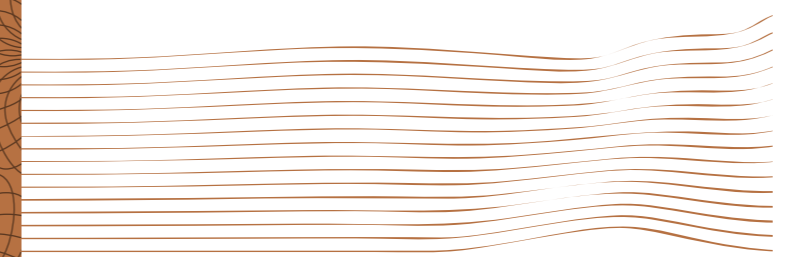
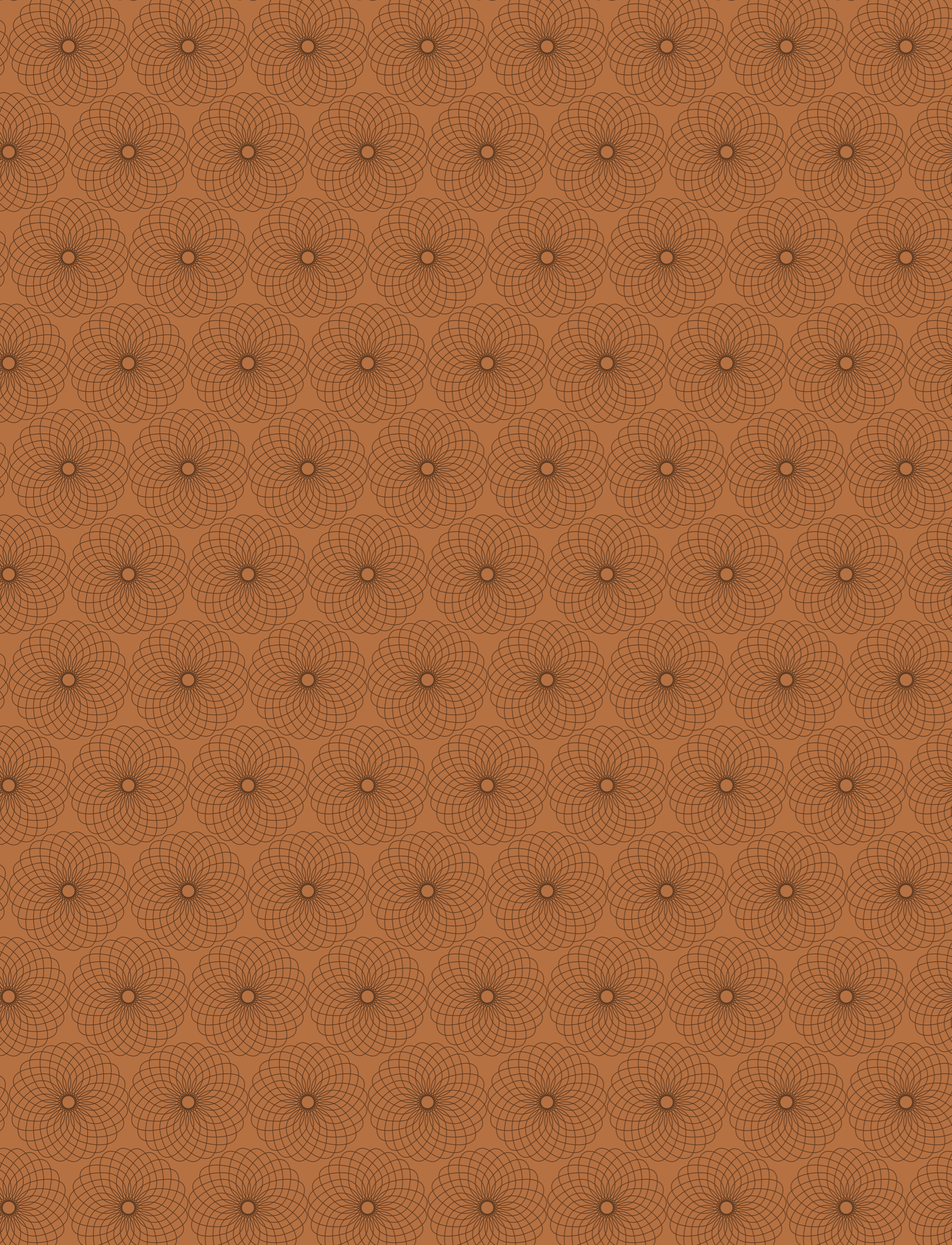




