



**CR**  
126  
COLMORE  
ROW





126

A FANTASTIC OPPORTUNITY TO  
OCCUPY SPACE IN A BEAUTIFUL  
PERIOD BUILDING ON BIRMINGHAM'S  
PRESTIGIOUS COLMORE ROW.



A period building steeped in history, dating back to the 1900's when it was once a button factory.

The property has been refurbished to a high standard retaining many period features offering a range of occupiers good quality space within the Colmore Business District.





The property offers suites ranging from 389 sq ft up to 1,200 sq ft. Whole floors are also currently available comprising two separate suites which would suit a single occupier looking for separate boardroom/meeting room space alongside their traditional office/workspace requirements.

The 4th floor suite benefits from a demised kitchen area and meeting room.

Dedicated high speed wifi/fibre feed connection, LED lighting, comfort cooling/heating and intercom systems are installed on all floors.

# GRADE A REFURBISHED OFFICE SUITES

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## AMENITY'S OFFICE

Shows	Lighting
Bookable meeting/ conference room	Power
Breakout/drinks area	Heating and cooling
Café bars and restaurants on the doorstep	Kitchenette
24 hour access	Full fibre gigabit connectivity
	Video intercom
	Fitted options available
	Lift access to all floors
	24 hour access

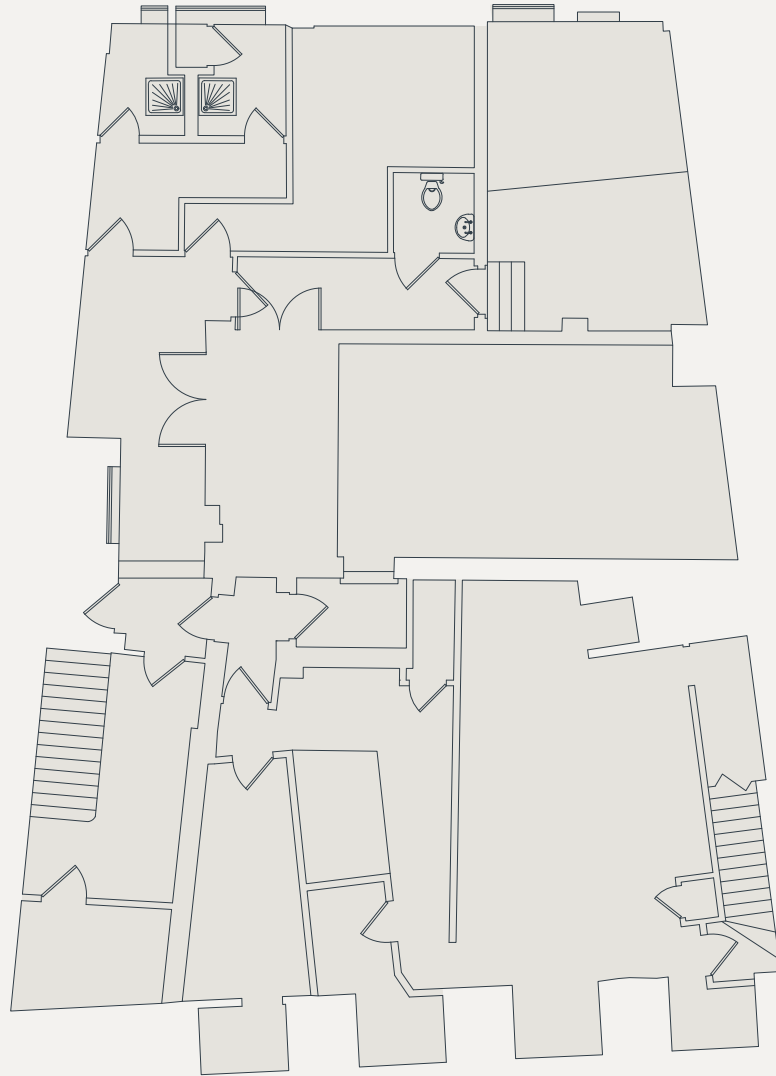




## AVAILABILITY

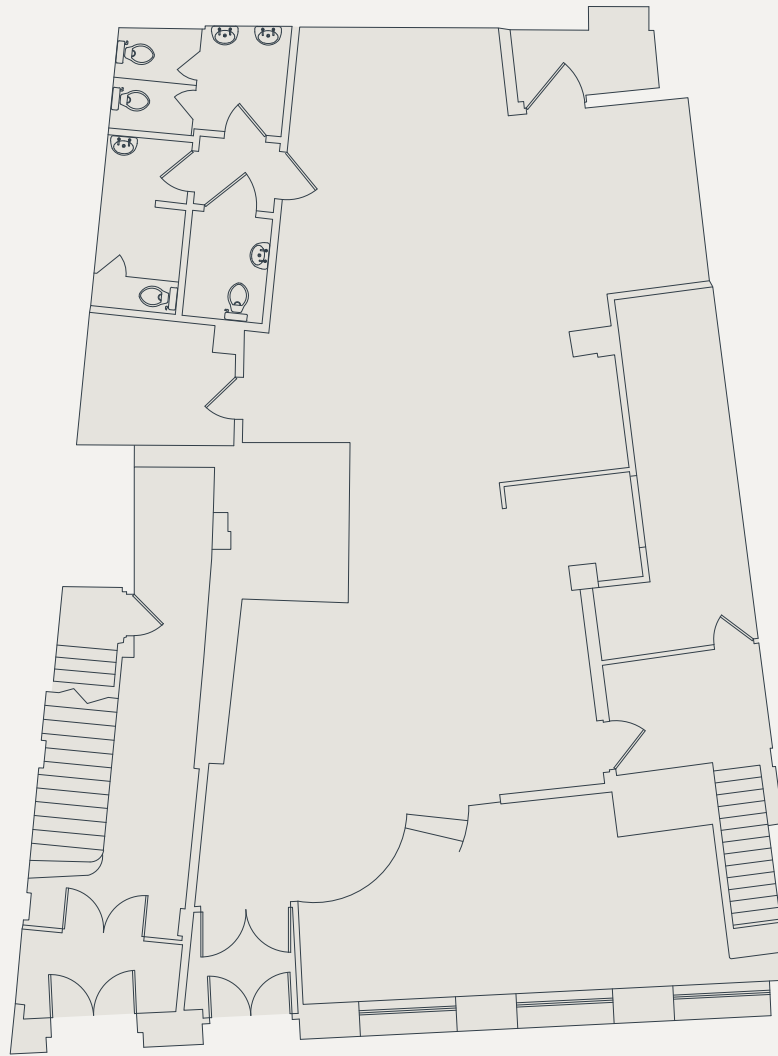
Floor	Suite	Sq Ft	Availability
5th	8	680	Let
4th	7	1,279	Vacant
3rd (Rear)	6	428	Vacant
3rd (Front)	5	1,200	Vacant
2nd (Rear)	4	389	Let
2nd (Front)	3	1,090	Let
1st (Rear)	2	739	Let
2nd (Front)	1	1,003	Let
Total		6,988	270





# BASEMENT

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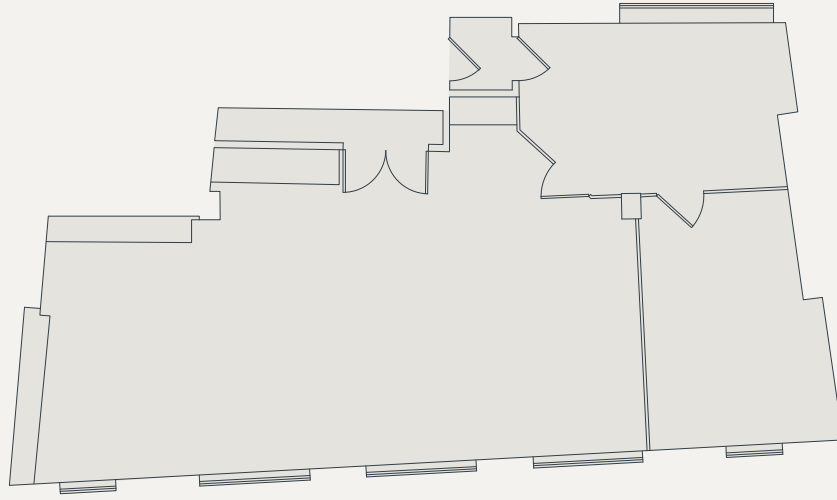


