

APPROXIMATELY 22,057 SQ FT OF
GRADE A OFFICE SPACE AVAILABLE
ON THE FOURTH FLOOR

ONE

COLMORE SQUARE

BIRMINGHAM B4 6AA

CAR PARKING AT 1:1500 SQ FT





GET IN THE HEART OF BIRMINGHAM'S BUSINESS DISTRICT

A landmark building offering 200,000 sq ft of premium Grade A office space across 10 floors, One Colmore Square puts occupiers right at the centre of it all. With 22,057 sq ft of flexible space now available on the fourth floor, this is your rare opportunity to be part of something bigger and join Birmingham's thriving business community.

→ **PRIME LOCATION**

Prime location in Birmingham's business district with excellent access.

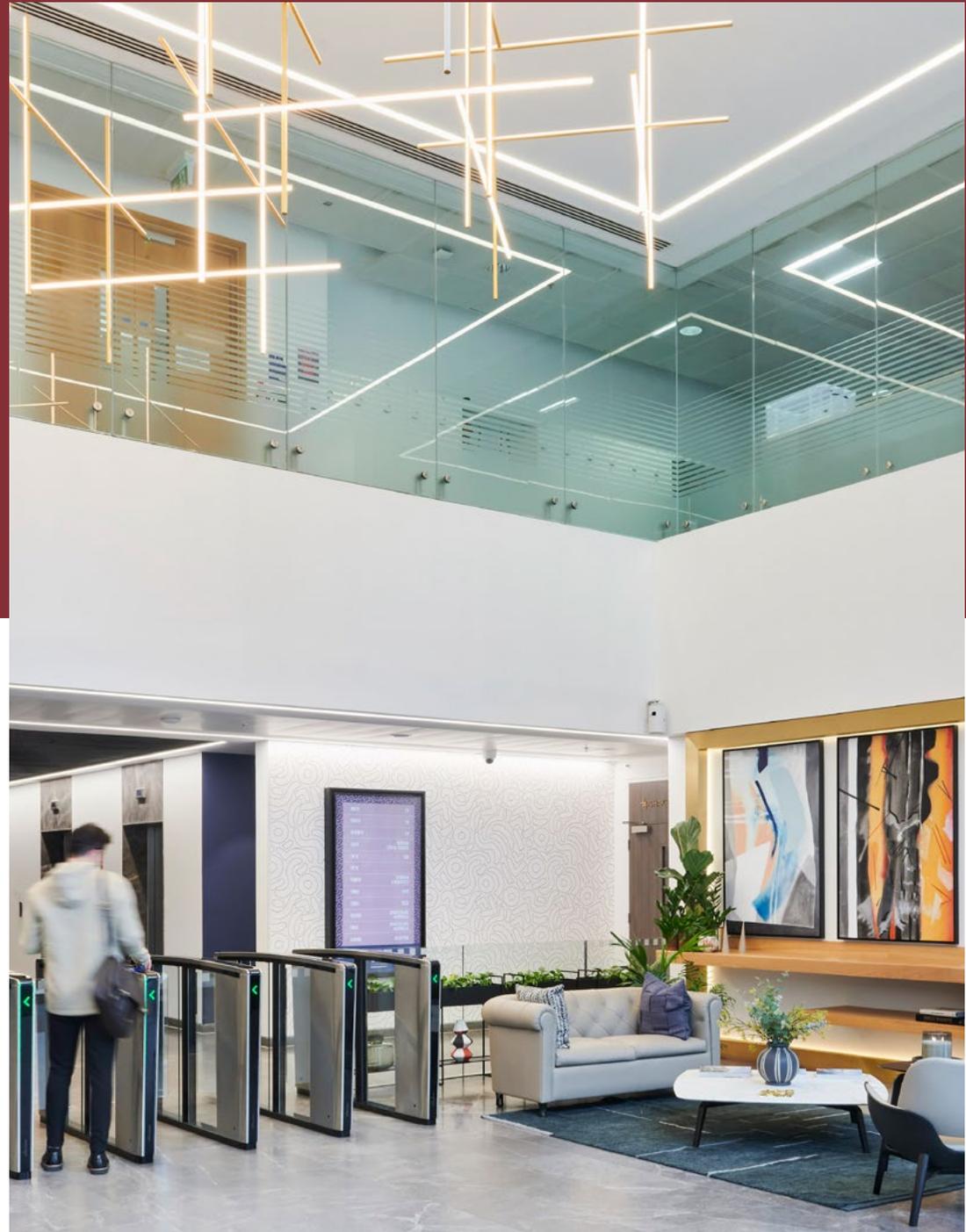
→ **PREMIUM WORKSPACE**

22,057 sq. ft of available Grade A office space with flexible layouts.

