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A building that is actually good for you

ONE TEMPLE ROW

Work, with an open mind

In an age where businesses compete not just for the best customers but for the best employees, one of the ways to attract and retain those people is to work in environments that are built for wellness and well being. Well designed spaces that are filled with natural light and green outdoor areas to escape for some fresh air are all reasons your people will be proud to work in your business.

One Temple Row is a building focused on work, with an open mind. As a space it has been re-imagined to create the very best experience for the people who walk in every day. The comprehensive refurbishment has included the construction of one of Birmingham's largest roof terraces and introduced new leisure amenities and new design features.

One Temple Row is a building that is actually good for you.

















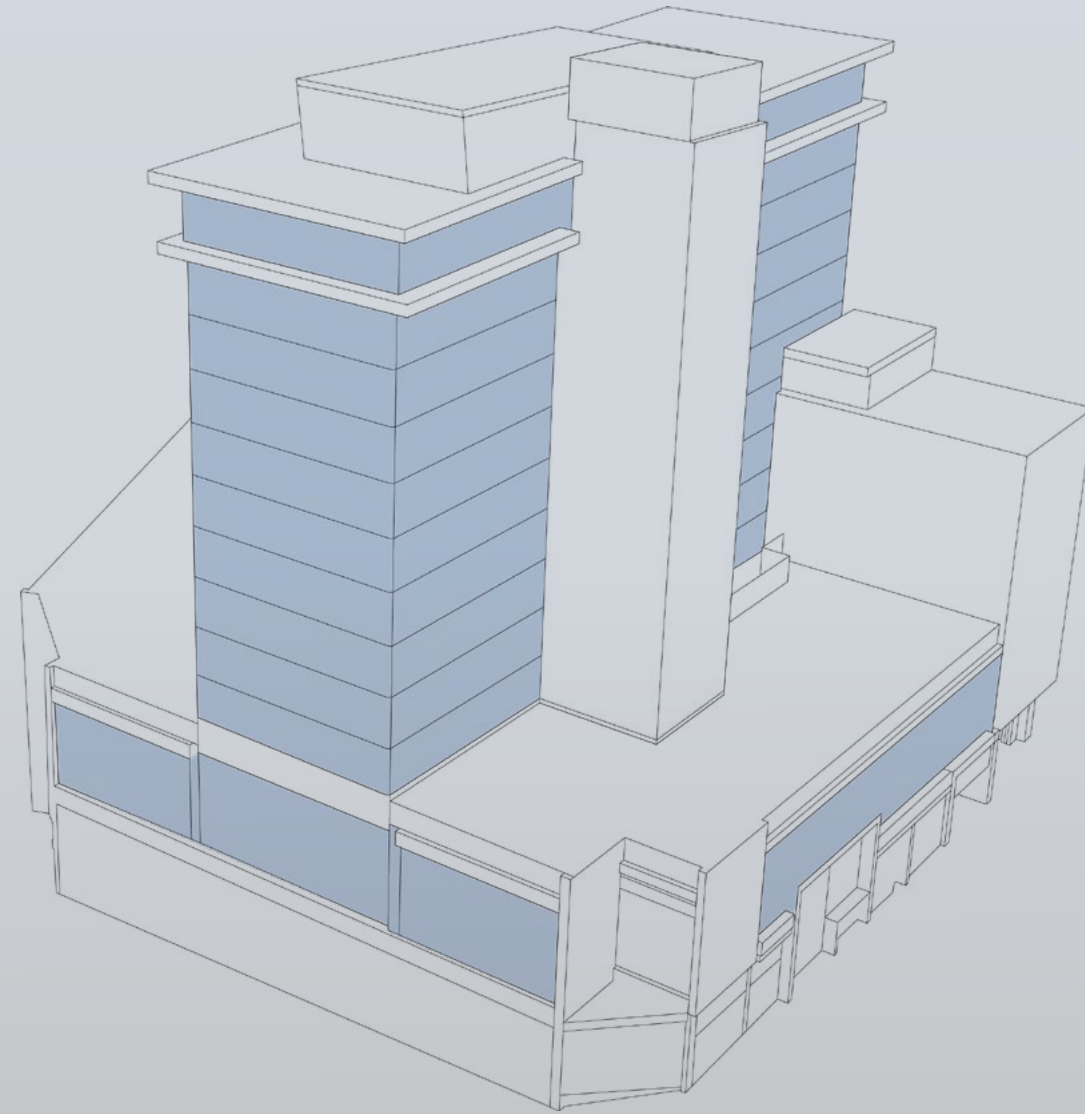






Availability

Floor plates have been designed to allow the greatest flexibility of space and a number of configurations are available to suit the size of your business. There are part and whole floors available throughout the building.



