



## VICTORIA HOUSE

COLMORE ROW, BIRMINGHAM B3 3BD

Perfectly situated in Birmingham's Central Business District surrounded by bars, restaurants, shops, cafés - with all the major train and bus routes on the doorstep.

Flexible Offices with free fast broadband. From 430 sq ft to 1,500 sq ft





First Floor



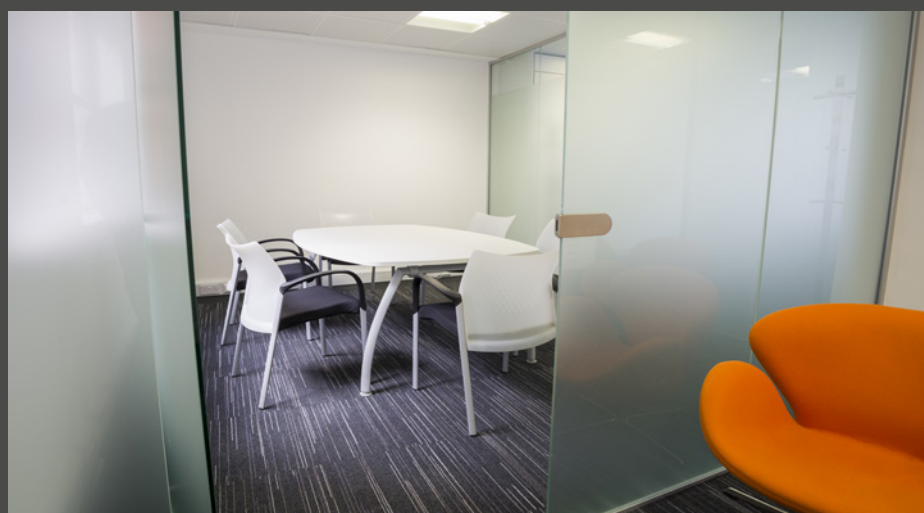
Fourth Floor



#### The Building Offers:

- Fully refurbished suites
- Excellent natural light
- Air conditioning
- Lift
- LG7 lighting
- Secure intercom access
- Grade A finishes throughout
- Male and female WC's
- Perforated metal tile ceiling

Various suites available, both furnished and unfurnished.



First floor

Accommodation	sq ft	sq m
First Floor		
Rear	610	56.6
Second Floor		
Front	1,221	113.4
Rear	640	59.4
Third Floor		
Front (A)	625	58
Fourth Floor	957	88.9





Fourth Floor

[www.vhbirmingham.com](http://www.vhbirmingham.com)

All tenants benefit from a free leased-line broadband service offering 100mbps.

Further details can be obtained from the joint agents.

EPC rating: D-85.

Quoting Rent and Terms are available upon application to the joint agents.

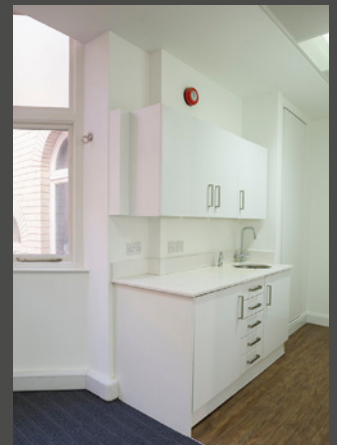
A service charge will be collected to fund the maintenance of the structure, common parts, common services and shared plant. Full details on request.



Second floor



Fourth Floor



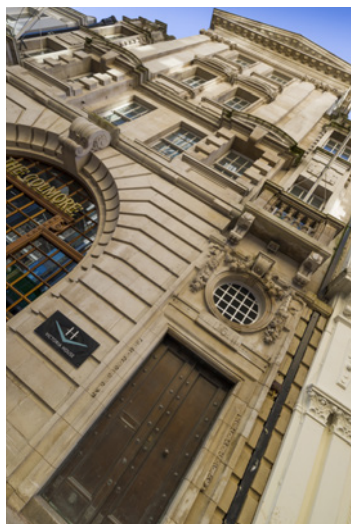
Third Floor



Victoria House, a striking Grade II listed building offering quality refurbished offices at the centre of the Birmingham's Business District on Colmore Row, the premier address in Birmingham. Snowhill, New Street railway stations and the Midland Metro are within a 5 minute walk.

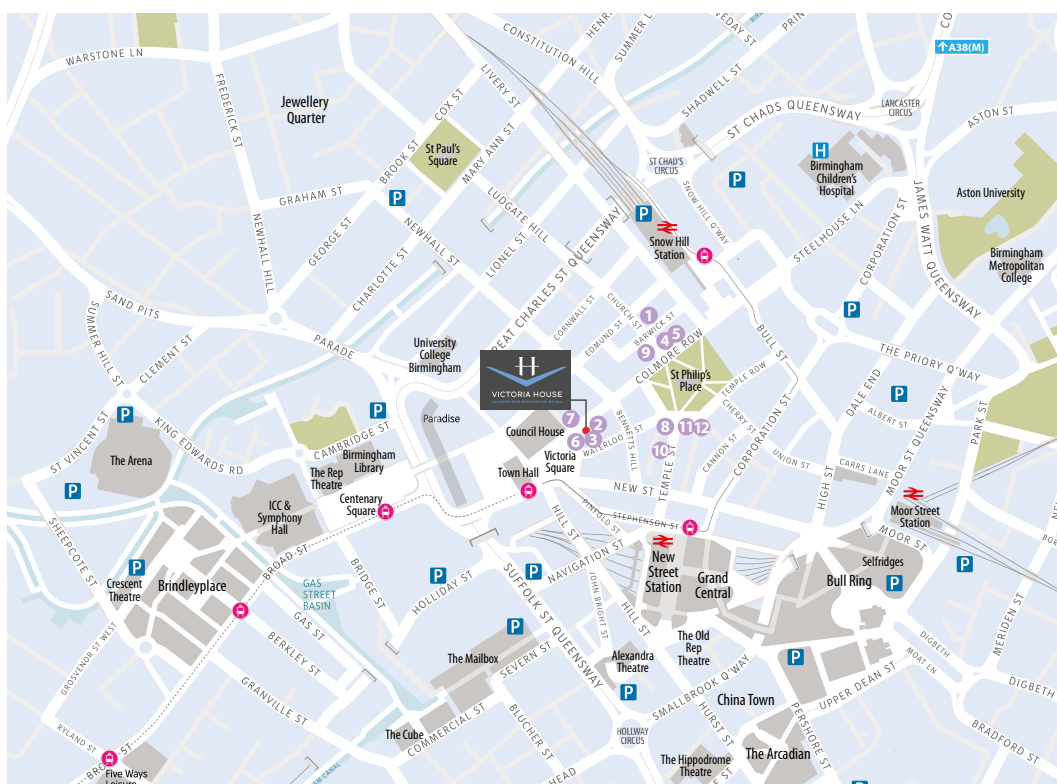
All major bus routes are located on Colmore Row.

Junction 6 of the M6 motorway is approx. 2 miles north of the City Centre accessed via A38M (Aston Expressway).



#### Local Amenities include:

- 1 Hotel Du Vin
- 2 The Colmore
- 3 Pure Bar and Kitchen
- 4 The Grand Hotel
- 5 The Alchemist
- 6 Java Lounge
- 7 Starbucks
- 8 Fumo
- 9 Gauchó
- 10 The Botanist
- 11 The Ivy
- 12 Riva Blu



For further details and to arrange a viewing please contact:



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IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. June 2025.