# GROUND FLOOR

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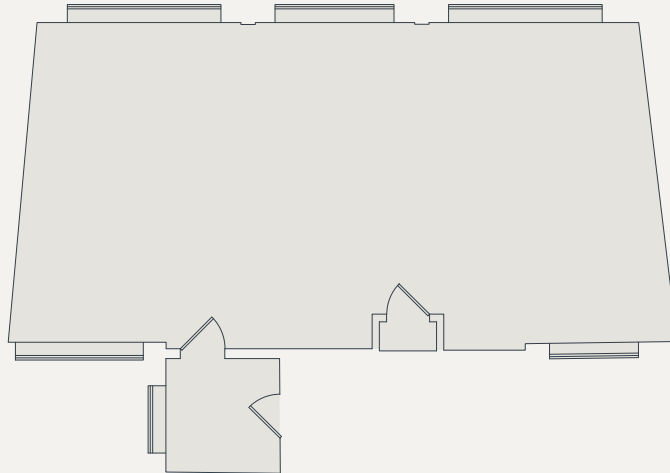
FRONT SUITE



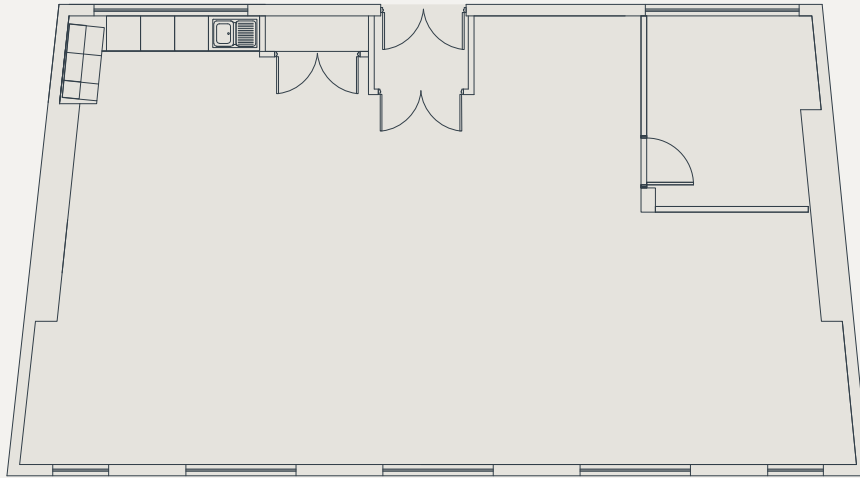
FIRST FLOOR

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REAR SUITE



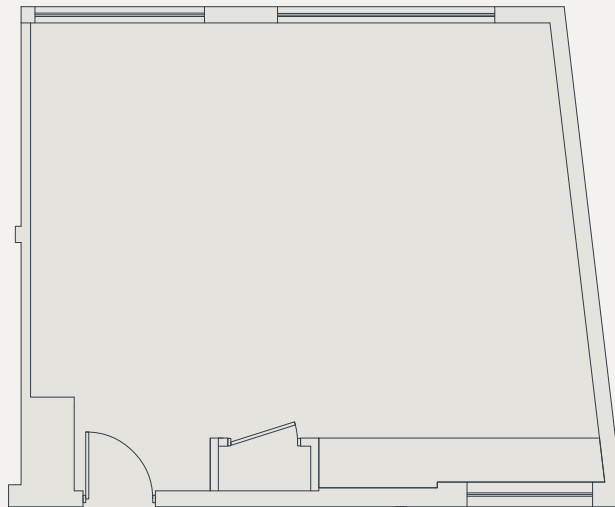
FRONT SUITE



