

One Colmore Square

Birmingham, B4 6AJ

5,000 - 21,000 sq ft of Grade A office space in the heart of Birmingham's Business District



ONE
COLMORE SQUARE

KEY HIGHLIGHTS

- Grade A specification
- LED lighting
- Air conditioning
- Raised access floors
- Concierge reception and Building Manager
- Cycle storage, shower and changing facilities
- 6 parking spaces

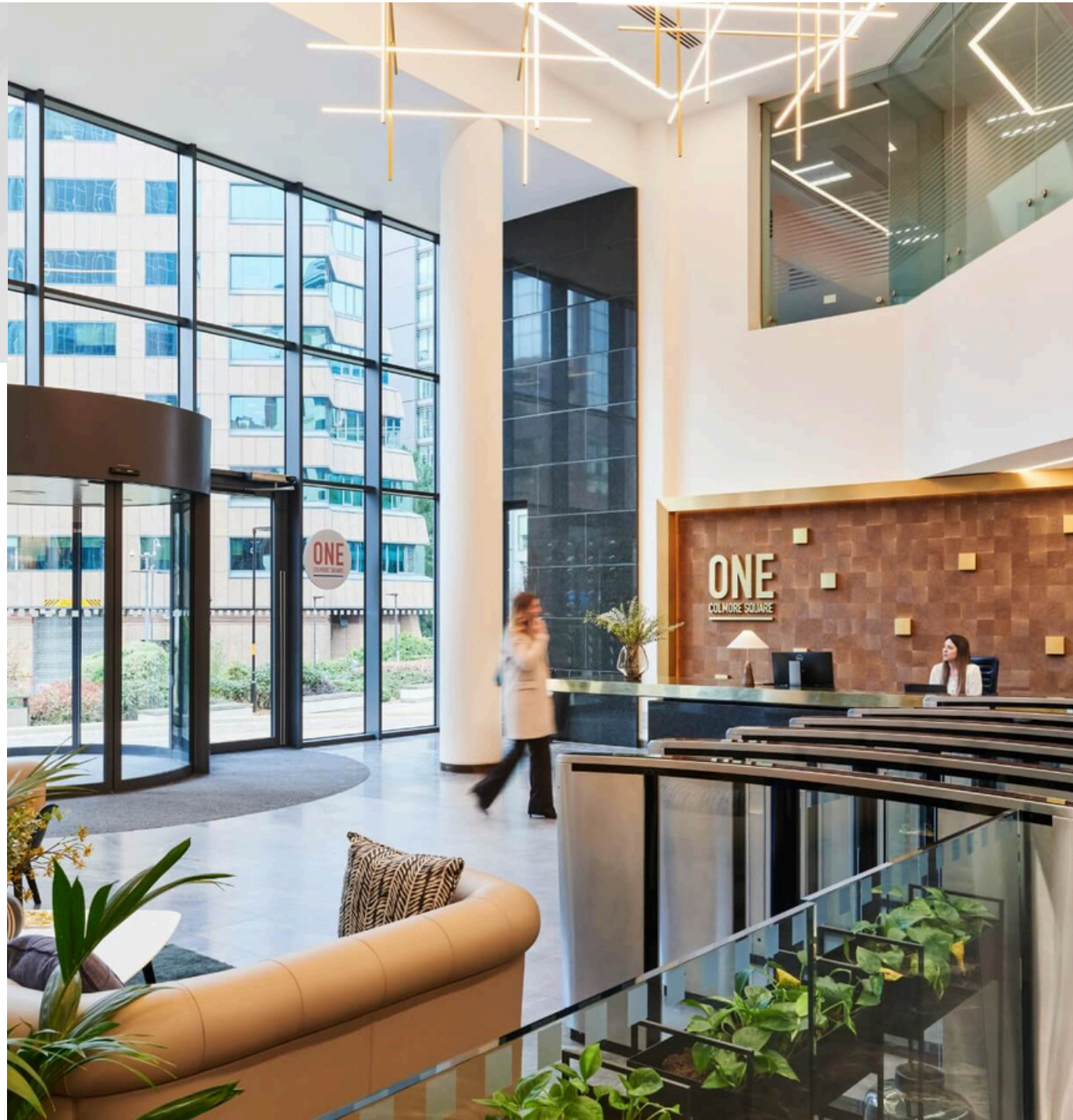
SPECIFICATION

Occupying a prominent position in Birmingham's bustling Colmore Business District, One Colmore Square offers a unique opportunity businesses looking for best in class accommodation in a sought-after location.

Recently refurbished to a superb standard, the building is already home to blue chip businesses including financial services giant EY and law firm Shakespeare Martineau.

Reception and common areas were refurbished in 2019. Plans to invest in ground floor amenity space is proposed.

	Sq Ft	Sq M
1st Floor	21,000	1950.96





LOCATION

One Colmore Square is located at the heart of Birmingham's Central Business District in a prominent position overlooking the landscaped Colmore Square.

The building sits in close proximity to the Midland Metro, providing easy access throughout the heart of the city and a fast link between the city's two major rail stations. Birmingham Snow Hill station is 5 minutes walk, with Birmingham New Street station a further 5 minutes walk, both providing connections across the UK.

LEASE TERMS

The first floor suite is available to let on full repairing and insuring lease terms.

RENT

On Application

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £10.50 per sq ft payable for the period 2025/2026. We recommend that interested parties make their own enquiries to the Local Authority.

SERVICE CHARGE

A service charge of £13.74 per sq ft per annum will be levied toward the cost of the maintenance of the common areas of the estate.



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VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of C(51). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

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