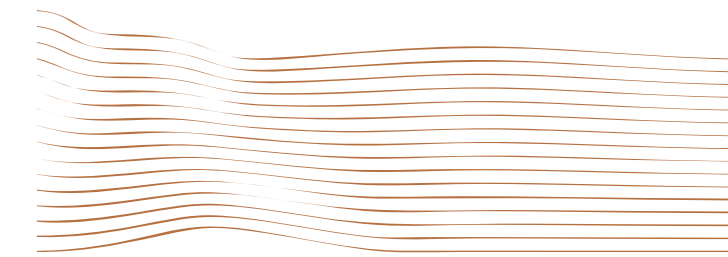
55

COLMORE ROW



# 55

COLMORE ROW



160,000 square feet of prime Grade A office space in Birmingham





LIFT YOUR SPIRITS  
EXCITE YOUR

# SENSES



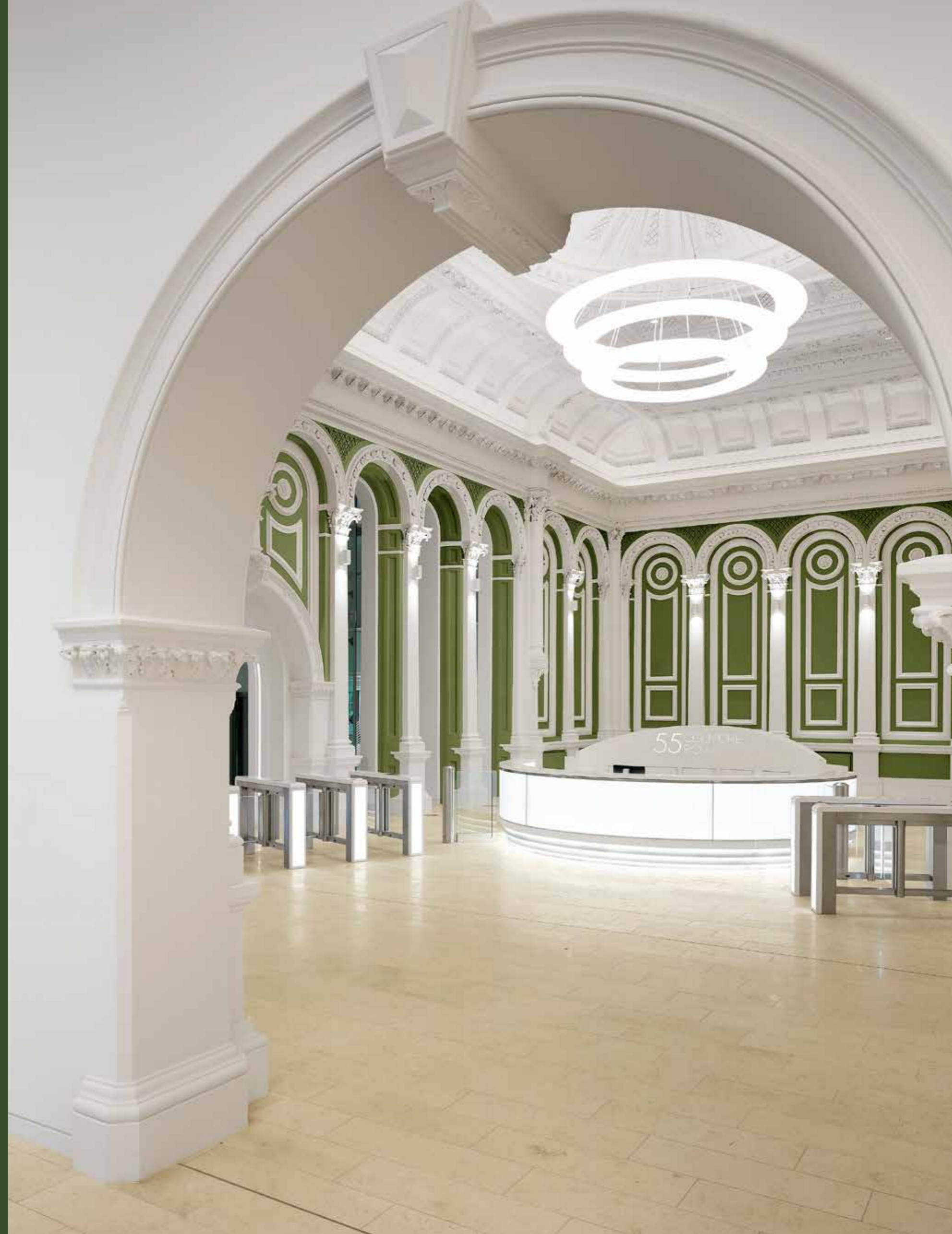




55  
COLMORE ROW

# A SENSE OF ARRIVAL

This dramatic reception area, with its unique bespoke desk, ornate high ceiling and contemporary halo lighting, gives every visitor a first taste of the unrivalled blend of tradition and technology to be found in the city's most prestigious building.







