

# ONE/SNOWHILL

BIRMINGHAM

Fully Fitted & Furnished  
Office Suite with Parking  
2,733 sq ft



# MAKING AN ENTRANCE

Part of Birmingham's landmark Snowhill development, a rare opportunity is available to acquire a 2,733 sq ft fully fitted and furnished part-first floor office suite at One Snowhill.

Offering an impressive arrival experience, occupiers and guests are welcomed in to a large full-height atrium reception, filtering natural light into the beating heart of the building.



**One of the most  
prestigious offices  
outside of London**





[Click here to view office suite video](#)

# AN EXCEPTIONAL OPPORTUNITY

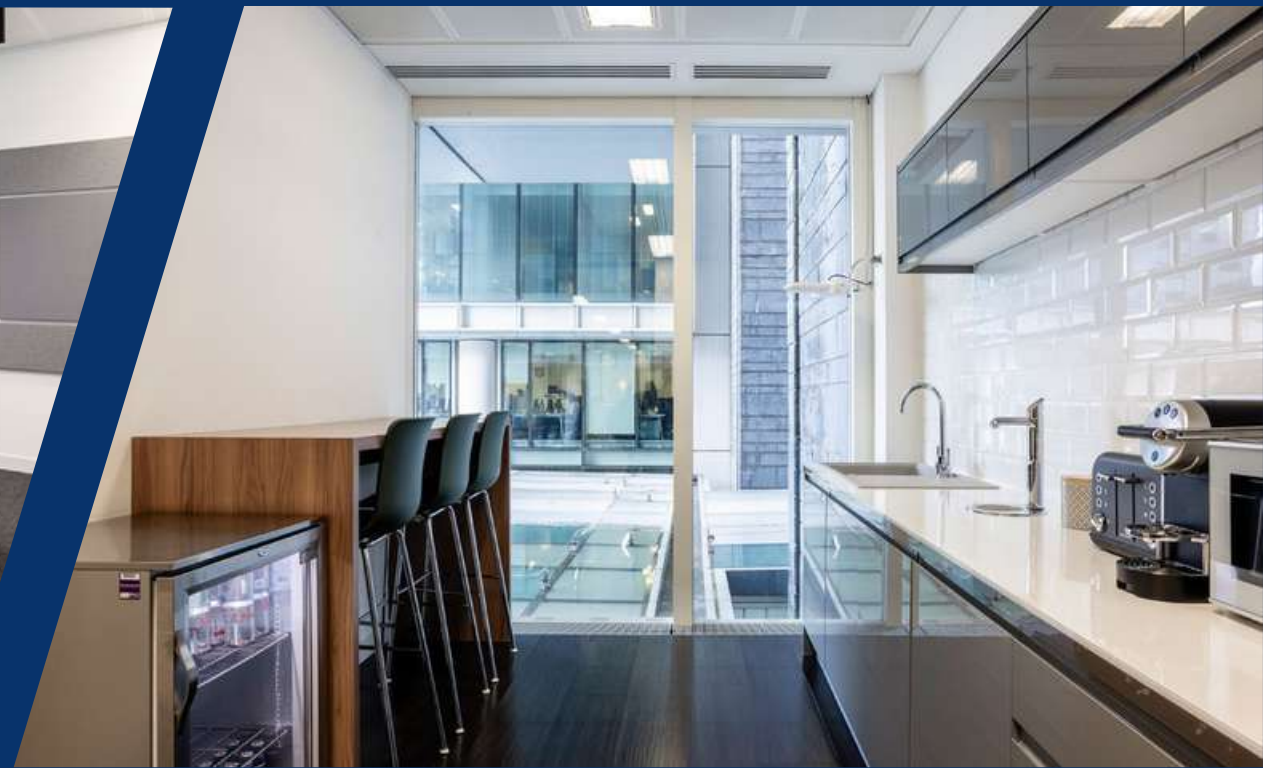
Ready for immediate occupation, a fully fitted part-first floor office suite of 2,733 sq ft is currently available at one of the most sought-after office addresses in the city.

Furnished with a range of flexible working zones, this unique offering is complemented with versatile breakout spaces and two tech-enabled meeting rooms, ideal to cater to variety of working styles and collaborative needs, with the addition of a modern and stylish kitchen.





Thoughtfully designed and configured, this 'plug and play' suite is the perfect set-up for a range of small to medium businesses looking for a turn-key solution at a high-profile office building.





Two basement car parking spaces



Basement shower facilities



Cycle racks



200Mb broadband available



Fan coil air conditioning and perimeter heating



Raised access floors and suspended ceilings



Floor to ceiling height of 2.75 metres



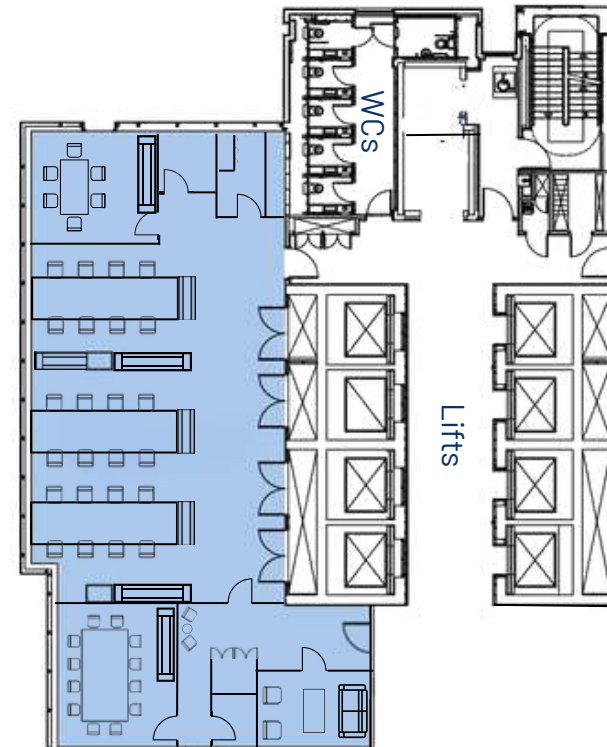
Sophisticated BMS control system



EPC Rating C



BREEAM Rating Very Good



2,733 Sq Ft

24 person working area

1 x 6 person meeting room

1 x 12 person meeting room

2 x breakout hubs

1 x kitchen



# CENTRAL & CONNECTED



Adjacent to Snow Hill railway station, One Snowhill is conveniently situated within walking distance to the city's impressive transport network.

Just a short stroll from the building, occupiers benefit from direct access to the West Midlands Metro, with a selection of bus connections located on Colmore Row.

Following its completion, the HS2 terminus at Curzon Street will be within easy reach, with an onward journey time to London Euston of only 49 minutes.



Prominently positioned in the centre of the Colmore Business District, One Snowhill's enviable location is encircled by a number of diverse retail and leisure amenities.

The area proudly boasts a wealth of restaurants, trendy bars and artisan and chain coffee shops, ideal for casual lunches, client meetings and after work drinks.

# BEST OF BIRMINGHAM



Just moments from Birmingham's Bullring, Grand Central and Mailbox shopping centres, with a variety of entertainment nearby, occupiers couldn't be better placed for an optimal work-life balance.



# BOOK YOUR VIEWING

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