

7-8 Bartholomew Row | Birmingham | B5 5JU

High quality Cat A+ office accommodation available on flexible terms

2,704ft²
(251.1m²)

- Fully fitted offices suites
- Design-led reception and break out areas
- Hospitality inspired interiors
- Air conditioning
- LED lighting
- Feature meeting rooms
- Collaborative working areas
- Kitchen and amenity facilities
- Showers and lockers
- High quality WC facilities
- Secure access systems
- Strong ESG and wellbeing focus
- Immediate occupation available



CGI

TO LET



Location



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Location

The building occupies a prominent position on Bartholomew Row within Birmingham's rapidly transforming Eastside district, an area currently benefitting from substantial regeneration driven by the delivery of HS2 Curzon Street Station and continued investment into Birmingham's Knowledge Quarter. The property is ideally situated within close proximity to HS2 Curzon Street Station, Birmingham New Street Station, Moor Street Station, Aston University, Birmingham City University, Millennium Point, the Bullring and Birmingham City Centre itself.

As a result of this ongoing investment and infrastructure improvement, the surrounding area has become increasingly attractive to creative, technology and innovation-led occupiers seeking high quality workspace within one of Birmingham's most rapidly evolving commercial districts.



Floor Areas

We calculate the floor area to be:

Description	Ft ²	M ²
Ground Floor Fitted Offices	2,500	232.2
Ancillary Storage Area	204	18.9
Total	2,704	251.1





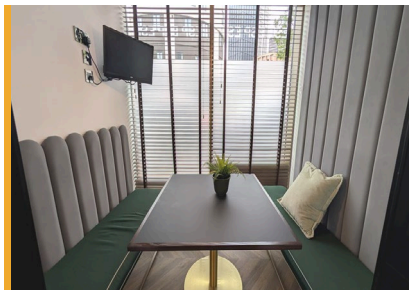
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Description

The accommodation comprises a series of fully fitted office suites designed to provide a modern and highly occupier-focused working environment.

The building benefits from design-led reception and breakout areas alongside modern and furnished interiors that create a contemporary and professional arrival experience. The building also comprises of 204ft² of ancillary space ideal for storage and potentially meeting rooms which benefits from its own separate entrance onto the eastern elevation.

Internally, the suites provide a mix of feature meeting rooms and collaborative working areas, complemented by kitchen and amenity facilities, high quality WC accommodation, showers and lockers to support modern workplace wellbeing requirements. The specification further includes air conditioning, LED lighting and secure access systems throughout. The property has been positioned with a strong emphasis on ESG credentials and occupier wellbeing, with accommodation available for immediate occupation.

Rent

We are quoting a rent of:

£60,000 per annum
(Sixty thousand pounds per annum)





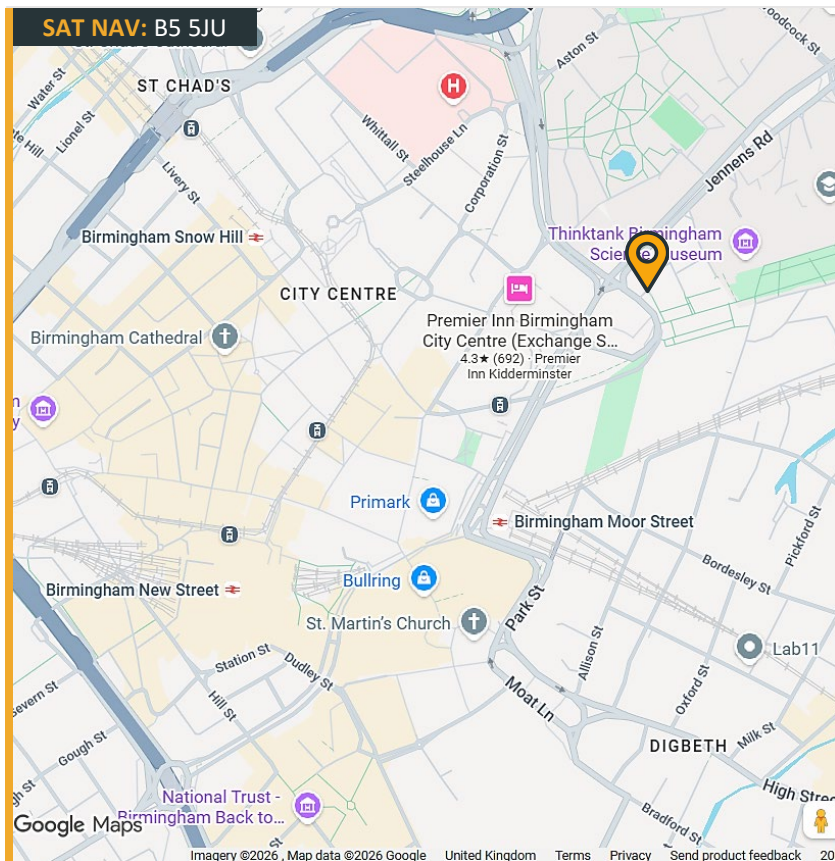
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Business Rates

The Rateable Value of the property is circa £43,000 with the rates payable circa £21,500.

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Birmingham City Council)

EPC

The EPC Rating for the property is A-12.

VAT

VAT is applicable to the rent due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.