55 COLMORE  
ROW

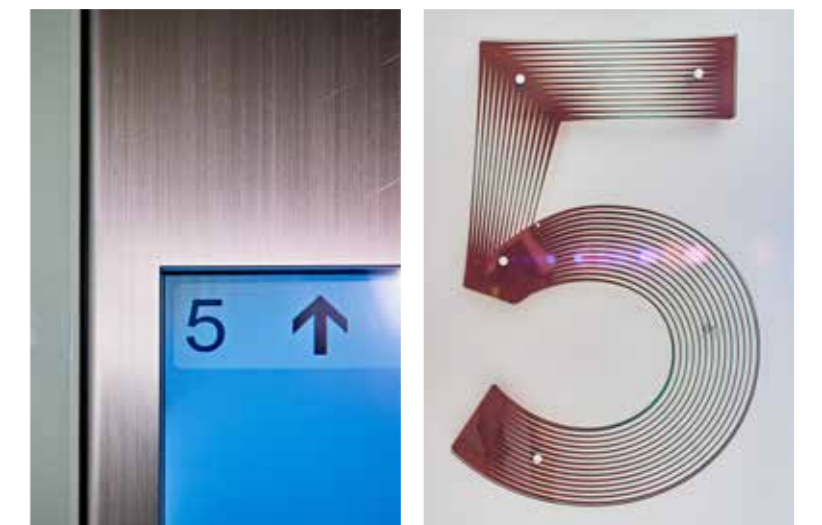
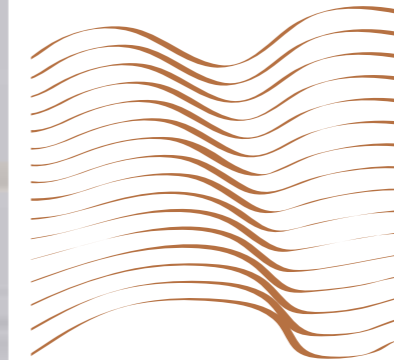


Arriving at 55 Colmore Row is a pleasure – an experience only heightened by the individual data cards that act as personal keys to the building’s bespoke tenant facilities and the lifts used every day.





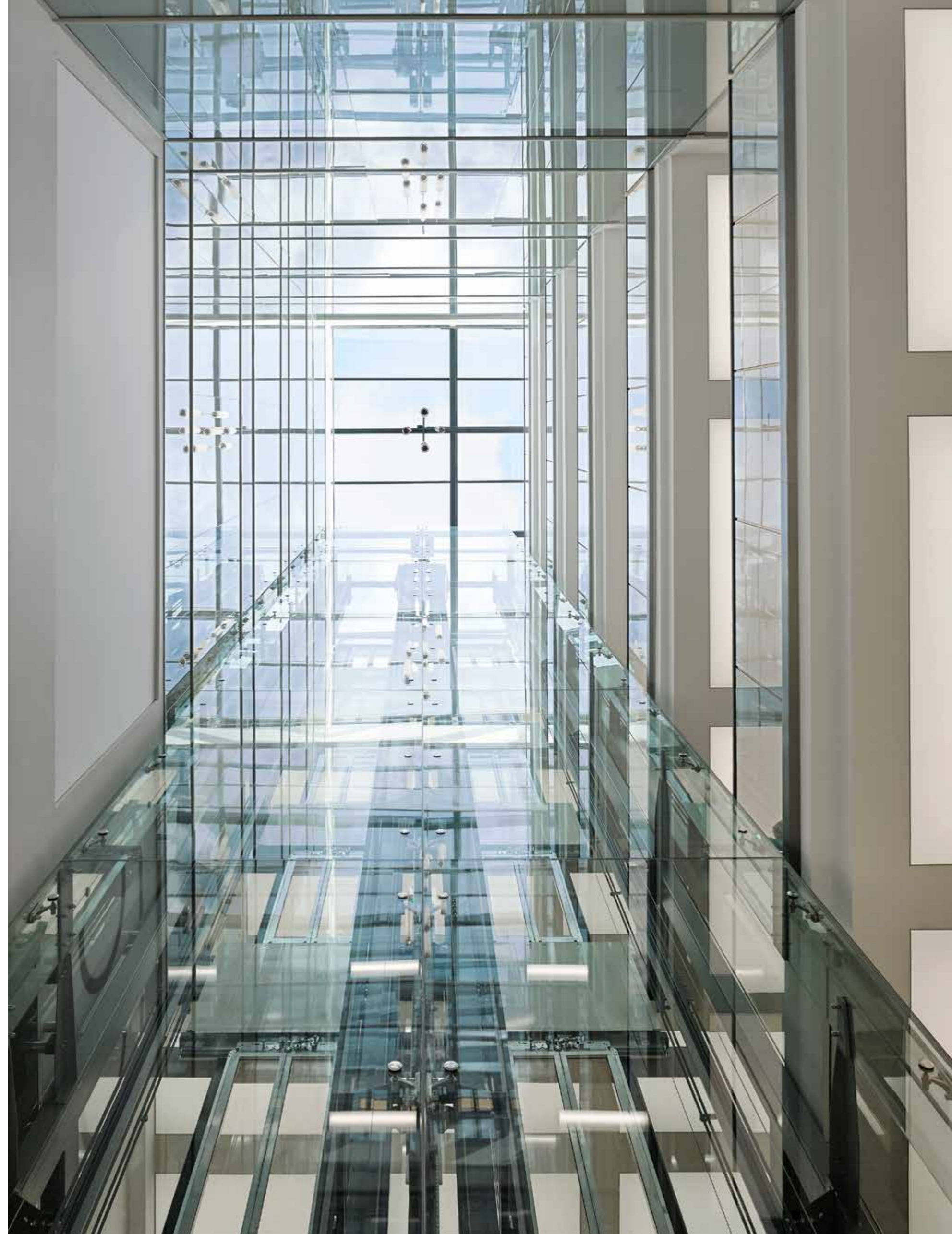
So advanced is this building that the technology integrated into the passenger lift system learns over time the movement patterns of all users.



