

# 4 Temple Row

FULLY FITTED OFFICE SPACE

Birmingham, B2 5HG

4 TEMPLE ROW

A modern office interior featuring a lounge area with white sofas and orange chairs, a central bar with a black counter and stools, and glass-walled office spaces. Large windows provide natural light, and indoor plants are placed throughout the space.

# Introduction

**4 Temple Row offers prime office accommodation in the heart of Birmingham's Colmore Business District.**

Following a full refurbishment, the building combines modern workspace with excellent amenities, placing your business at the centre of a thriving professional community.

**4 TEMPLE ROW**

# Highlights

- Prime city centre location within Colmore Business District
- Grade A refurbished office space
- Fully fitted and CAT A suites available
- 3-5 minutes' walk from New Street and Snow Hill Stations
- Adjacent to Bull Street Metro stop
- EPC B 35
- Communal break-out lounge and bookable meeting rooms
- Health club quality basement showers, drying room, lockers, and bike racks



4 TEMPLE ROW

# Location & Connectivity



- Adjacent to Bull Street Metro stop



- Birmingham Airport by train in under 18 minutes



- 3-minute walk to Snow Hill Station
- 5-minute walk to New Street Station
- Within 5 minutes of the future Curzon Street HS2 station
- 49-minute future HS2 journey to London



- Direct access to the M5, M6, and M42 motorways
- Drive to:**
- London, Manchester, and Leeds in 2 hours
  - Bristol in 1.5 hours



4 TEMPLE ROW

# Strategically Positioned

in the heart of the City

- Transport
- Food and Beverage
- Hotel
- Shopping
- Convenience

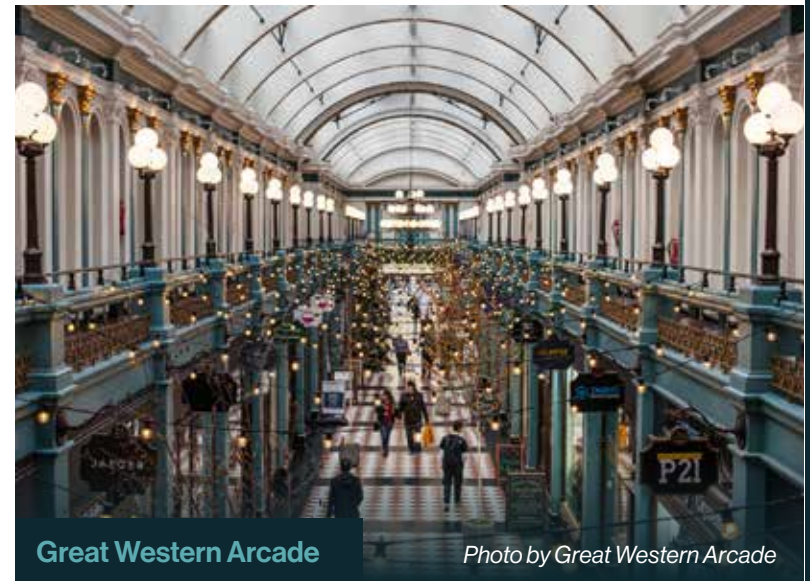
[View in Google Maps](#)



# 4 TEMPLE ROW

# Amenities & Lifestyle

Surrounded by an array of lifestyle amenities:



4 TEMPLE ROW

4 Temple  
Row

Hub Transport Planning  
Bluetel Solutions  
Richter  
Quantem  
Cafcass  
Priory Wellbeing Centre