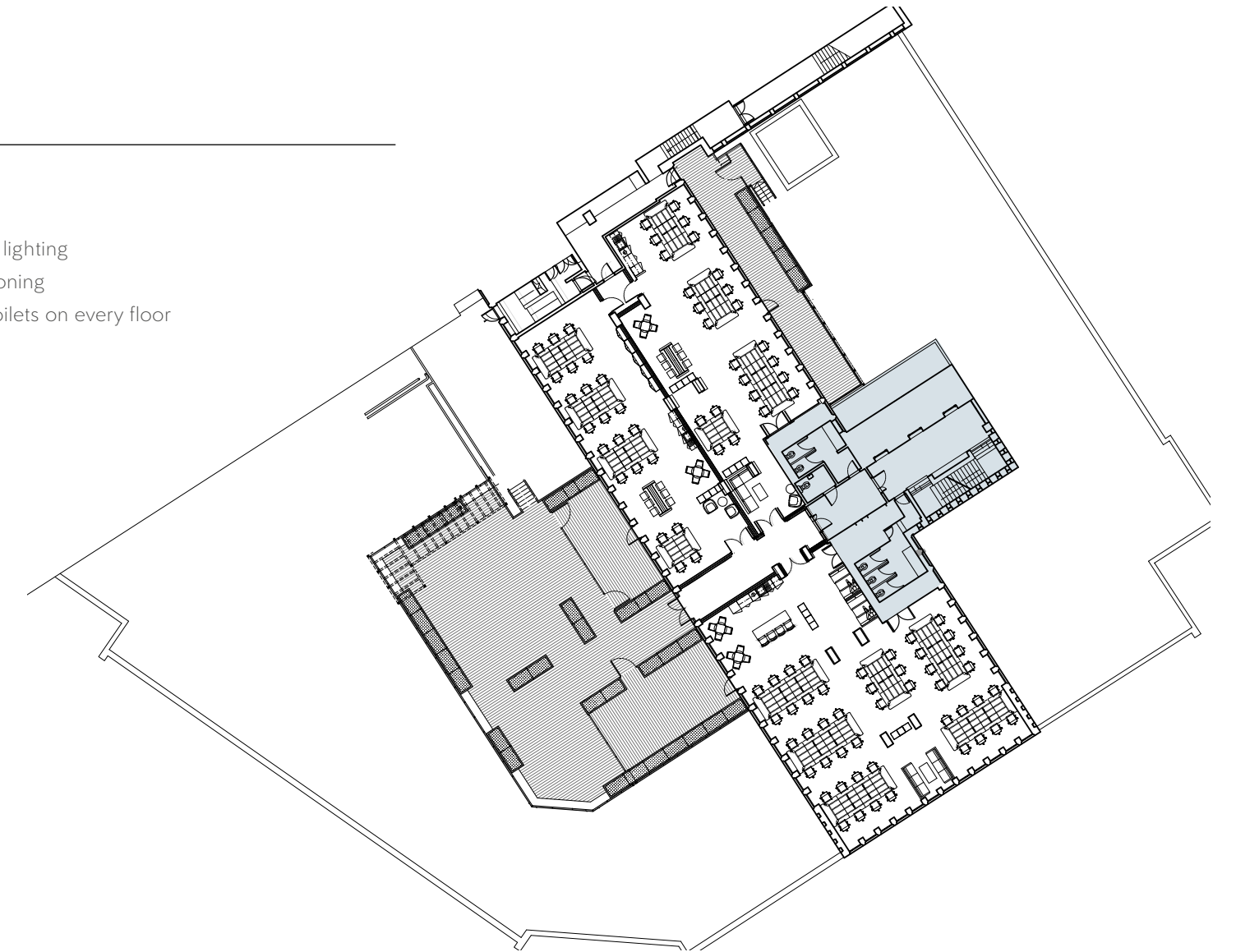
FLOOR	AVAILABILITY	
12	Space is let	
11	Space is let	
10	6,835 sqft	CAT A
9	3,815 sqft	Fully Fitted
9 (part)	2,939 sqft	Fully Fitted
8	2,756 sqft	Fully Fitted
8 (part)	3,894 sqft	Fully Fitted
7	6,750 sqft	
6	Space is let	
5	Space is let	
4	Space is let	
3	Space is let	
1	1,641 sqft	Fully Fitted
Mezz	Space is let	