→ **AMENITIES**

Onsite amenities including concierge, food hub, and end-of-journey facilities.

GET IN AND EXPERIENCE ONE COLMORE SQUARE'S NEWLY REFURBISHED, STAND OUT RECEPTION, WHERE A WELCOMING CONCIERGE SETS THE TONE FOR A PRODUCTIVE DAY. WHEN THE WORKDAY ENDS, TAKE ADVANTAGE OF THE INNOVATIVE BAR AND RESTAURANT OFFER BEFORE YOU GET OUT AND EXPLORE BIRMINGHAM'S VIBRANT CITY LIFE.





#SHAKESPE

DAVID YARROW

START YOUR DAY RIGHT

One Colmore Square offers both convenience and style. A newly refurbished statement reception makes an entrance with concierge as well as tea and coffee making facilities. Every aspect has been carefully considered to elevate the experience.

Along with onsite parking, modern shower and locker facilities, the lively "Society" food and beverage hub located on the ground floor offers fantastic food and drinks throughout the day giving occupiers everything they could need right on their doorstep.

→ **PARKING, SHOWERS,
LOCKERS & CHANGING**
Basement

→ **RECEPTION CONCIERGE
& SOCIETY FOOD HUB**
Ground Floor





B1

B1 >
Car Park
Lifts

YOUR DAY MADE
MORE CONVENIENT.

GET IN TO GET STARTED

ONE COLMORE SQUARE



- 1:1,500 SQ FT PARKING RATIO
- 80 CYCLE SPACES
- 11 SHOWERS
- 100 LOCKERS



AMENITIES

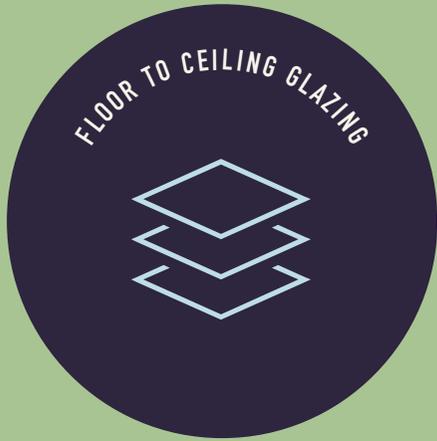
IN GOOD COMPANY

Society Birmingham will be opening its doors at One Colmore Square in summer 2025. It will occupy a 9,000 sq ft space, accommodating over 350 guests, and offering a diverse selection of street food, craft beer, cocktails, coffee, and DJ performances. Additionally, an outdoor terrace will provide a perfect spot for al fresco dining on sunny days.

→ **LAUNCHING**
Summer 2025







IT'S ALL IN THE DETAIL

One Colmore Square offers premium office specifications, including raised access floors for efficient cabling, LED lighting for energy savings, and VRF air conditioning for optimal comfort. The space features floor-to-ceiling glazing, providing ample natural light, along with newly refurbished WCs and lift lobbies. With a generous parking ratio of 1:1,500 sq ft, this building combines modern amenities with practical design for a high-performance workspace.