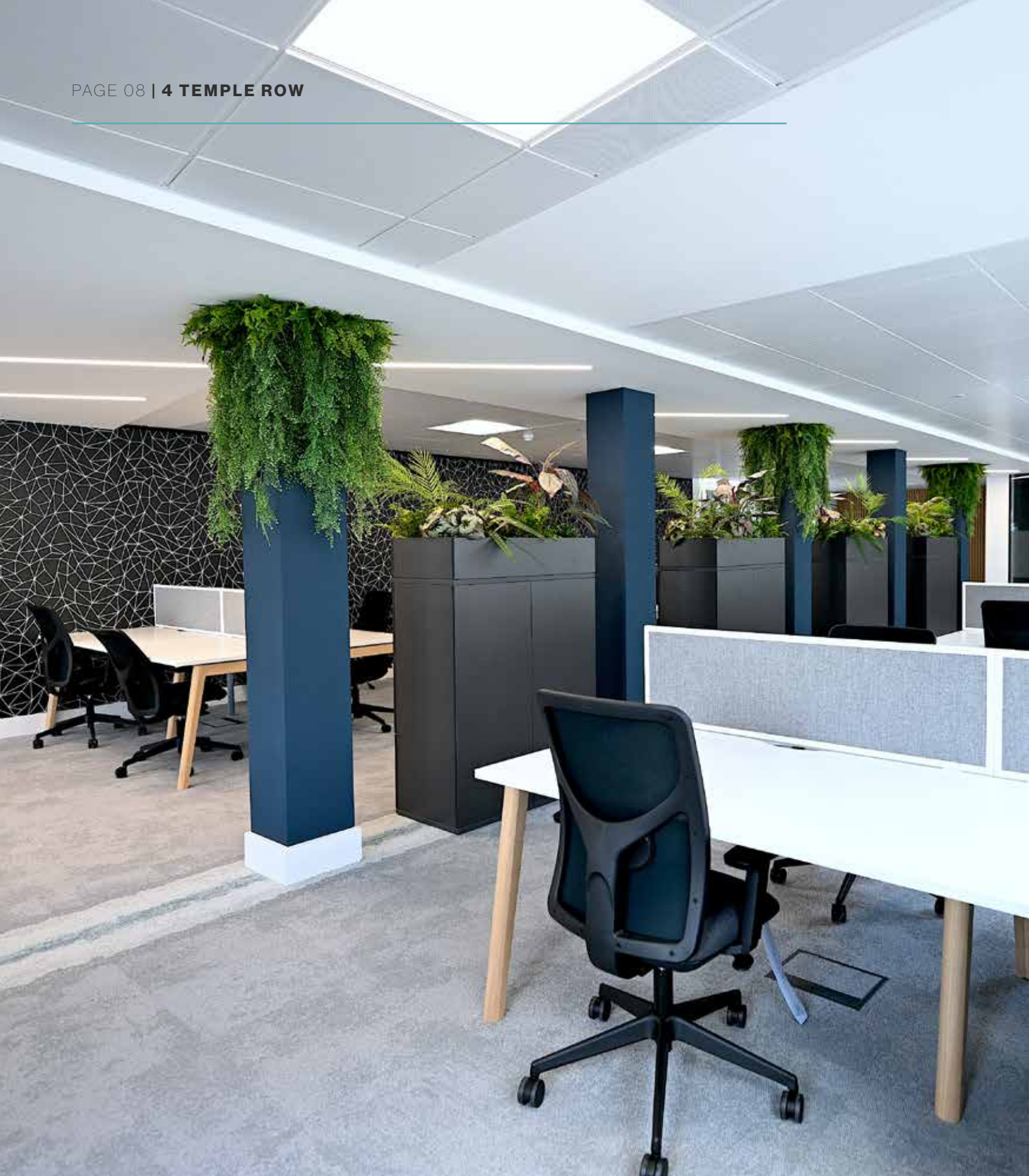
4 Temple  
Row

# The Building

Comprising seven floors of Grade A office space and four ground floor retail units totalling 29,427 sq ft. The building features a contemporary reception, communal breakout area, bookable meeting rooms, and healthclub quality changing facilities.

*Artist's impression of the new outside*

4 TEMPLE ROW



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# Specification



Daikin VRV 4 heating and cooling system



70mm raised access floors



LED lighting with daylight dimming



High-performance Cool Lite solar control windows



Showers, lockers, and drying room



2 x 8 person passenger lifts



EPC B 35



CCTV and access control



Manned reception



WCs on each floor



DDA compliant

# 4 TEMPLE ROW

# Superfast Internet Connectivity

We have partnered with coreconnect to make 4 Temple Row a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer tenants a range of high speed fibre internet connectivity options available instantly.

✓ Instant access with guaranteed availability from day one

✓ No wayleave required, so no delays or legal costs

✓ Cabling already in place to each demise

✓ Diverse connections with resilience available

✓ Data-centre co-hosting and connections to all the major data-centres



# 6 Reasons to Choose 4 Temple Row

Leasing at 4 Temple Row provides flexible, high-quality office space in one of the UK's most strategic and connected locations.

- ✓ Prestigious business address
- ✓ Ready-to-use fully fitted space including superfast broadband
- ✓ Surrounded by like-minded businesses
- ✓ Prime location for attracting and retaining top talent
- ✓ Excellent local amenities
- ✓ Well-connected city for national and international travel

# 4 TEMPLE ROW

# Contact

Arrange a viewing today:



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