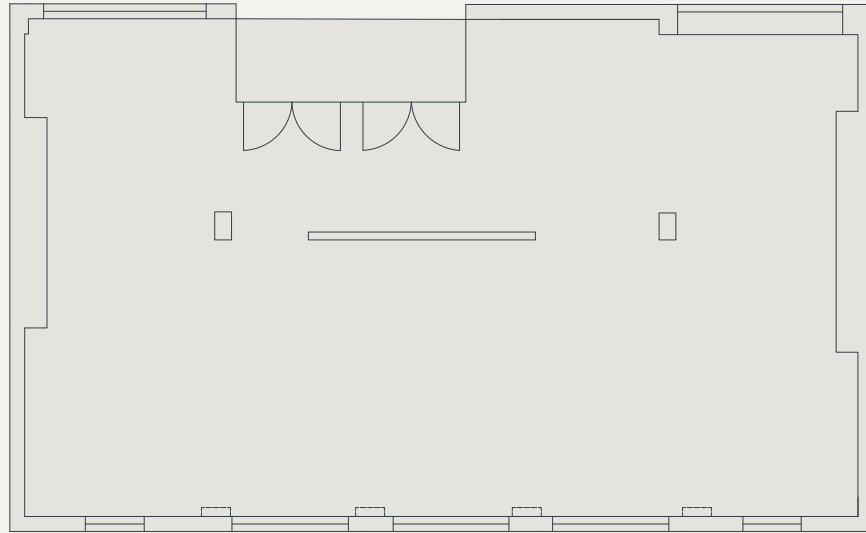
SECOND FLOOR

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REAR SUITE



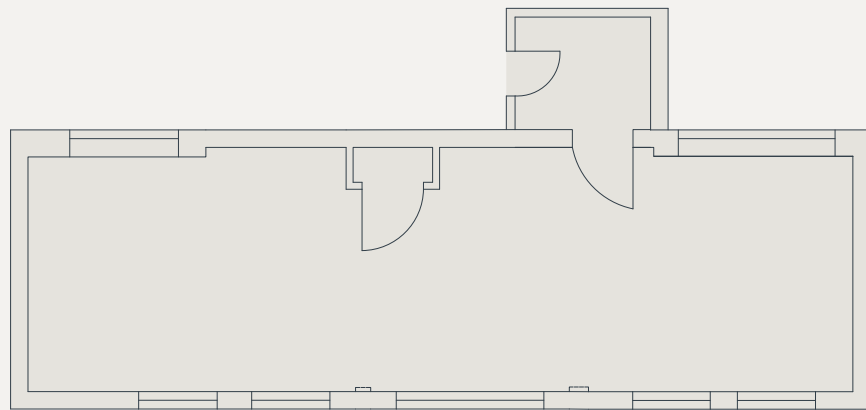
FRONT SUITE

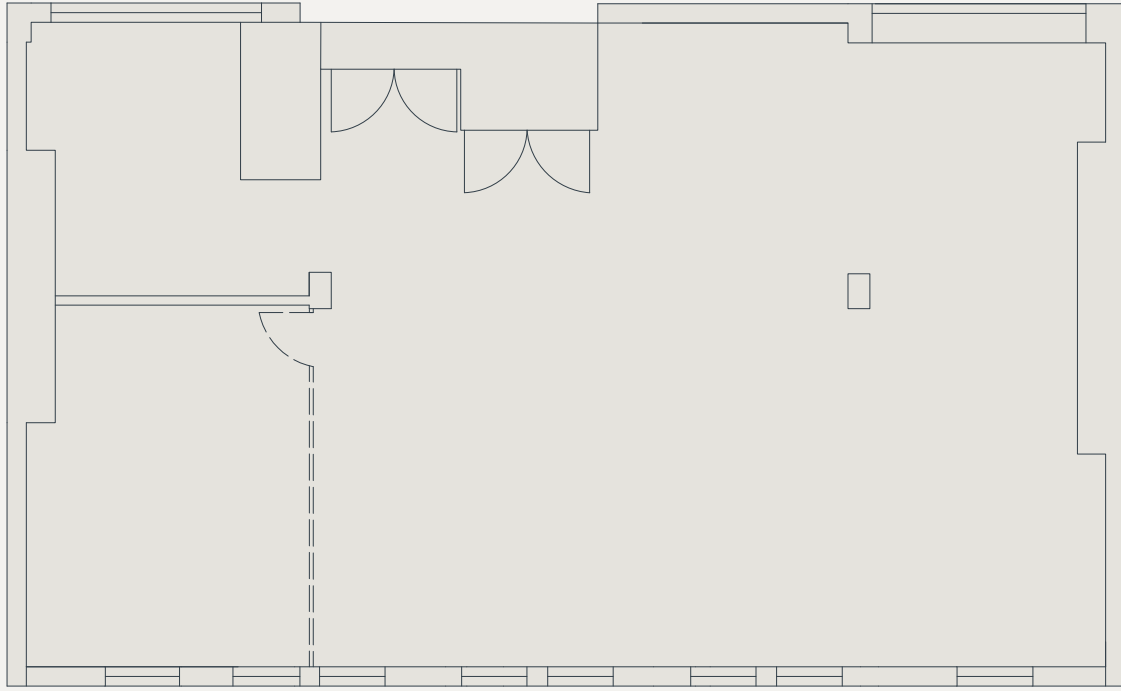


# THIRD FLOOR

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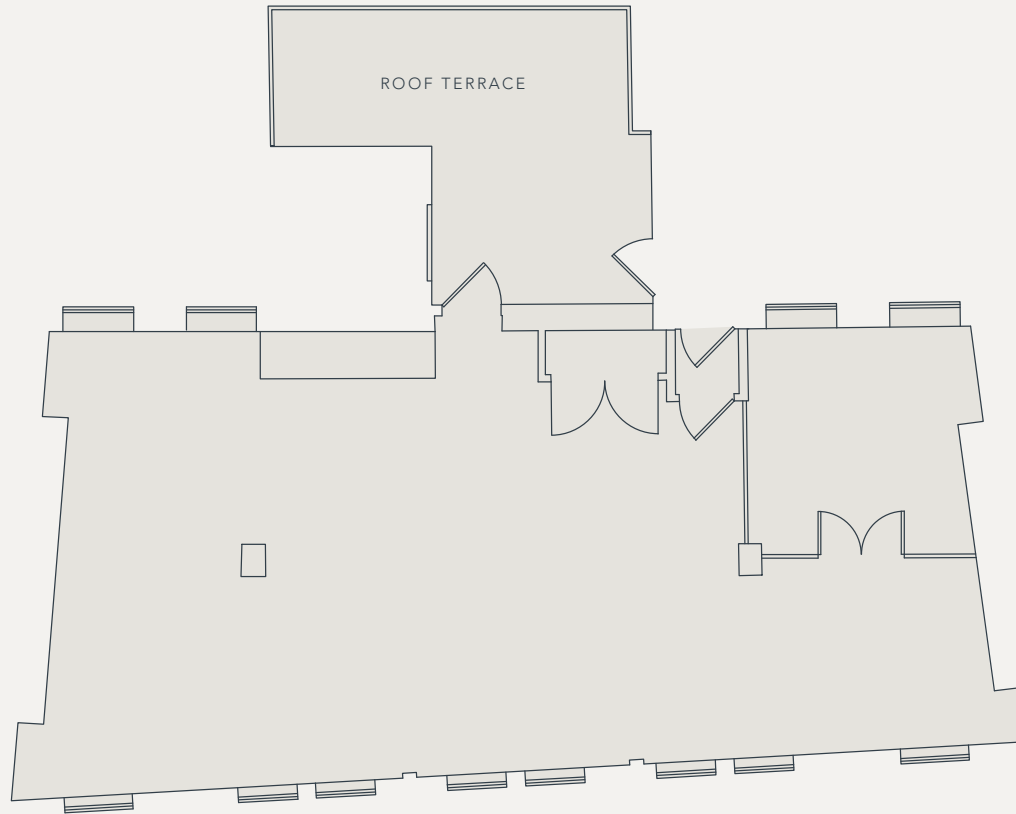