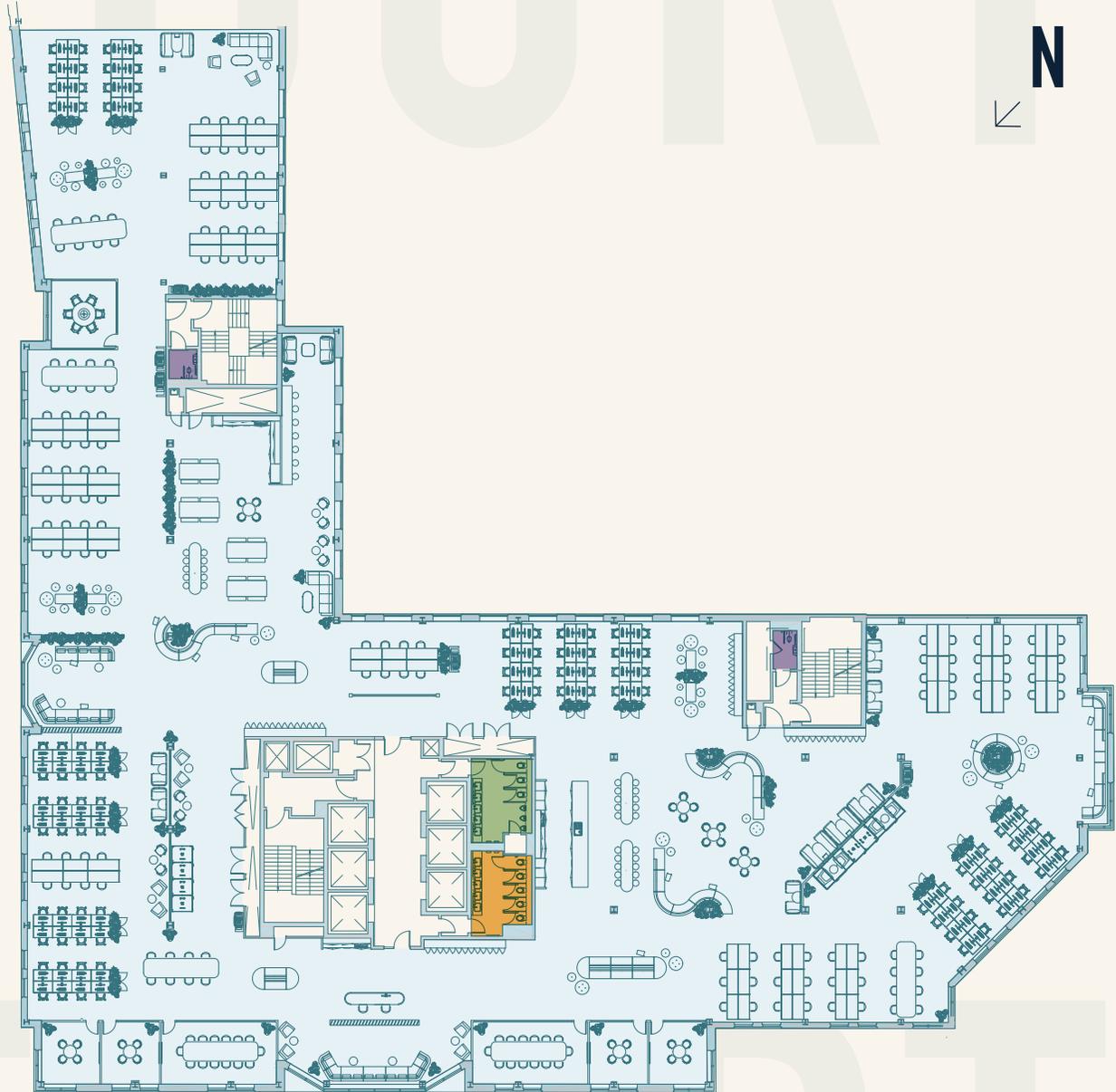
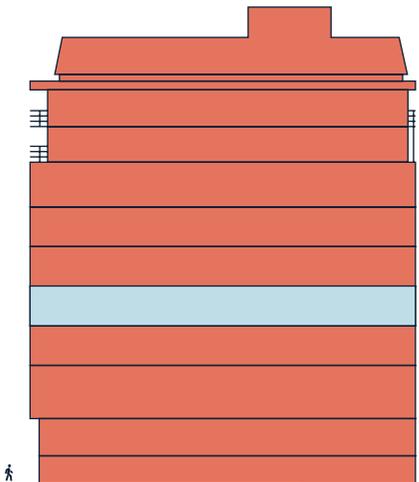
FOURTH FLOOR (FITOUT)

- OFFICE 22,057 SQ FT
- MALE WC
- FEMALE WC
- ACCESSIBLE WC

22,057 SQ FT

2,049 SQ M

The above area is approximate and measured on a Net Internal Basis.



