

## 1 Colmore Square



<b>Map Ref:</b>	5
<b>Location:</b>	Situated overlooking Colmore Square and Wesleyan Building on end of Colmore Row. Prime location.
<b>Landlord / Developer:</b>	Legal & General
<b>Timing of Availability:</b>	Immediate
<b>Floor Area:</b>	200,000 sq ft in total 52,000 sq ft to let
<b>Floor Plate:</b>	22,000 sq ft
<b>Specification:</b>	Grade A. Completed in 2003. Plant now 14 years old.
<b>Car Parking:</b>	1:1,500 sq ft at £2,500 per space pa
<b>Sustainability</b>	
Breeam Rating:	Very good
EPC Rating:	B
<b>Occupational Costs (per sq ft):</b>	
Guide Rent:	£30.00
Estimated Rates Payable:	£8.71
Estimated Service Charge:	£6.02
Estimated Annual Occupational Costs:	£44.73
<b>Strengths:</b>	High quality common areas, large floors, recognised CBD location.
<b>Weaknesses:</b>	Age of plant, quality of architecture debatable. Expensive for age.