REAR SUITE





# FOURTH FLOOR

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# FIFTH FLOOR

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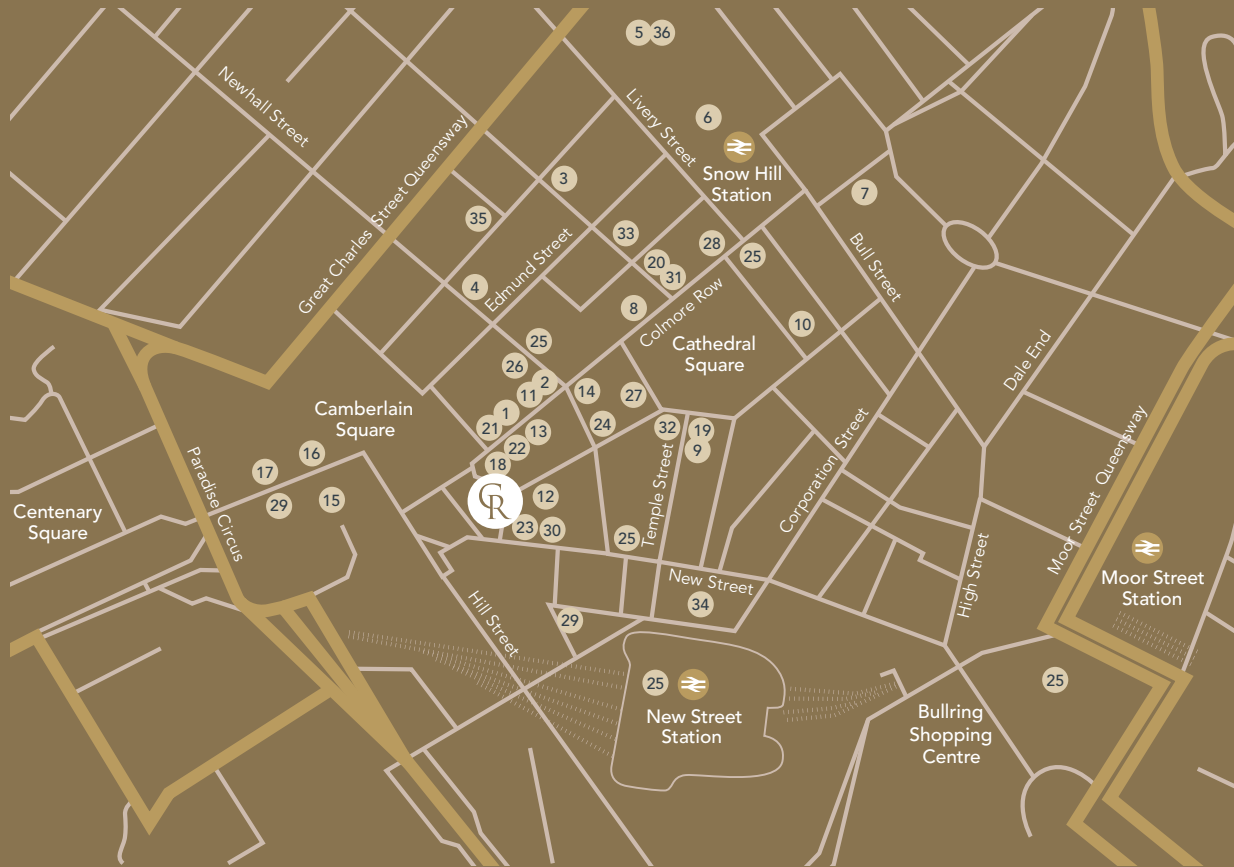
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A LOCATION  
FULL OF SURPRISES