FOURTH FLOOR (OPEN FLOOR)

● OFFICE 22,057 SQ FT

● MALE WC

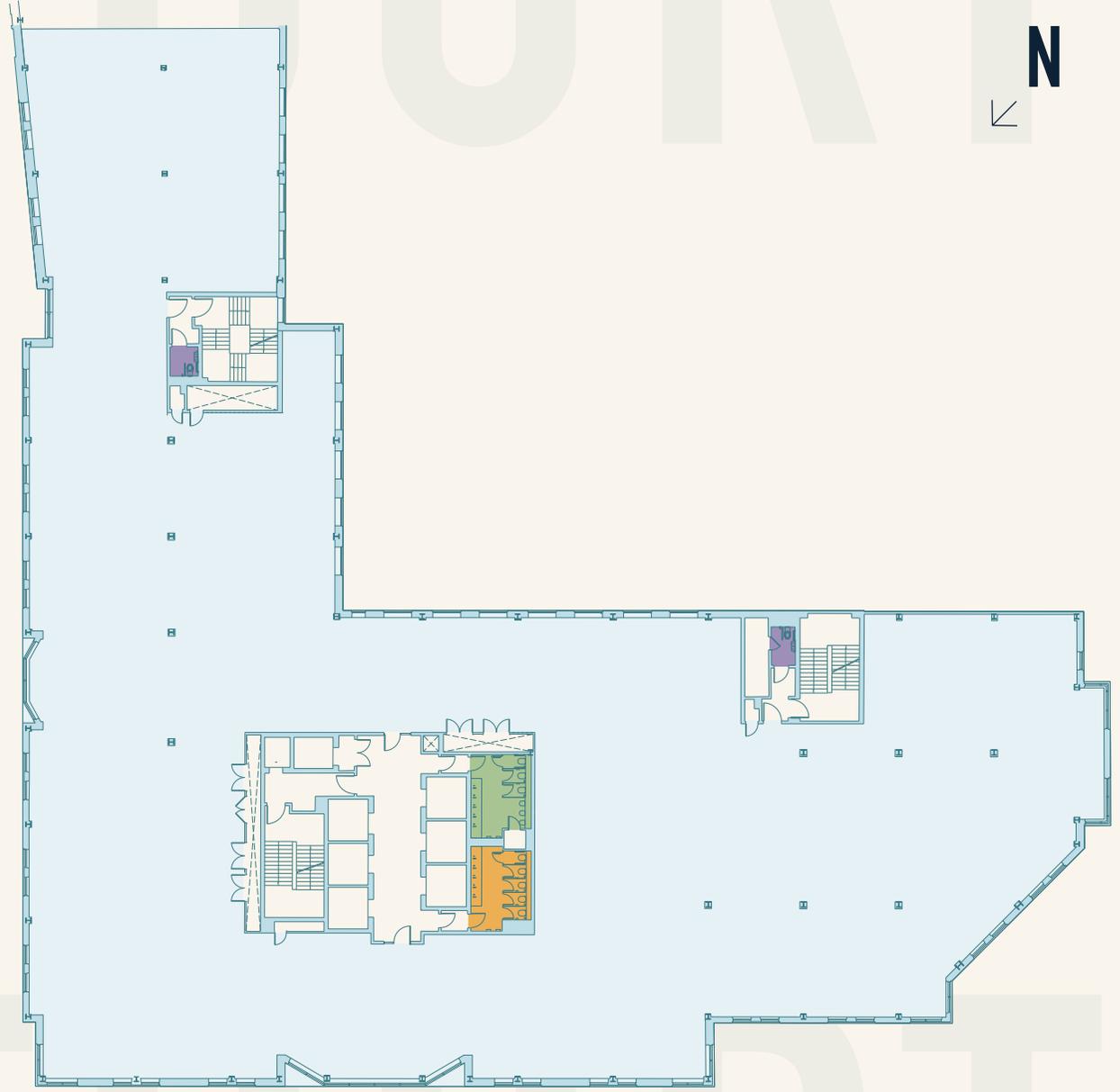
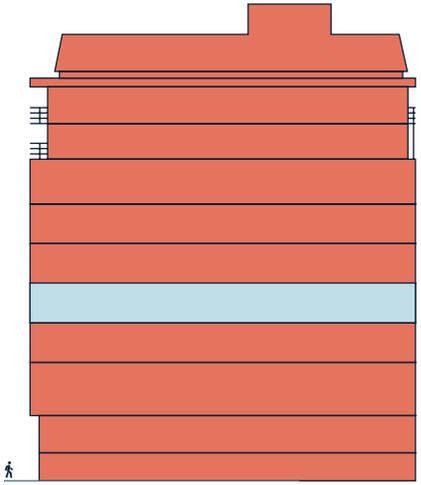
● FEMALE WC

