Introducing 103 Colmore Row
230,084 sq ft of Grade A office space with a stunning top floor restaurant at the very centre of Birmingham’s bustling Business District.
Welcome to Birmingham’s tallest office building

Sitting head and shoulders above the Colmore Business District, 103 Colmore Row is an architectural tour de force. It’s the tallest office building in Birmingham, with 230,084 sq ft of office space. Its 26 floors are topped off by a lantern restaurant.

At ground level, your staff, clients and visitors will enter via a covered Winter Garden four storeys high. The main reception area is on a similar scale – but designed to be welcoming rather than simply imposing. Upon arrival the main foyer provides easy and convenient transition into two informal business lounges that will buzz with people all day long.
Above all else

Birmingham is ranked No. 1 regional city for quality of life.

Birmingham has more international businesses than any other regional city.

There are over 50,000 Financial and Professional Services employees in Birmingham; 2nd only to London.

More people relocated from London to Birmingham in 2018 than anywhere else in the UK.

Improved graduate retention has made Birmingham one of the youngest cities in Europe with almost 40% of its population under 25.

Birmingham’s population is set to grow by nearly 13% over the next 20 years.

A landmark building

103 Colmore Row is a landmark development offering occupiers an unrivalled city centre profile.

Concierge reception with market-leading meet and greet reception facilities.

Exclusive double height destination restaurant on the 24th floor.

Equidistant between Snow Hill and New Street Train stations - both within a 3 minute walk.

A dedicated business lounge available for private functions.

The city’s best restaurants, cafes, bars and pubs on your doorstep.

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for a growing city

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Making a statement. 
From the ground up

From the street, the selection of materials and the way in which they’re combined creates a sense of continuity with 103’s more traditional surroundings. It manages to blend in - and stand out - all at the same time.

From the sky, the top floor has different coloured lighting from the rest of the building. Creating a ‘halo’ effect which will be visible for miles around.

Opening its arms to the bustling Colmore Row street scene with this stunning quadruple height winter garden, 103 will offer an arrival experience like nothing else in the city.
Welcome.

Market leading meet and greet reception facilities

More than ever occupiers and employees are demanding the highest quality, well designed office space. Responding to the constant battles faced by businesses seeking to attract and retain the best staff, the building and space they occupy now serve as a key talent magnet.

103 Colmore Row offers an exciting and inspired contemporary design. The reception provides the perfect environment for agile working through a series of breakout areas and the wifi enabled business lounge.
Office floor plates of 8,839 sq ft to 12,160 sq ft with stunning views of the city and beyond
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24 car parking spaces  10 showers  92 cycle spaces  3 motorcycle spaces
Typical Upper-Mid Floor
(12th to 17th Floor)
- Low rise lifts
- High rise lifts
- Restaurant lifts
- Metal tiled ceiling incorporating 1200 x 300 flush mounted LED luminaires
- Raised access flooring throughout - 150mm
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls

Outline specification
- 12 lifts including two dedicated lifts serving the roof top restaurant
- BREEAM accreditation of Excellent with an EPC Rating - target B
- Targetting a WiredScore rating of Platinum
- Metal tiled ceiling incorporating 1200 x 300 flush mounted LED luminaires
- Raised access flooring throughout - 150mm
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls

Typical Upper Floor
(16th to 20th Floor)
- Low rise lifts
- High rise lifts
- Restaurant lifts
- Metal tiled ceiling incorporating 1200 x 300 flush mounted LED luminaires
- Raised access flooring throughout - 150mm
- Heating and cooling is provided to office areas by a 4-pipe system with FCU controls

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Floor loading
3.5 kn/m² (plus 1 kn/m² for partitions)
- Office Fresh Air Ventilation - 12 litres per person
- Shower and changing facilities run by the building, for the building
- Designed to accommodate 24-hour, 7-day-a-week access

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- 24 car parking spaces with dedicated charging points and 3 motorcycle spaces
- 92 cycle spaces - for those that prefer to ride to work
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- 92 cycle spaces - for those that prefer to ride to work
- Designed to accommodate 24-hour, 7-day-a-week access
The development is expected to achieve:

• A BREEAM Accreditation of Excellent.
• EPC Rating – target B.
• WiredScore Accreditation – target Platinum.

Introduction

• The building has been developed generally in accordance with the guidelines set out in the British Council for Offices Design Guide 2011.
• The development has a gross external area of approximately 35,000m². Above ground there are 20 floors of office space together with a double height restaurant at floors 23 and 24. The building is generally serviced from the basement and upper floor plant areas at floors 21 and 22.

Office Fit-Out

• Office areas will be fitted to Category A standard including all building services.
• The ceiling will comprise perforated metal tiles incorporating 1200 x 300 flush mounted LED luminaires.
• Raised access flooring - 150mm.
• Heating and cooling is provided to office areas by a 4-pipe system with FCU controls zoning 6 metres wide and 4.5 metres deep at perimeter.
• 103 Colmore Row has 12 lifts including two dedicated lifts serving the roof top restaurant and a single 30-person/3,000 kilogram goods lift. There is also an additional passenger lift access to bicycle and car parking levels.
• Separate male and female changing facilities and shower cubicles located at basement level plus WC’s, drying room and cleaners cupboard.

