



COLMORE GATE

PRIME CITY CENTRE OFFICES
AVAILABLE TO LET

5TH & 7TH FLOORS

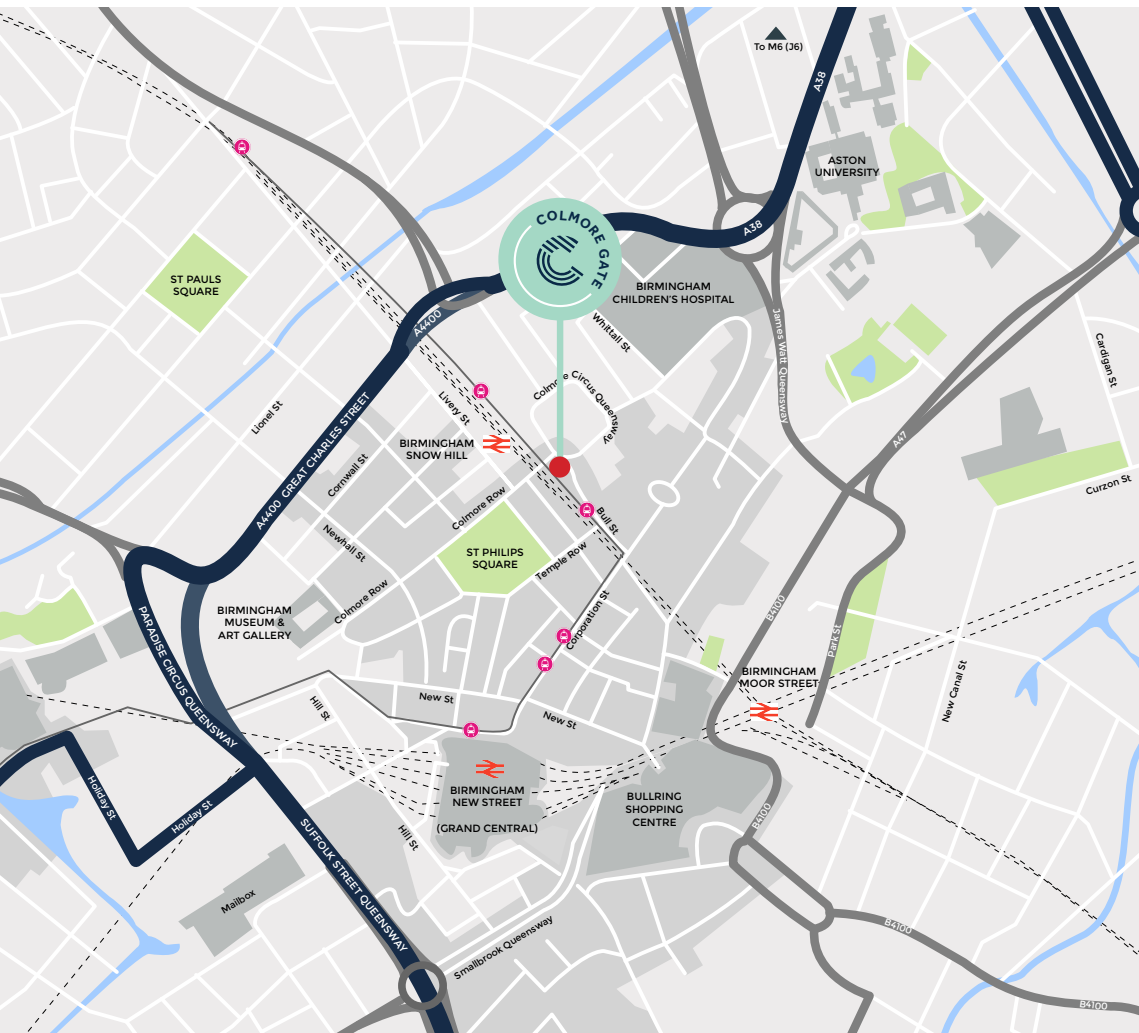
6,177 SQ FT (574 SQ M) - 18,210 SQ FT (1,691 SQ M)



LOCATION

Colmore Gate is prominently situated fronting Colmore Square in the heart of Birmingham's Colmore Business District, benefitting from quick links to the rest of the city. The premises sits close to Bull Street Metro Station and a few minutes walk from Birmingham Snow Hill Station, which has direct routes to London Marylebone and Birmingham New Street with direct links to London Euston.

