

# News

30.03.17

## **Morgan Sindall hands over £30 million Birmingham office**

Morgan Sindall is celebrating reaching practical completion and handing over the £30 million, 55 Colmore Row building to its developer customer, IM Properties (IMP).

Regarded as Birmingham's key city centre commercial development of the year, 55 Colmore Row has witnessed a remarkable transformation since Morgan Sindall started on site in the summer of 2015.

Its 160,000 sq ft of Grade A space is housed behind the building's Grade II listed Victorian façade and set over six storeys. The remodeled new-build sections provide the high-quality, modern office space the city's burgeoning financial and professional sector demands.

Significant restoration and retention works have been carried out to the building's foyer and major works to integrate the original lifts with the new-build areas and new service cores have been completed.

Law firm Pinsent Masons has already signed up for 40,000 sq ft over two floors, and upmarket Argentinian restaurant chain, Gaucho, has taken 5,000 sq ft on the lower ground-floor. Talks are also underway with another high-end leisure operator.

IMP's investment director, John Hammond, sees the redevelopment as a key element of Colmore Row's renaissance, helping bring the historic boulevard back to its origins as the heart of the city's business community.

"I have to admit I'm extremely proud of what we've achieved at 55 Colmore Row. Many were daunted by the enormity of this project and thought we were brave to take it on.

"However, from the beginning, we had a clear vision of how we wanted to inject a new energy and life into the building. Thanks to our highly skilled in-house project delivery team, we have managed with construction partners, Morgan Sindall, to pull off an extremely complex build, in a tight site, and most importantly to budget."

Morgan Sindall's area director for the Midlands, Richard Fielding, added: "By any measure, this is an enormously significant project for the city and region. It raises the bar in terms of quality and, as the pre-lets demonstrate, it is meeting the high demand for commercial accommodation in the city.

"Naturally, we're very proud of what we've helped to achieve here as part of a team led by the vision of IM Properties. Birmingham is our home and we are very pleased to have delivered this project in the heart of the second city."

The office space will now undergo internal fit out before the first tenants move in in early summer.

For more information about this news release please contact Steve Sanders at Influential on 0161 935 8474 / 07827 892 673 or email [sanders@thisisinfluential.com](mailto:sanders@thisisinfluential.com)