Features

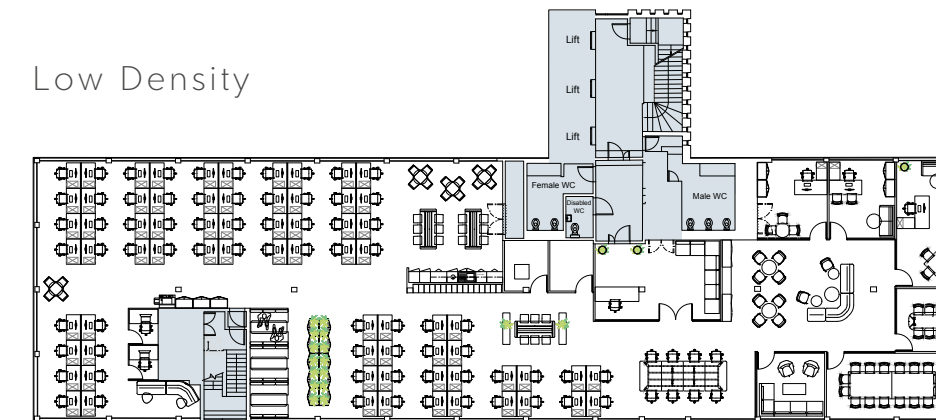
- Full height glazing
- Full access raised floors
- Suspended ceiling with LED lighting
- Four pipe fan coil air conditioning
- Male, female and disabled toilets on every floor

3rd Floorplate

1. 20 open plan seating
2. 24 open plan seating
3. 46 open plan seating



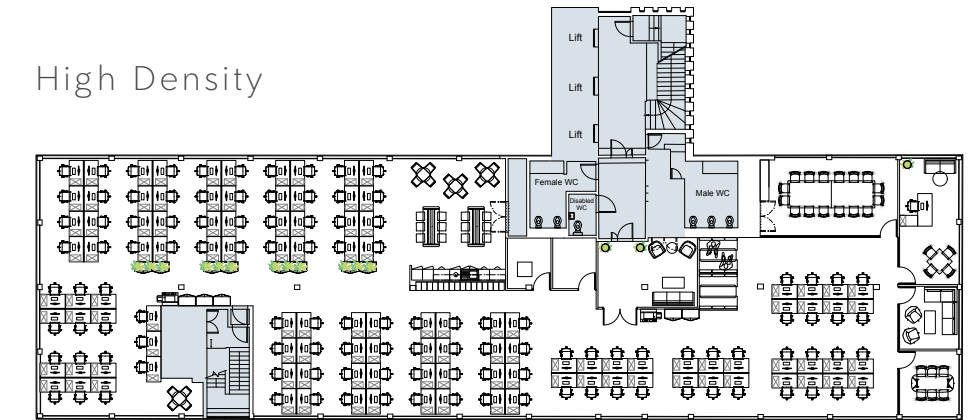
Low Density



- 80 x Open plan seating
- 1 x Kitchen breakout
- 1 x Boardroom (16 person)
- 4 x Breakout areas