● ACCESSIBLE WC

22,057 SQ FT

2,049 SQ M

The above area is approximate and measured on a Net Internal Basis.



GET IN, TO
GET AHEAD.





WIREDSCORE
PLATINUM



RATING OF
EPC B

BREEAM

BREEAM RATING
VERY GOOD

GET IN THERE
AND DISCOVER
UNRIVALLED
SPECIFICATION



GET OUT THERE
AND EXPLORE
ALL THE CITY
HAS TO OFFER



4

MICHELIN RESTAURANTS



15+

GYMS ACROSS THE CITY



25+

ARTS & CULTURE SPACES

GET OUT THERE AND EXPLORE THE CITY

ONE COLMORE SQUARE



- **BULLRING**
7 Minute Walk
- **JEWELLERY QUARTER**
13 Minute Walk
- **DIGBETH**
16 Minute Walk
- **BRINDLEYPLACE**
18 Minute Walk

LOCAL AREA



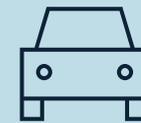
TRANSPORT CONNECTIONS IN & OUT OF THE CITY

One Colmore Square offers unrivalled connectivity, with Snow Hill Station just a short walk away, providing direct rail links to major cities. Easy access to key roads, including the A38, and nearby motorways M6 and M5, ensures seamless travel in and out of Birmingham.



2 MINS

WALK TO SNOW HILL STATION



15 MINS

DRIVE TO M6 (J6) 3 MILES

DISCOVER BIRMINGHAM'S BOUTIQUES, BARS & BISTROS

Located near One Colmore Square, Birmingham's vibrant city centre offers an array of shopping, bars, and restaurants. The iconic Bullring is just minutes away, providing world-class retail, while nearby bars and restaurants deliver diverse dining and entertainment experiences.



300+

BARS & RESTAURANTS IN 1 MILE



200+

RETAILERS IN 1 MILE





→ 2 Minute Walk
1 SNOW HILL STATION
0.1 Miles

→ 3 Minute Walk
2 ONE, TWO & THREE SNOWHILL
0.1 Miles

→ 4 Minute Walk
3 ST PHILIPS CATHEDRAL
0.2 Miles

→ 4 Minute Walk
4 THE GRAND HOTEL
0.2 Miles

→ 5 Minute Walk
5 103 COLMORE ROWN
0.3 Miles

→ 9 Minute Walk
6 PARADISE
0.4 Miles

→ 9 Minute Walk
7 NEW STREET STATION
0.4 Miles

→ 13 Minute Walk
8 MAILBOX
0.6 Miles



METRO TRAVEL TIMES

Approximate Travel Times

- JEWELLERY QUARTER
+1 Minutes
- ST PAUL'S
+2 Minutes
- ST CHAD'S
+2 Minutes
- BULL STREET
Closest stop to One Colmore Square
- CORPORATION STREET
+1 Minute
- GRAND CENTRAL
+2 Minutes
- TOWN HALL
+2 Minutes
- BRINDLEYPLACE
+5 Minutes

A CITY THAT'S WELL CONNECTED

One Colmore Square is ideally positioned in the heart of Birmingham, offering seamless connectivity across the city and beyond. Just a short walk from the nearest metro stop and you're connected city-wide in under 10 minutes.

Birmingham also boasts multiple major train stations, making it easy to reach cities like London, Manchester, and Edinburgh, ensuring smooth travel in and out of the city.