126 Colmore Row is superbly located on one of the most desirable streets in Birmingham City Centre, overlooking the iconic Birmingham Town Hall in Victoria Square. This prime location sits prominently within the Birmingham Business District neighbouring the Paradise development scheme and the new landmark sky scraper building 103 Colmore Row. With the added benefit of the retail/leisure district, the property provides the perfect blend of amenities all within the surrounding vicinity.





## LOCAL AMENITIES

### LOCAL OCCUPIERS

- 1 Eversheds Sutherland
- 2 Arcadis
- 3 Turner & Townsend
- 4 Mott MacDonald
- 5 BT
- 6 KPMG
- 7 Ernst & Young
- 8 Pinsent Masons
- 9 Rothschild

### BAR AND RESTAURANTS

- 11 Orelle
- 12 Adam's
- 13 The Colmore
- 14 Vagabond
- 15 Vinoteca
- 16 Dishoom
- 17 Albert's Schloss
- 18 Jamaya
- 19 The Ivy

### CAFÉS AND COFFEE

- 21 Starbucks
- 22 Java Roastery
- 23 Medicine Bakery
- 24 Philpotts
- 25 Pret A Manger
- 26 Coffee #1
- 27 Damascena
- 28 200 Degrees
- 29 Yorks
- 30 Second Cup

### HOTELS

- 31 The Grand
- 32 Premier Inn
- 33 Hotel du Vin

### GYMS

- 35 Blaze
- 36 MK Health

# CONNECTIVITY

WITH UNRIVALLED ACCESS BY ROAD, RAIL AND AIR, COMMUTING TO THE CITY  
AND CONDUCTING BUSINESS HAS NEVER BEEN EASIER:

## ROAD

The M40, M6 and M42 all readily accessible, with a further link to the M1 and M5 motorways.

## RAIL

The property is also within walking distance of all three of Birmingham's train stations, New Street being a 3 minute walk away with Snow Hill and Moor Street train stations around 5 minutes.

## AIR

Birmingham Airport is a 10 minute train journey from New Street Station which operates services to a host of international destinations.

## BUS & TRAM

Regular bus and tram services operate from Corporation Street and Colmore Row running along the arterial routes to and from the city.

**Rent**

On application.

**Service Charge**

A variable service charge of £8.50 will be levied to cover the cost of building/common areas maintenance.

**Business Rates**

Estimated at £7.40 per sq ft (based on 1 April 2023 RV). Occupiers are advised to make their own enquiries via the Government [website](#).

**EPC**

Rating C (71).

**Tenure**

The property is available on a full repairing and insuring lease. Terms to be agreed.

**VAT**

All figures are exclusive of VAT which will be payable.



For all enquiries contact agents RP Capital

**Julie Perks**

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