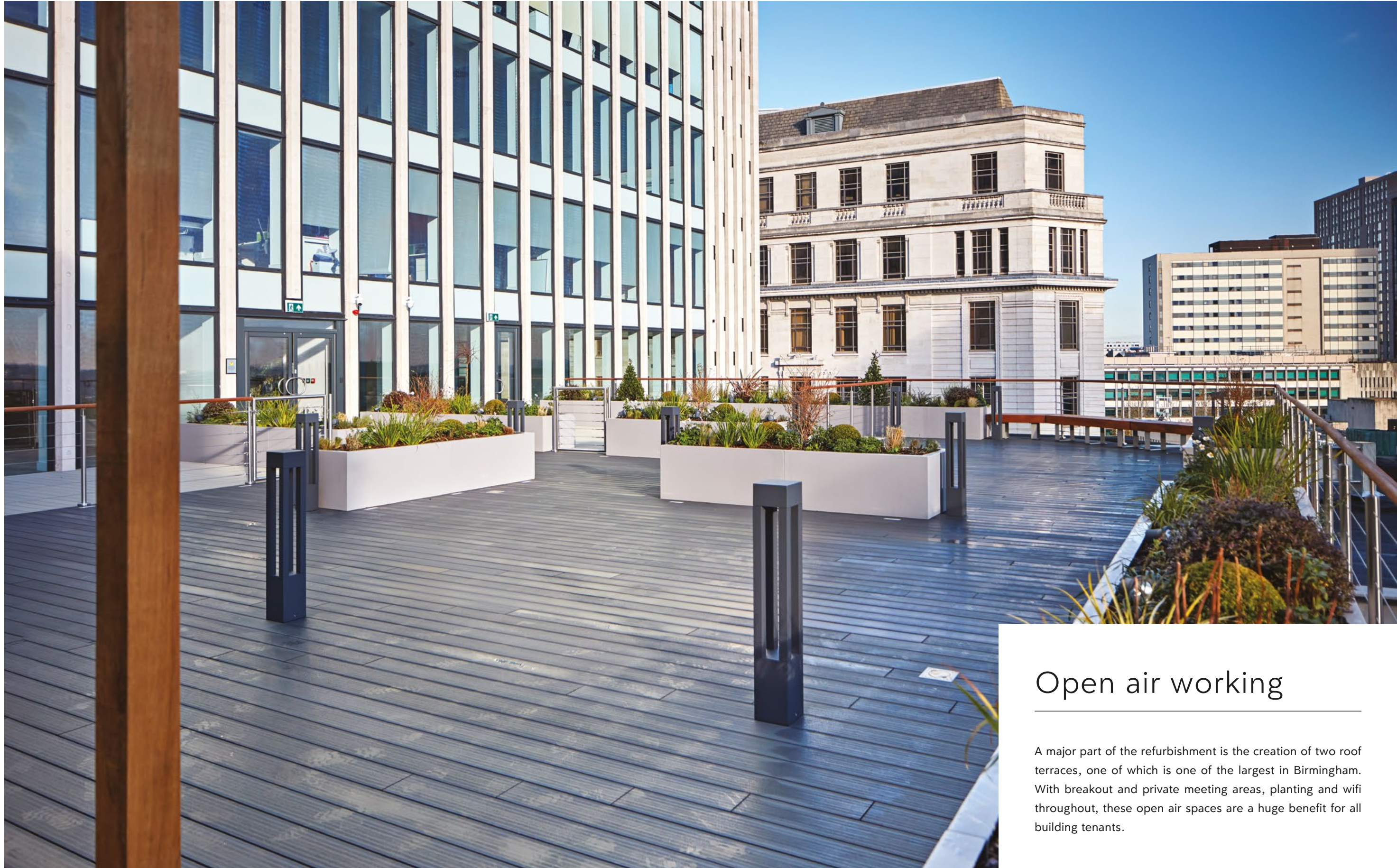
- 3 x Directors offices
- 1 x Comms room
- 3 x Small meeting rooms
- 2 x Quiet rooms

High Density



- 117 x Open plan seating
- 1 x Kitchen breakout
- 1 x Boardroom (16 person)
- 1 x Dedicated reception

- 3 x Breakout areas
- 1 x Comms room
- 2 x Small meeting rooms



Open air working

A major part of the refurbishment is the creation of two roof terraces, one of which is one of the largest in Birmingham. With breakout and private meeting areas, planting and wifi throughout, these open air spaces are a huge benefit for all building tenants.