Occupational Criteria

• The building has a means of escape occupancy ratio based on 1-person per 6m² for the office accommodation.
• Toilet accommodation is provided at the density of 1-person per 10m² in an arrangement of unisex super loos.
• Lift installations provide for an occupancy of 1-person per 8m² on floors 1 – 11 and 1-person per 10m² on floors 12 to 20 inclusive.
• The cooling and heating systems are based upon 1-person per 6m² for floors 1 – 11 and 1-person per 10m² for floors 12 – 20.
• The building is designed to accommodate 24-hour/7-day-a-week access.
• Floor loading – office accommodation 3.5 kn/m² (plus 1 kn/m² for partitions).

Building Services Criteria

• External design conditions - Summer 28°C / Winter -4°C.
• Internal design conditions - Office area: Summer 22°C / Winter 22°C.
• Office Fresh Air Ventilation - 12 litres per person.
• Tolerances – based on room temperature plus or minus 2°C at point of measurement.
• Lighting - Office areas: 375 – 400 lux.
• - Toilets: 200 lux.
• - Staircases: 105 lux.
• - Reception: 200 – 300 lux.
• - Car Park: 75 lux.

Timeline

Practical Completion of the development is anticipated in May 2021.

Professional Team

Project Manager: Quantem
Planning Consultant: GW Planning
Architect: Doone Silver Kerr Architects
Cost Consultant: Quantem
Principal Designer (CDM): Quantem
Structural Engineer: Davies Maguire
M&E Services Engineer: ARUP
Environmental Consultant/BREEAM: Watkins Payne Partnership
Vertical Transportation Engineer: Hilson Moran Partnership
Fire Engineering Consultants: Fire Ingenuity
Legal: Stephenson Harwood LLP
Agents: Cushman & Wakefield
Knight Frank LLP
Colliers International

The finer details. Excellence as standard
Experience the view from the 18th floor

As Birmingham’s tallest office building, occupiers and guests of 103 Colmore Row will be treated to unrivalled vistas of the cityscape and beyond. Thanks to its contemporary fully glazed façades, tenants across all floors will enjoy a panoramic outlook and an abundance of natural light creating the idyllic working environment.

The spectacular 18th floor terrace completes the experience. This outdoor space is designed to be versatile serving not only as a day to day breakout space with a difference, but arguably as the most enviable event space in the city.

The views from 103 will be breath-taking, when contemplating the incorporation of the 18th floor terrace.
24 storeys above Colmore Row this landmark restaurant will be accessible from the ground floor brasserie via two dedicated lifts and will bring quality dining to a whole new level.

The restaurant at 103 will combine an atmospheric double-height dining area and bar, with breath-taking views over Birmingham, creating a new iconic venue for Colmore Row and the City.
Colmore Row and its adjoining streets have been the business centre of Birmingham since the 1850s. This is where you’ll find the city’s best choice of shops, pubs and restaurants. Colmore Row has been a conservation area for 40 years, which has helped to preserve its unique character and style. It is also a Business Improvement District under pro-active management, to ensure it never stands still.

Birmingham now has the kind of retail experience you’d expect from a sophisticated city centre. Independent retailers sit alongside the more established retail brands ensuring a depth of choice to rival any other city.
A fully established conservation area for over 40 years anchored by the Victorian Town Hall.
£26bn
Birmingham has the largest economy of any UK city outside the capital

£3bn
spent on ongoing public transport investment

230,000
people qualified to degree level or above, more than any other UK regional city

£80m
per annum dedicated to arts & culture

Home to more startups than any other UK regional city

Annually contributing over

20
highest percentage of people under

of any core UK city

Source: West Midlands Growth Company
Connectivity counts. Get where you need to be with ease from 103.

Due to Birmingham’s favorable strategic location, the city benefits from unrivalled connections to other key cities and regions throughout the UK whilst also providing European and Worldwide connections via its international airport. New Street and Snow Hill stations are only minutes away from Colmore Row, while the newly extended Metro will improve connectivity and unlock new areas of the city. Birmingham will also benefit from HS2, which will reduce the journey time to London to less than 50 minutes.

By road, Birmingham is the hub of the UK’s motorway network, with the M5, M6, M40 and M42 all readily accessible.

By air, Birmingham is served by a major international airport, which handles a large number of passengers each year. The airport is easy to access being six miles from the city centre. Birmingham handled nearly 12 million passengers in 2016, with internal UK flights plus destinations around Europe, the US and Asia.

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A winning team.  
For an exceptional building

Sterling Property Ventures Ltd specialises in commercial property development, investment and consulting, adding value through strategic thinking that combines a unique blend of skills, experience and extensive collective market contacts. The directors at Sterling Property Ventures Ltd bring together a complete combination of development, investment and construction skills, with a combined experience of over 10 million sq ft of commercial property investment and development across the UK.

Tristan Capital Partners is an independent London-headquartered real estate investment management boutique that is regarded as one of the leaders in the European marketplace. Across eight locations, 125+ staff combine continuity and experience with judgment and a reputation for execution and delivering to our clients. The core team has worked together for 20 years across ten value-added funds with investments totalling €16.2 billion while our staff has over €25 billion of collective European investment and asset portfolio management experience.

Scheme Ownership
103 Colmore Row Property Unit Trust
MISREPRESENTATION ACT: The joint agents, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: These particulars are produced in good faith, but are set out as a general guide only, and do not constitute any part of a contract; No person in the employment of the joint agents has the authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition. All plans are for indicative purposes only and not to scale. Designed by Zest Design & Marketing (02070793090) September 2019 (02018).

To view a virtual tour, please go to: https://vr.103colmorerow.com/

All enquiries: