5 Lower Temple Street

TO LET

935 – 1,198 ft² (87–111.30 m²)

- Excellent city centre location
- Attractive self contained office suites
- Close proximity to New Street Railway Station
- Competitive rent and flexible lease terms

BIRMINGHAM  B2 4JD
Location
The property is located on Lower Temple Street at the heart of Birmingham’s commercial centre. Birmingham New Street station is within easy walking distance and there are several public car parks located close by. The building is well located for public transport and the national motorway network is easily accessible via the A38M Aston Expressway.

Description
5 Lower Temple Street comprises a five storey building with an attractive stone façade. The building is served by a passenger lift. The accommodation is self contained with male and female WCs and a kitchen facility. All suites are open plan in layout and have been refurbished to include LG7 compatible lighting, perimeter trunking, central heating, new carpeting and painted plastered walls.

Floor Areas
Second Floor Suite 1 - 1,198 ft² (111.30 m²)
Second Floor Suite 2 - 935 ft² (87 m²)

Lease Terms
The accommodation is offered by way of a new effectively full repairing and insuring leases from the landlord on terms to be agreed.

Service Charge
A variable service charge is payable in respect of the services provided by the landlord.

Business Rates
The occupier will be liable for the payment of Business Rates direct to the Local Authority.

VAT
All prices quoted are exclusive of VAT unless otherwise stated.

Use
The accommodation can be used for B1a office purposes only.

Legal Costs
Each party will be responsible for their own reasonable legal costs incurred in the preparation of legal documentation.

Viewing
Strictly by appointment with the agents.

CONTACTS
Richard F Brewer
Vicki Burnett

SUBJECT TO CONTRACT