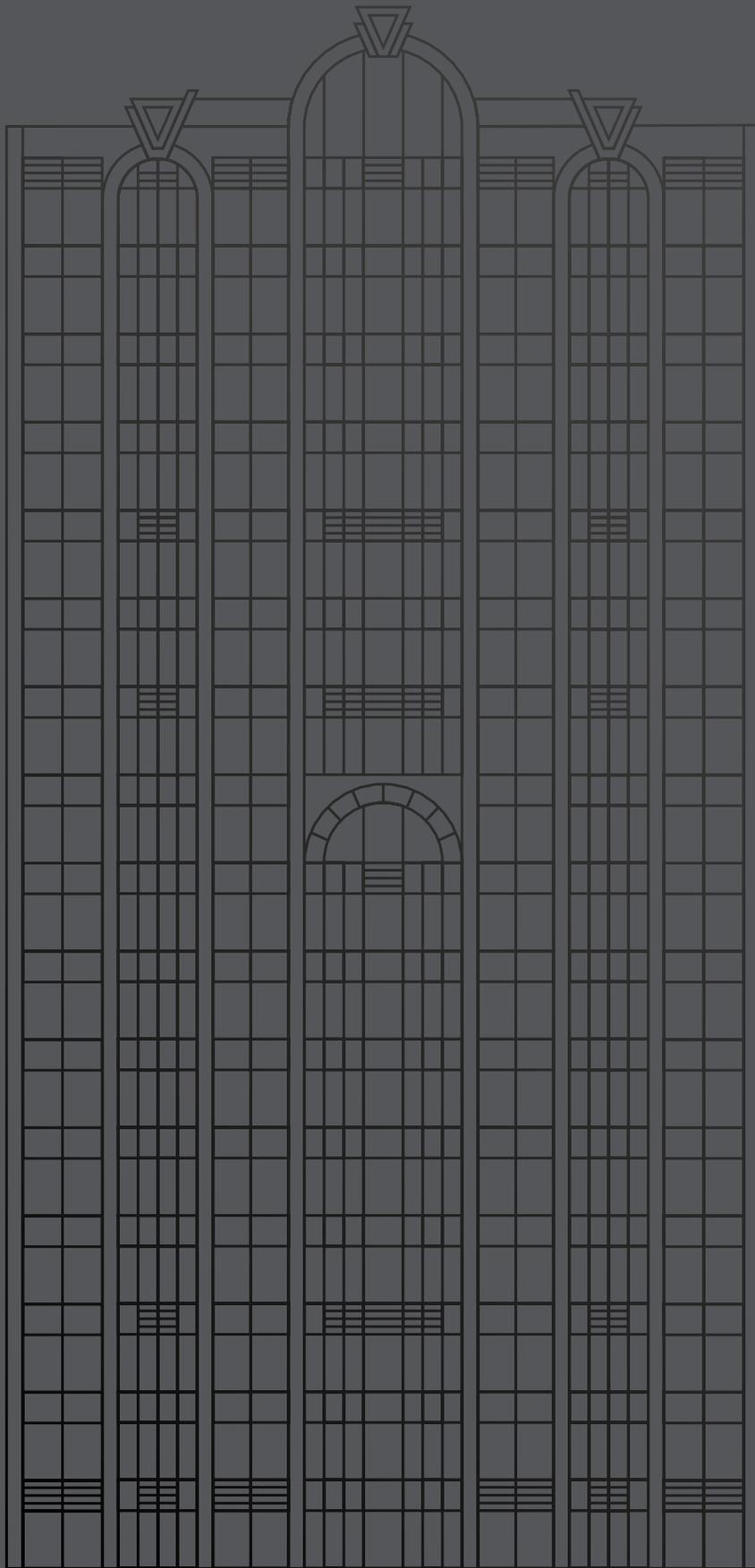


COLMORE GATE

COLMORE ROW / BIRMINGHAM



GRADE A REFURBISHED OFFICE / AVAILABLE TO LET

8TH & 9TH FLOORS

6,177 SQ FT (574 SQ M) – 12,354 SQ FT (1,148 SQ M)



