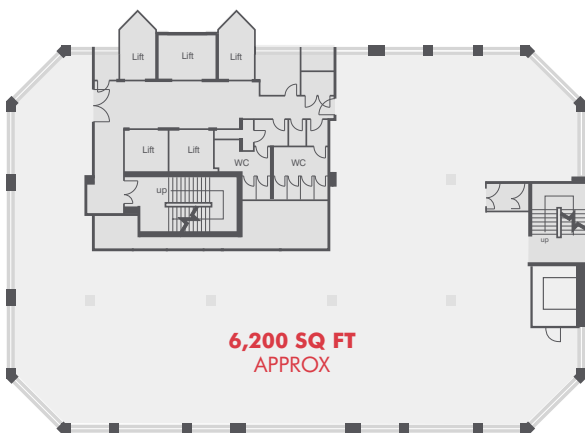
## THE BUILDING

Situated at the heart of Birmingham's bustling Colmore Business District and fronting Colmore Square, Colmore Gate provides outstanding Grade A office accommodation to suit a range of commercial occupiers. With fully refurbished floorplates comprising vibrant and contemporary design throughout, this landmark multi-let office building enjoys exceptional views across the city's transforming landscape.

Set across 15 floors and benefitting from a modern, reconfigured reception area, occupiers at Colmore Gate can also take advantage of the city's array of bars, restaurants and retail opportunities. With unrivalled city transport links providing regular services to other major UK cities, Colmore Gate is an ideal choice for commercial occupiers looking for premier office accommodation in Birmingham city centre.



## THE SPACE

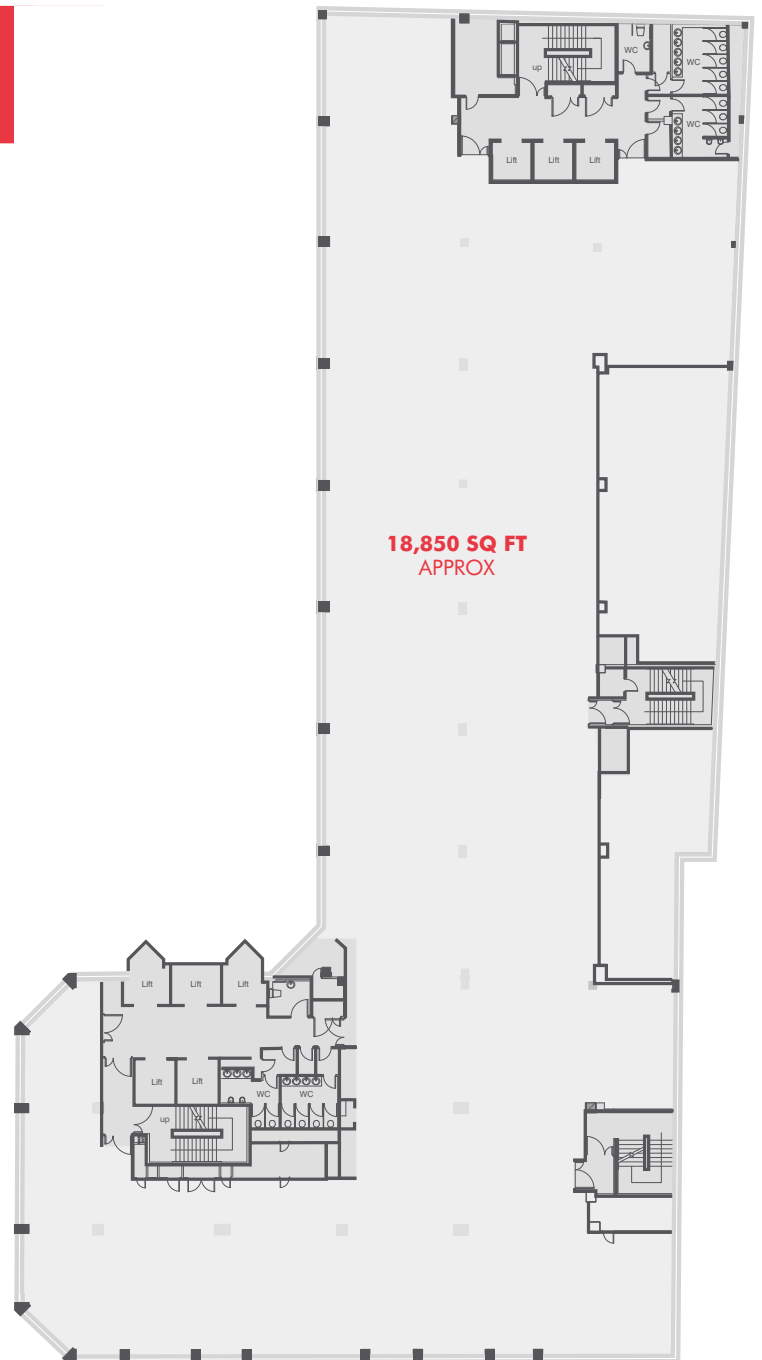


TYPICAL UPPER FLOORPLAN

Providing the latest Grade A office specification, Colmore Gate offers approximately 6,200 sq ft (576 sq m) – 54,000 sq ft (5,017 sq ft) of refurbished, high quality office space.

Boasting extensive views across the city, all floorplates are open-plan and spacious which are accentuated by the abundance of natural light, ideal to meet the demands of the modern office occupier.

With reconfigured common areas and a fully manned reception area, Colmore Gate surpasses expectations to deliver both style and quality.



TYPICAL LOWER FLOORPLAN



City Centre Metro

Metro stops



## THE LOCATION

Prominently positioned within Birmingham's central business district, Colmore Gate benefits from excellent connections to the wider UK, served via the city's impressive transport network.

Directly facing Snow Hill and within five minutes' walk of New Street station, the comprehensive rail system also provides direct connections to other major UK cities. Junction 6 of the M6 is accessible via the A38 providing direct access to Birmingham Airport, situated just nine miles south east of the city centre.

With the Midland Metro on the doorstep and bus services on Colmore Row and Corporation Street, this ideal location also offers plenty of opportunity to entertain clients and to enjoy the city's abundance of shops, restaurants, bars and cafés located nearby.



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[colmoregate.co.uk](http://colmoregate.co.uk)