Bookable boardroom for building tenants



Hotel quality shower & changing amenities



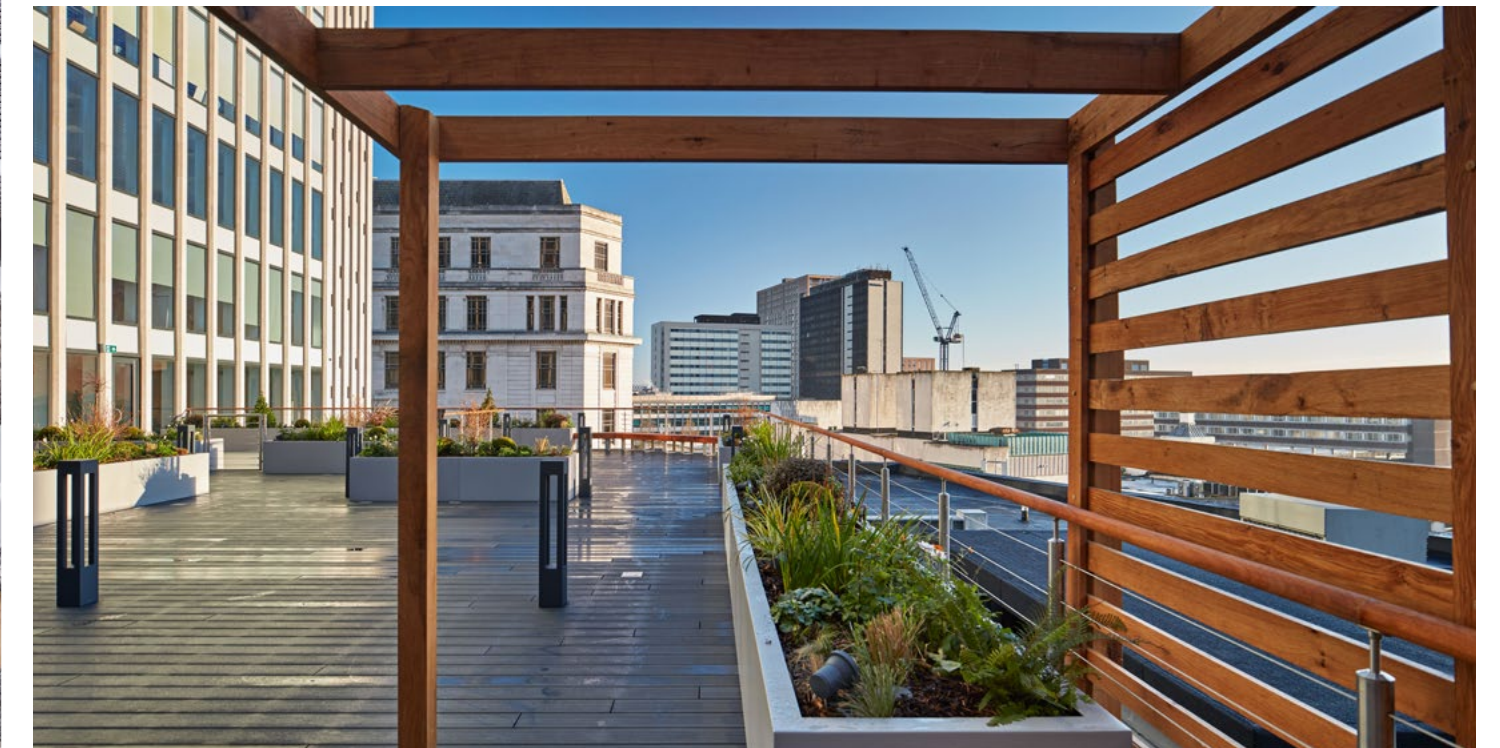
Communal roof terrace



New reception with speed gates



New and secure cycle storage







ONE TEMPLE ROW

Rail travel is available from New Street and Snow Hill Stations, both only minutes away, with Snow Hill also being a major hub for the city's expanded Metro links. The Midlands motorway network is easily accessed via the A38M and excellent bus services are in close proximity to the building. International and domestic air travel is available from Birmingham International Airport, approximately 10 miles away.