Birmingham City Centre has access to Junction 6 of the M6 Motorway via the A38. This provides direct access to Birmingham Airport, just 15miles (25mins) away. Colmore Gate has unrivalled public transport links with bus services on Colmore Row and Corporation Street. Nearby is an array of bars, restaurants, cafes and shops



CONNECTIVITY

	 BY ROAD	 BY RAIL
Solihull	25 mins	15 mins
Coventry	35 mins	20 mins
Bristol	1 hr 40 mins	2 hrs 20 mins
Manchester	1 hr 40 mins	1 hr 25 mins
Leeds	2 hrs	2 hrs
Liverpool	2 hrs	1 hr 35 mins
London	2 hrs 20 mins	1 hr 20 mins



£114bn

REGIONAL ECONOMY, A POWERHOUSE WITHIN THE UK



2nd

LARGEST ECONOMY OUTSIDE OF LONDON



41.8m

VISITORS ATTRACTED TO THE CITY EACH YEAR



40%

OF THE POPULATION UNDER 25, THE YOUNGEST MAJOR CITY IN EUROPE



1st

THE HIGHEST QUALITY OF LIFE OF ANY CITY OUTSIDE THE CAPITAL



4.81m

PEOPLE LIVE WITHIN AN HOURS DRIVE OF THE CITY CENTRE

SPECIFICATION

- Prime City Centre office space
- Fully fitted as conferencing venue
- Reconfigured common areas
- Air conditioning
- Full access raised floors
- Suspended ceiling
- Secure basement with 15 car spaces
- On site security
- Refurbished scenic lifts
- Fully DDA compliant
- Separate independent access via Bull Street

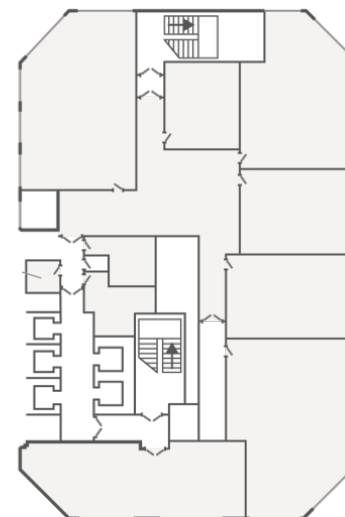
ACCOMMODATION

The approximate net internal areas of the property are as follows;

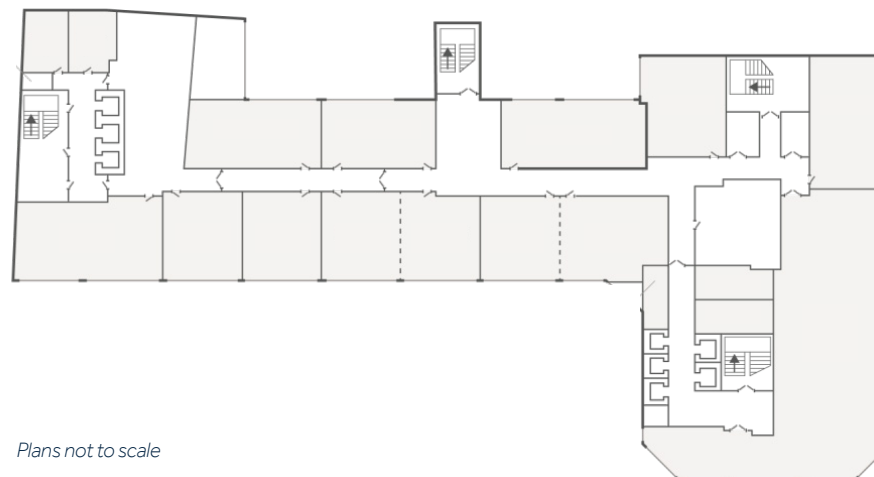
	AREA (SQ FT)	AREA (SQ M)
5th Floor	18,210	1,691
7th Floor	6,177	574
TOTAL	24,387	2,265

SPACE PLANNING

SEVENTH FLOOR



FIFTH FLOOR



Plans not to scale



TENURE

The offices are available by the way of an assignment expiring March 2022. Alternatively, a new lease may be available by negotiation.

Further details available at request.

RENT

On application.

SERVICE CHARGE

The tenant shall be responsible for payment of the building Service Charge. Details available on request.

BUSINESS RATES

In the 2017 Rating List, the office suites have a rateable value of;

- Colmore Gate **5th Floor - £241,000**
- Colmore Gate **7th Floor - £85,500**

Any interested parties are advised to make their own enquiries with the Local Authority.

EPC

The premises have an EPC rating of;

- 5th Floor - C(71)
- 7th Floor - C(65)

Certificates available upon request.





VIEWING

By appointment through the sole agents, Gerald Eve LLP. Contact details as follows:

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GERALDEVVE

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