- SNOW HILL STATION
2 Minute Walk
- NEW STREET STATION
8 Minute Walk
- MOOR STREET STATION
10 Minute Walk



GET OUT THERE

CAFÉS

1. Pret A Manger
2. Damascena
3. Second Cup
4. Starbucks
5. Java Lounge
6. 200 Degrees

BARS

1. The Botanist
2. The Alchemist
3. Henman & Cooper
4. Purecraft Bar
5. Primitivo
6. Cosy Club
7. The Roebuck
8. Vagabonds
9. Madeleine at The Grand
10. Dirty Martini
11. The Colmore
12. The Old Joint Stock
13. The Florence
14. Actress & Bishop
15. The Old Royal

HOTELS

1. The Grand Hotel
2. Hotel Du Vin
3. Premier Inn
4. N°8 Waterloo St Apartments
5. Staybridge Suites

RESTAURANTS

1. Tattu
2. Fazenda
3. Gusto
4. Fumo
5. The Ivy
6. San Carlo
7. Dishoom
8. Purnells
9. Orelle
10. Ashas
11. Gaucho
12. Adam's
13. Cucina Rustica
14. Pasture

WALKING

1. Snow Hill Station
2 Mins
2. St Philip's Cathedral
4 Mins
3. Great Western Arcade
5 Mins
4. Museum & Art Gallery
7 Mins
5. Town Hall
8 Mins
6. New Street Station
9 Mins
7. Bullring
14 Mins
8. Moor Street Station
14 Mins
9. HS2 Curzon Street
14 Mins

 Metro Stops

-- Metro



JEWELLERY QUARTER

5 MINS

EDGBASTON

14 MINS

MOSELEY

17 MINS

HARBORNE

18 MINS

SOLIHULL

49 MINS

BIRMINGHAM AIRPORT

15 MINS

BRISTOL

1HR 23

MANCHESTER

1HR 29

LONDON

1HR 23

LEEDS

1HR 58

CYCLE TIMES FROM ONE COLMORE SQUARE

TRAIN TIMES FROM ONE COLMORE SQUARE



DRIVE TIMES FROM ONE COLMORE SQUARE

MORE WAYS TO GET IN AND GET OUT OF THE CITY

BIRMINGHAM AIRPORT

15 MINS

BRISTOL

1HR 35

MANCHESTER

1HR 40

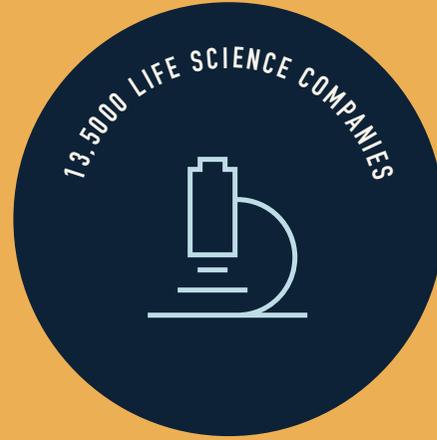
LEEDS

1HR 45

LONDON

2HR 9

The timings provided above are approximate and based on information from Google Maps and Trainline.



SURROUNDED BY TALENT, SHAPING THE FUTURE

Birmingham is thriving with a dynamic, forward-looking demographic, fuelled by unprecedented investment. Billions of pounds are transforming the city's economy, making it the fastest-growing business hub in the UK. With the highest number of employees outside London and leading in job creation from foreign investment, Birmingham is truly international, positioned at the heart of a successful region, and a driving force behind the UK's growth.



22,057 SQ FT OF GRADE A OFFICE SPACE AVAILABLE ON THE FOURTH FLOOR

BIRMINGHAM B4 6AA

**Knight
Frank** 



JAMIE PHILLIPS

Jamie.Phillips@knightfrank.com
07900 324 900



SAM BENSON

Sam.Benson@knightfrank.com
07581 043 824



**CUSHMAN &
WAKEFIELD**



SCOTT RUTHERFORD

Scott.Rutherford@cushwake.com
07824 436 439

Crafted by CAB Property

Knight Frank and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Knight Frank and Cushman & Wakefield has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. April 2025.