55  
COLMORE ROW

A SENSE OF  
LIGHT

Rising from the reception area's Jerusalem stone floor and exquisite heritage decor, the five efficient passenger lifts call at all levels up to the newly created top two floors.



A glass atrium, full height glazing to the rear elevation and unrivalled views from the building's balcony are reminders that, while 55 Colmore Row is rich in history, it has now been completely transformed, ready for a bright new future.











Full height glazing allows daylight to flood the floorplates with views of St. Philip's Place and the majestic Birmingham Cathedral. Access to the balcony from the 5th and 6th floors adds a breath of fresh air.

The newly created top floors provide a panoramic vista over the city





Creating the best of both worlds, 55 Colmore Row's cutting-edge glazing system ensures that while the building is in the heart of the city the hustle and bustle is left at the door, providing a working environment free of interruptions.



55  
COLMORE ROW

A SENSE OF  
SPACE

160,000 square feet of  
prestigious office space in  
the heart of Birmingham's  
Colmore Business District.

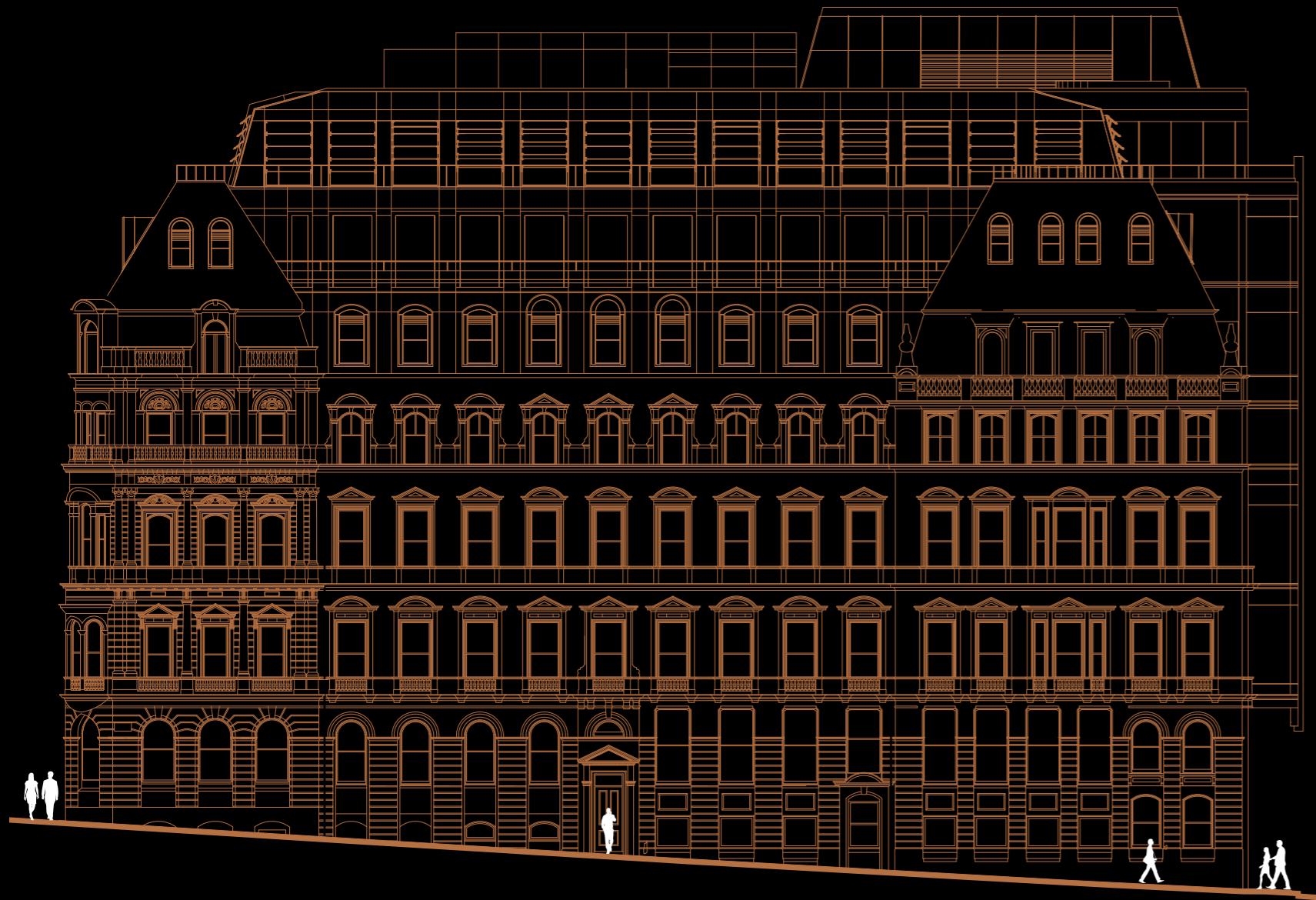


55 Colmore Row is now fully let, accommodating both national and international blue chip occupiers.

With the prestige of a landmark Birmingham address, 55 Colmore Row now accommodates a wide range of tenants.