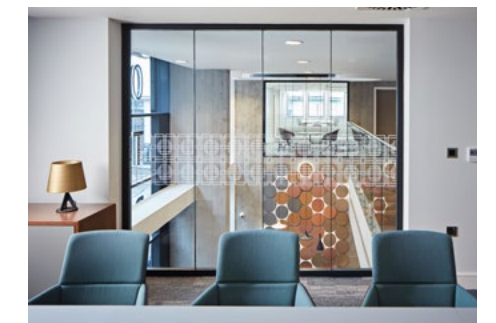
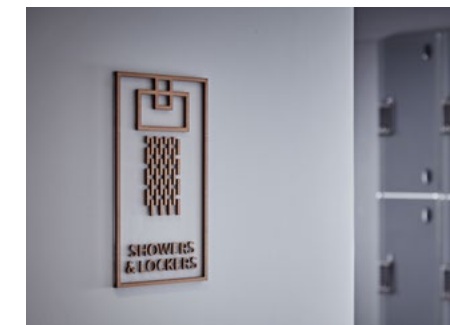
- | | |
|--|---|
| 1. Coutts | 8. Anthony Collins |
| 2. Ernst & Young/ Shakespeare Martineau | 9. Colliers/Evelyn Partners/Grant Thornton/Knight Frank |
| 3. Clarke Willmott | 10. Eversheds Sutherland |
| 4. Government Office for the West Midlands | 11. CBRE |
| 5. Pinsent Masons/Savills/RICS | 12. Irwin Mitchell |
| 6. KPMG/Barclays Bank | 13. Direct Line |
| 7. Gowling & Co | 14. Cushman & Wakefield |



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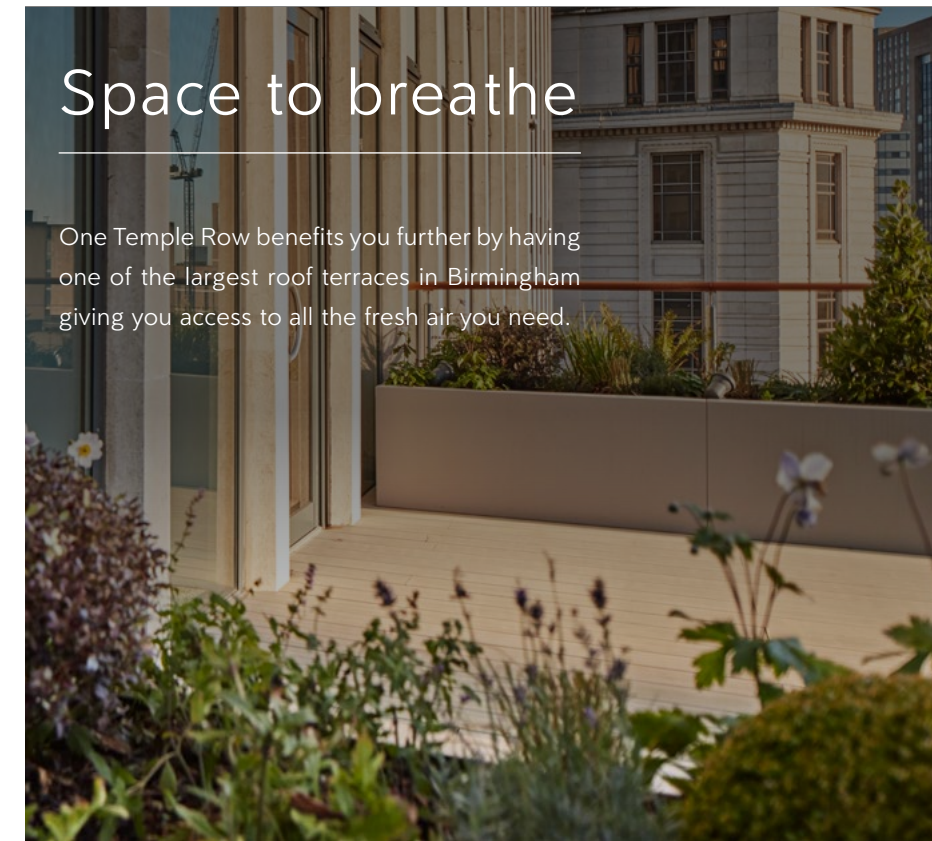
Benefits