THE SPECIFICATION

- / Fully refurbished Grade A office space
- / Reconfigured common areas
- / Air conditioning
- / Full access raised floors
- / New metal suspended ceiling
- / LG7 compliant lighting
- / Secure basement car parking on site
- / On site security
- / Refurbished scenic lifts
- / Fully DDA compliant

THE BUILDING

Situated at the heart of Birmingham's bustling Colmore Business District and fronting Colmore Square, Colmore Gate provides outstanding Grade A office accommodation to suit a range of commercial occupiers. With fully refurbished floorplates comprising vibrant and contemporary design throughout, this landmark multi-let office building enjoys exceptional views across the city's transforming landscape.

Set across 15 floors and benefitting from a modern, reconfigured reception area, occupiers at Colmore Gate can also take advantage of the city's array of bars, restaurants and retail opportunities. With unrivalled city transport links providing regular services to other major UK cities, Colmore Gate is an ideal choice for commercial occupiers looking for premier office accommodation in Birmingham city centre.

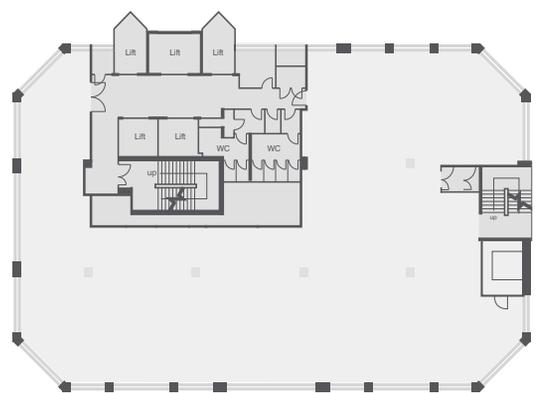


THE SPACE

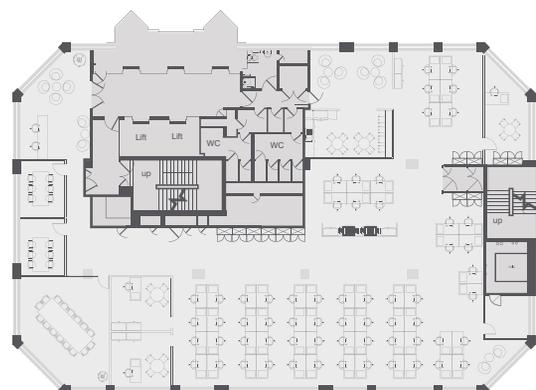
A total of 12,354 sq ft (1,148 sq m) of refurbished office space is available across the 8th and 9th floor and boasts extensive views across the city. Its open plan and spacious floorplates are accentuated by the abundance of natural light.

Providing the latest Grade A office specification, the offices have been comprehensively refurbished to meet the demands of the modern office occupier.

With reconfigured common areas and a fully manned reception area, Colmore Gate surpasses expectations to deliver both style and quality.



TYPICAL FLOORPLAN



INDICATIVE SPACEPLAN

9th Floor	6,177 sq ft
8th Floor	6,177 sq ft
TOTAL	12,354 sq ft



SAT NAV B3 2QA

City Centre Metro 
 Centenary Square Metro extension opens 2019 
 Metro stops 

THE LOCATION

Prominently positioned within Birmingham's central business district, Colmore Gate benefits from excellent connections to the wider UK, served via the city's impressive transport network.

Directly facing Snow Hill and within five minutes' walk of New Street station, the comprehensive rail system also provides direct connections to other major UK cities. Junction 6 of the M6 is accessible via the A38 providing direct access to Birmingham Airport, situated just nine miles south east of the city centre.

With the Midland Metro on the doorstep and bus services on Colmore Row and Corporation Street, this ideal location also offers plenty of opportunity to entertain clients and to enjoy the city's abundance of shops, restaurants, bars and cafés located nearby.

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