WeWork, Savills, RICS and Pinsent Masons lead the list of tenants benefiting from the location and specification of 55 Colmore Row.





## OFFICE SPACE

### FLOOR

Sixth Floor **LET TO SAVILLS**

Fifth Floor **LET TO RICS**

Fourth Floor **LET TO WEWORK**

Third Floor **LET TO WEWORK**

Second Floor **LET TO PINSENT MASONS**

First Floor **LET TO PINSENT MASONS**

Part Ground Floor **LET TO RICS**

Part Ground Floor **LET TO WEWORK**

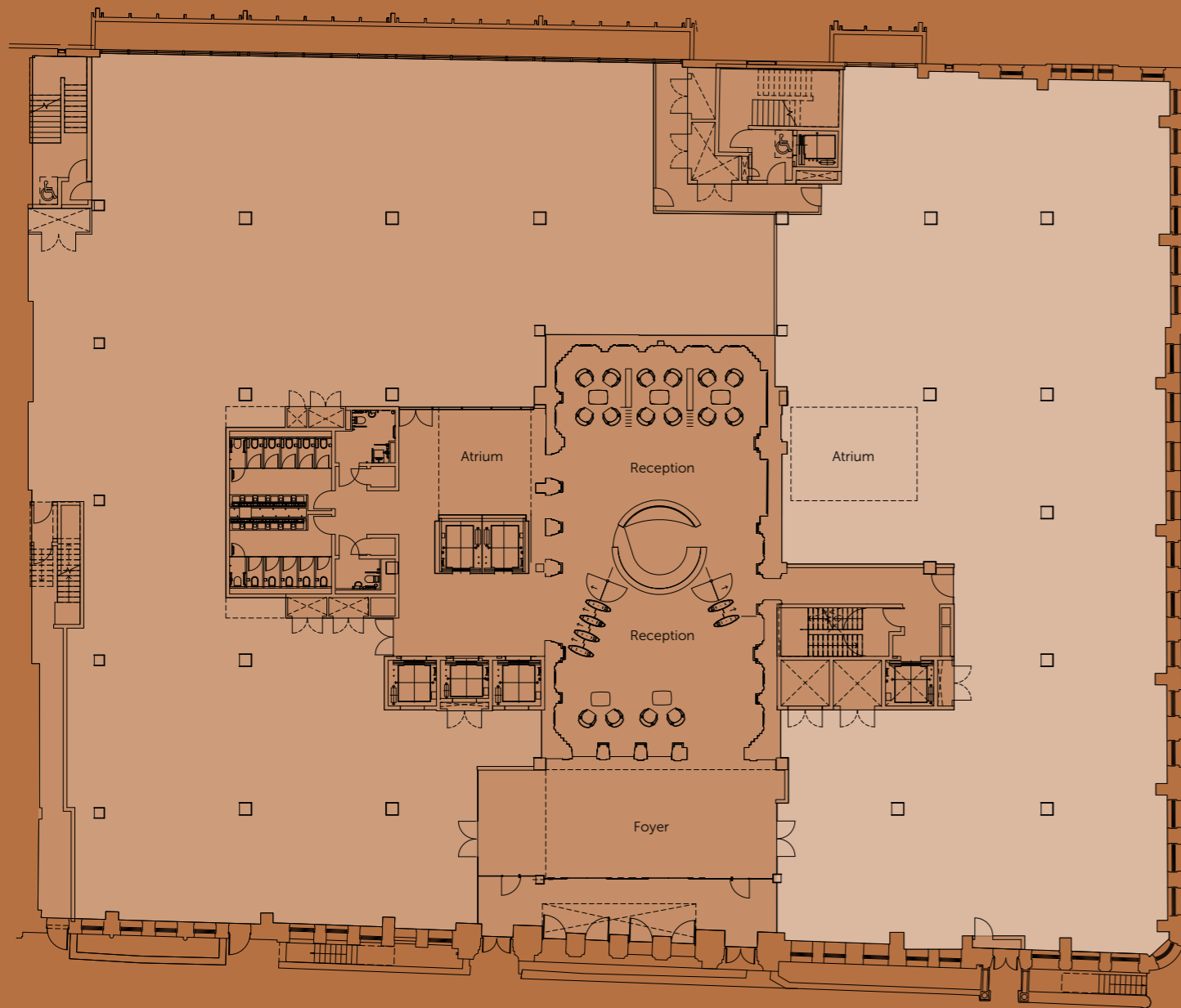
## BASEMENT

Car Park Spaces 64

Cycle Spaces 57



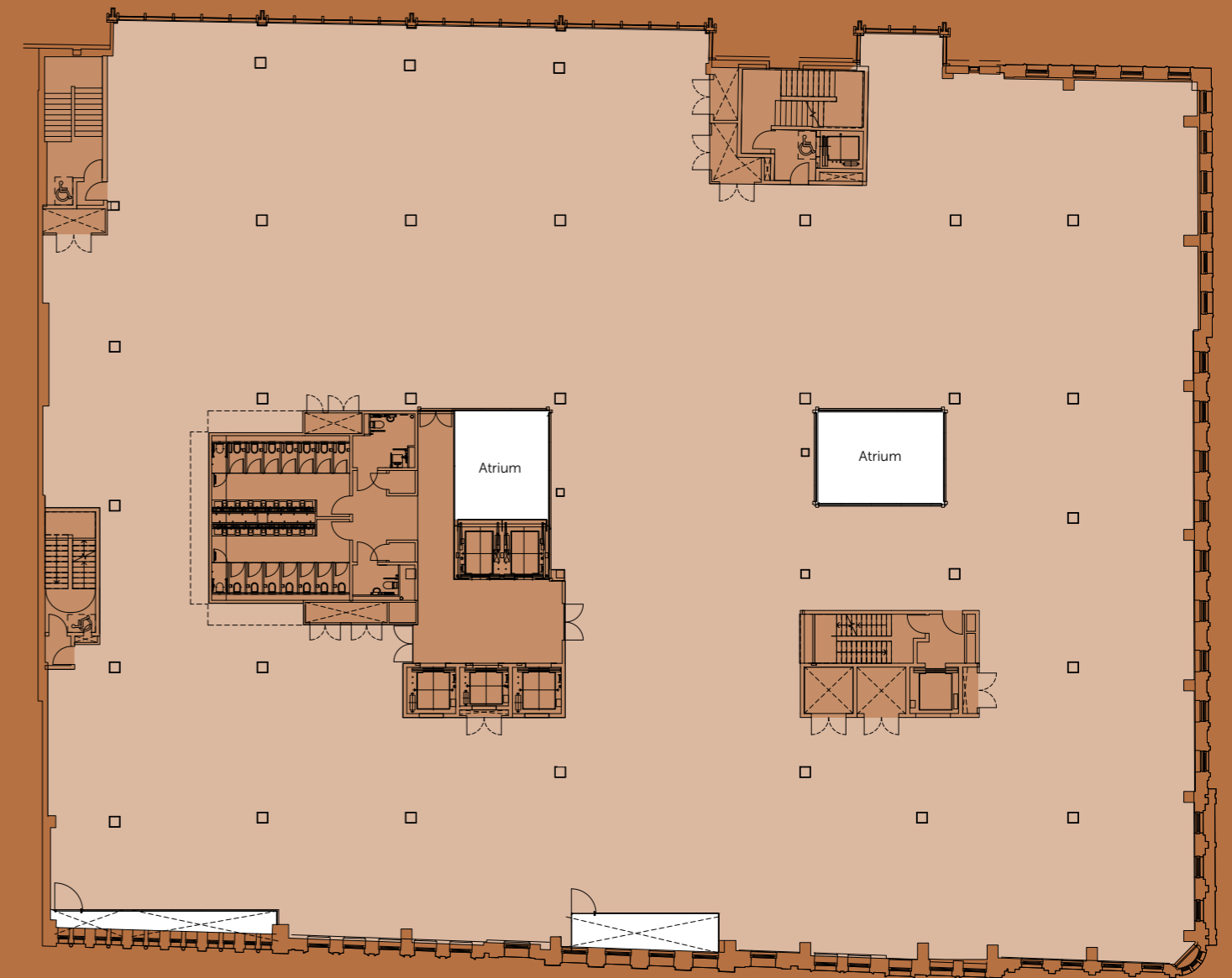
# GROUND



COLMORE ROW

CHURCH STREET

# TYPICAL



COLMORE ROW

CHURCH STREET









Whichever mode of transport is taken to reach 55 Colmore Row, the range of facilities in the building are both welcoming and efficient.



# SPECIFICATION

- Reconfigured reception/common parts with new rear façade and Grade A finishes throughout
- BREEAM Excellent
- EPC B rating
- Fully compliant with Part 2B Building Regulations 2010
- Occupational densities for general offices of 1:8 (with indoor climate control and fresh air designed to 1:7)
- Energy efficient VRF fan coil comfort cooling / heating with flexibility to zone and enhance control
- Efficient and flexible floor plate layout
- Floor plate divisible into two sections
- High quality specification of finishes to office (Cat A), common parts and circulation spaces
- 100mm raised access floor
- Intelligent Lighting to achieve ratios compliant and in the spirit of CIBSE/SLL LG7
- Four x 17 person and 1 x 13 person passenger lifts and 2 x fire fighting / good lifts with destination call system
- Clear floor to ceiling height of 2.7 metres
- 64 secure basement parking spaces
- Basement communal cycle racks and shower / changing facilities
- 24-hour security, including CCTV and access control at all entrance and exit points



