



# TO LET

Attractive 2<sup>nd</sup> Floor Office Suite  
1,262 Sq Ft (117.2 Sq M)

**Suite 1, 5 Lower Temple Street**  
Birmingham, B2 4JD



# SUITE 1, 5 LOWER TEMPLE STREET



**Suite 1, 5 Lower Temple Street, Birmingham, B2 4JD**



**Second floor office suite available within five storey building with attractive facade in city centre location.**

- Attractive office suite
- 1,262 sq ft (117.2 sq m) second floor suite
- Flexible lease terms



**Charles Warrack 07977 512 965**



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# Second floor office suite in city centre location

## Location

The property is ideally situated on Lower Temple Street, immediately opposite Birmingham New Street train station.

## Description

5 Lower Temple Street comprises a five storey building with an attractive stone façade. The building is served by a passenger lift (to 4th floor only) and staircase.

The subject accommodation comprises a second floor office suite.

The suite is predominantly open plan in layout and includes perimeter trunking, central heating, kitchen facilities, carpeting and painted plastered walls.

## Accommodation

| Suite | Floor  | Sq M  | Sq Ft |
|-------|--------|-------|-------|
| 1     | Second | 117.2 | 1,262 |

(IPMS 3 basis)

## Rent

£19,000 per annum exclusive of VAT, subject to contract.

## Tenure

Leasehold.

## Lease Terms

Available on an effective full repairing and insuring basis, on terms to be agreed.

## Business Rates

Interested parties should verify the Rateable Value and likely rates payable directly with the local authority or Valuation Office Agency.

## Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Legal Costs

Each party is to pay its own legal costs.

## Service Charge

A service charge will apply for the services provided by the landlord.

## EPC

Energy Performance Rating C.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the joint letting agents.

Charles Warrack

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# SUITE 1, 5 LOWER TEMPLE STREET



Licence Number - 100022432 - Not to Scale



## Approximate Travel Distances



### Locations

- Wolverhampton 18.4 miles
- Coventry 20.2 miles
- Leicester 44.9 miles



### Nearest Station

- New Street 0.4 miles



### Nearest Airport

- Birmingham Int 4.9 miles



**RICS**

#### Please Note

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Particulars dated May 2023.

Photographs dated May 2023.