

TO LET  
MODERN CITY CENTRE OFFICES

FLOORS FROM 2,520 SQ.FT (234 SQ.M.)  
UP TO 2,605 SQ.FT. (242 SQ.M.)

75-77 COLMORE ROW, BIRMINGHAM B3 2AP









## Location

75-77 Colmore Row occupies the most prestigious business address in the heart of Birmingham's Central Business District. Whilst the CBD continues to expand with new developments at Snowhill, Paradise, Arena Central and Brindleyplace, Colmore Row remains at the heart of the City's business district, benefitting from a wealth of high quality restaurants, bars and coffee shops.

Both New Street and Snow Hill railway stations are within a short walk of 75-77 Colmore Row, in addition to retail centers at Grand Central, the Bullring and the Mailbox.



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COLMORE ROW REMAINS  
AT THE HEART OF THE  
CITY'S BUSINESS DISTRICT  
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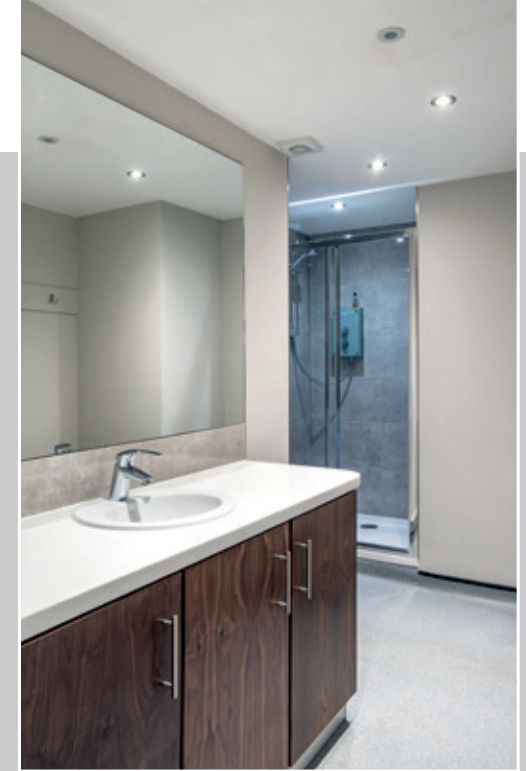


## Description

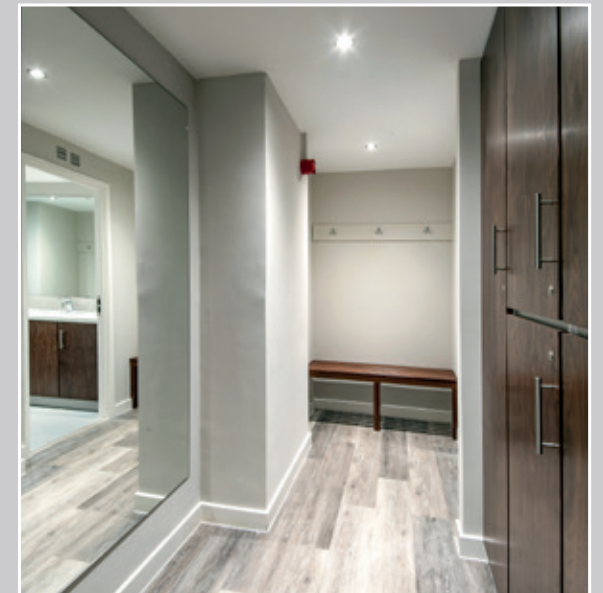
75-77 Colmore Row occupies a prominent position and offers modern office suites behind an attractive Grade II Listed façade.

A secure entry system provides access to a pleasant common reception area with disabled WC and two lifts, serving the upper floors as well as the lower ground floor, which includes cycle storage, shower and locker facilities.

Each of the office suites, comprise a large open plan area benefitting from their own kitchenette and WC facilities.



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**MOST PRESTIGIOUS  
BUSINESS ADDRESS  
IN THE HEART OF  
BIRMINGHAM'S  
CENTRAL BUSINESS  
DISTRICT**  
”







## Specification

Fully refurbished office space, to include:

- LED and/or LG7 compliant lighting
- Comfort cooling
- Fully raised access floors



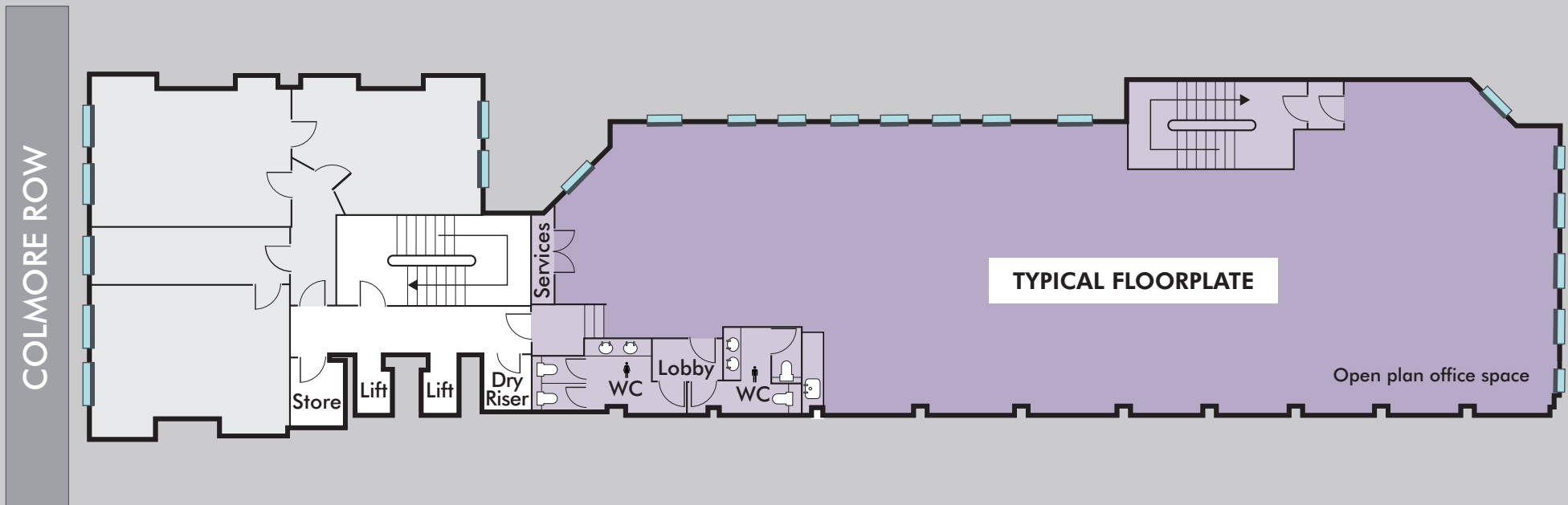
## Accommodation

Fourth floor	2,605 sq.ft.	242 sq.m.
Third floor	2,520 sq.ft.	234 sq.m.
First floor	2,605 sq.ft.	242 sq.m.

## Floorplan

Floors are available individually or combined to meet larger requirements.

EPC rating C63.















## Viewing

For viewing & further information, please contact either of the joint agents;

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**BOND WOLFE**

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