55  
COLMORE ROW

A SENSE OF  
**TASTE**

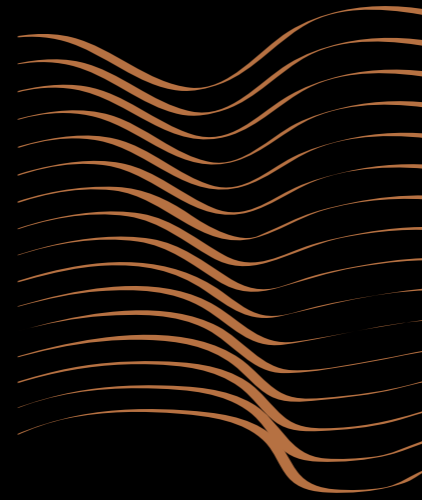
The immediate vicinity of 55  
Colmore Row is a gourmand's  
delight catering to all tastes.



The Grand Hotel is a listed building of similar age and style to 55 Colmore Row. Recently renovated to a high standard, in addition to its 180 bedrooms and suites, The Grand will have extensive conferencing and banqueting space - including the historic Grosvenor Suite - a restaurant and bar, a spa and the city's first rooftop infinity pool.



Explore the area on foot and it's easy to appreciate just how much choice there is when it comes to great food and drink within easy walking distance. Whether desiring fresh coffee, wanting a convenient snack, opting for an informal meal or splashing out on Michelin-starred fine dining, it's all just a stone's throw away from 55 Colmore Row.



However, there is  
no need to even  
leave the building  
for fine dining.

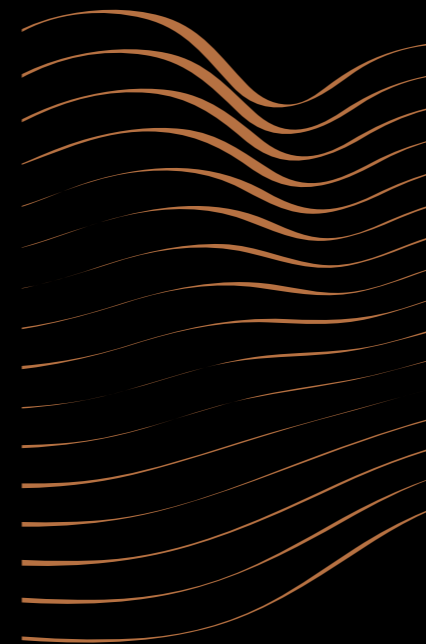
On the lower ground floor of  
55 Colmore Row is Gaucho, the first  
of its kind to open in Birmingham by  
the Argentinian restaurant group.



GAUCHO



Gaucha was attracted to Birmingham by its growth potential and rising profile as a food haven. It chose 55 Colmore Row because it enables the brand to express its individuality and make dining memorable.



If taking lunch on the go, the verdant grounds of Birmingham Cathedral provide the perfect place to stop for a while and spend time with friends or colleagues.



55  
COLMORE ROW

A SENSE OF  
PLACE

When the evening draws in,  
55 Colmore Row's location at the  
centre of the city's burgeoning leisure  
scene tantalises the senses as the city's  
night time economy comes alive.