- Double height feature reception area
- Secure on site car parking spaces
- 24/7 Security
- Three passenger lifts
- Fully DDA compliant
- Shower and locker facilities
- Meeting room hub
- Wi-Fi powered
- In-house music
- Automated guest management system



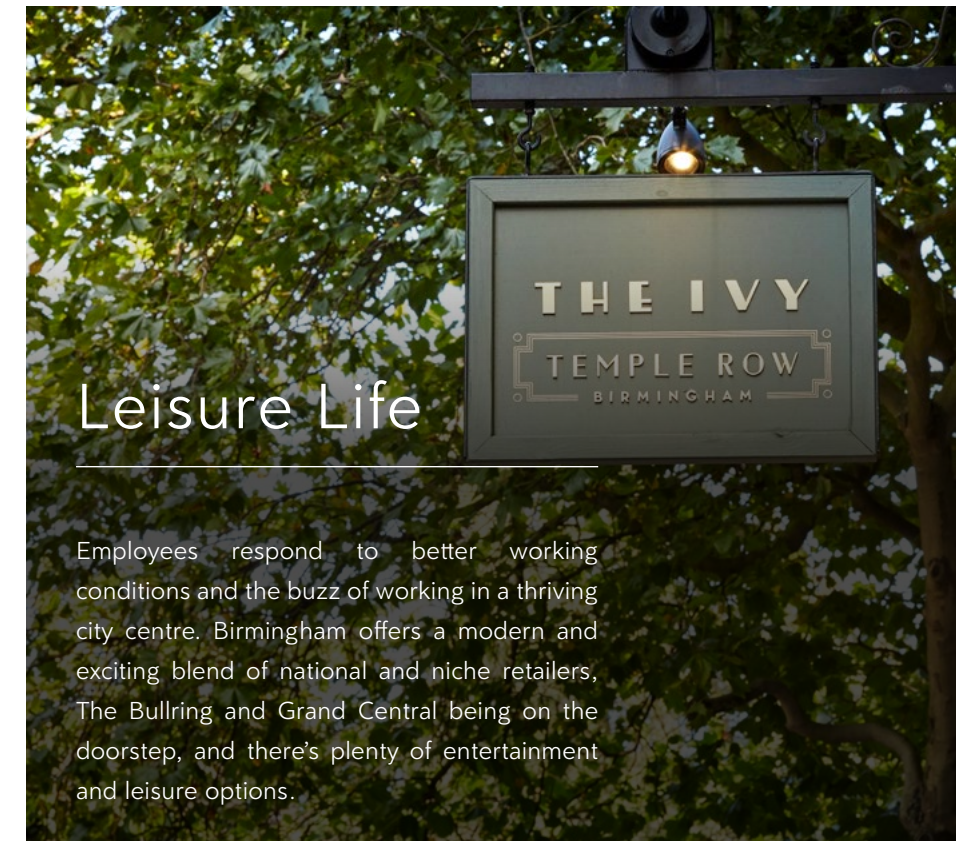
Space to breathe

One Temple Row benefits you further by having one of the largest roof terraces in Birmingham giving you access to all the fresh air you need.



Leisure Life

Employees respond to better working conditions and the buzz of working in a thriving city centre. Birmingham offers a modern and exciting blend of national and niche retailers, The Bullring and Grand Central being on the doorstep, and there's plenty of entertainment and leisure options.





Work, with an open mind

Birmingham is a progressive and cosmopolitan city with a dynamic business environment and is the UK's number one exhibition, conference and event venue. One Temple Row is set amongst some of the UK's most prestigious office occupiers in the heart of the business district.

onetemplerow.co.uk

1 Temple Row, Birmingham, B2 5LG

CBRE

Theo Holmes

Theo.Holmes@cbre.com

07967 802 656

savills

Jonathan Ottewell

JOttewell@savills.com

07972 000 150