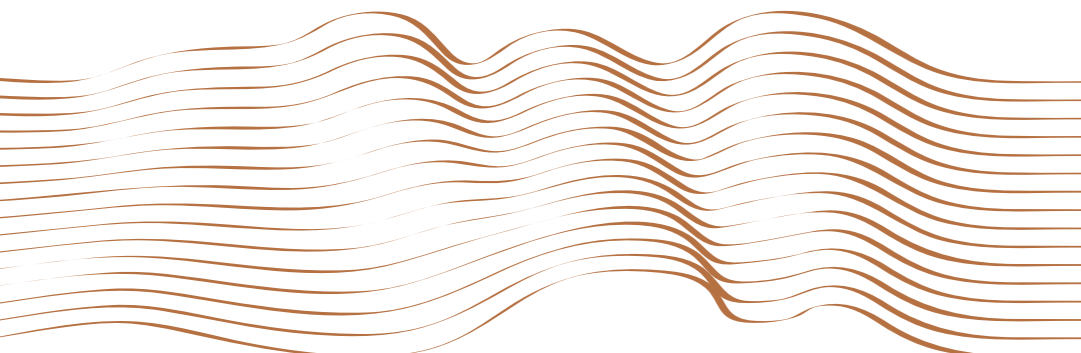
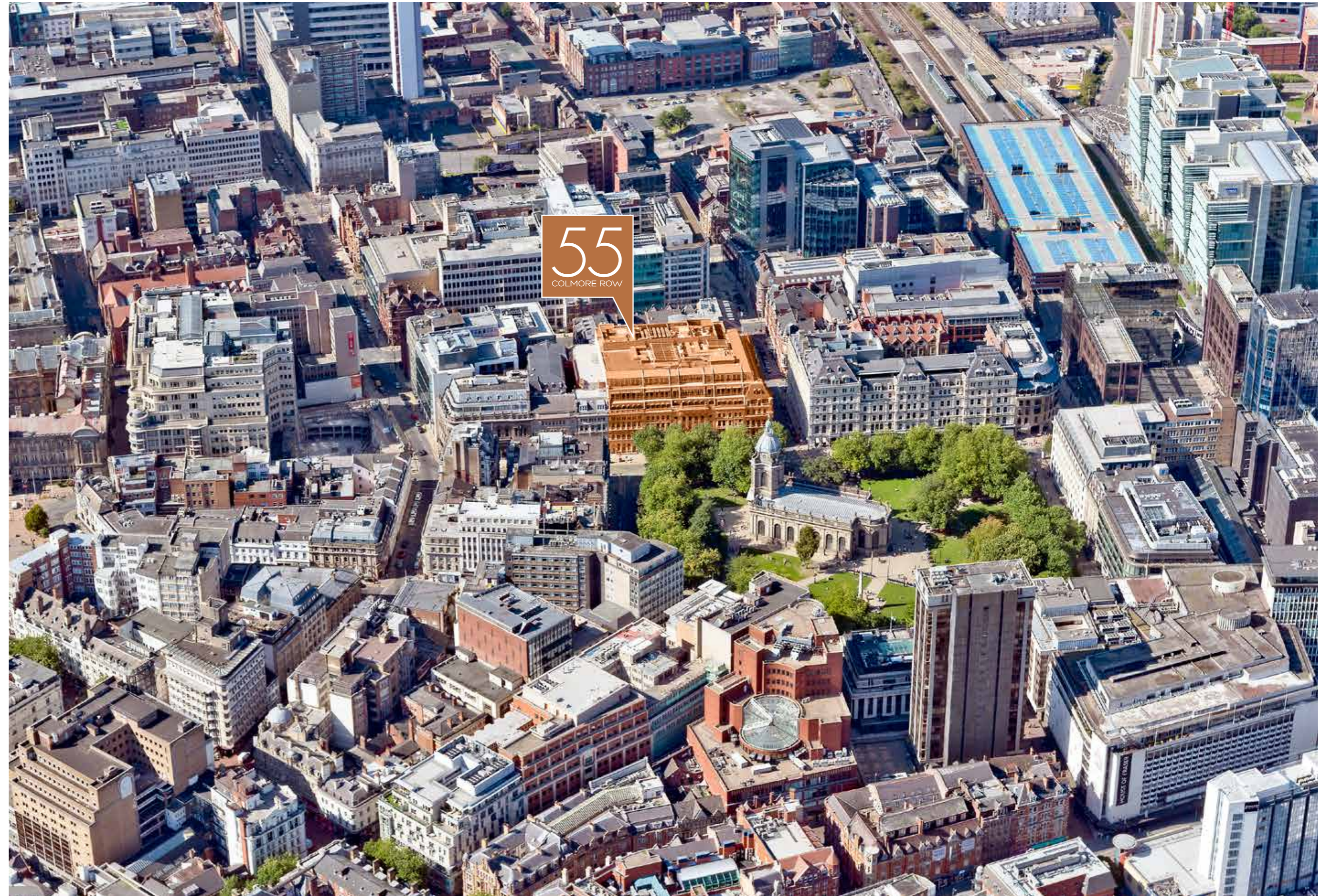
While 55 Colmore Row is only minutes from a mouth-watering choice of bars, eateries and venues in the immediate area, if you need to travel somewhere further afield, the transport links on the doorstep are second to none.

Services from New Street and Snow Hill Station, are just minutes away and cover the entire country while Metro trams reach across the city and beyond. Birmingham is at the very hub of the national motorway network with the M5, M6, M40 and M42 readily accessible.

Of course, there is also the arrival of HS2 in the city and will reduce travel to and from London to less than 50 minutes.



55 Colmore Row stands proudly within Colmore Business District, alongside top global companies



## Connectivity



## Key Occupiers

- 01. Aon
- 02. Arcadis
- 03. AXA / Baker Tilly
- 04. Barclays / KPMG
- 05. CBRE
- 06. Clarke Willmott
- 07. Coutts & Co / Mazars / Hymans Robertson
- 08. Direct Line
- 09. EY / Shakespeare Martineau
- 10. Eversheds Sutherland / Lloyds Banking Group
- 11. Gateley Plc
- 12. Handelsbanken / Shoosmiths / Jacobs
- 13. HSBC
- 14. Irwin Mitchell
- 15. Mills & Reeve
- 16. Mott MacDonald
- 17. Pinsent Masons / Savills / RICS
- 18. PwC (current HQ)
- 19. RBS
- 20. Santander
- 21. Wesleyan
- 22. Gowling WLG / HS2



Beyond the front door of 55 Colmore Row is the kind of retail experience you'd expect from a sophisticated city centre.

A fantastic range of independent retailers can be found in Colmore Row and Great Western Arcade while House of Fraser is just the other side of St. Phillips Square and, only a few minutes further on, are the Grand Central and Mailbox (home to John Lewis and Harvey Nichols respectively) retail centres.



And, of course, there's the famous Bullring, home to some 200 shops and eateries.

A new era begins here...





To find out more about  
55 Colmore Row and  
arrange a viewing contact:

For office enquiries:



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