

FULLY FITTED  
BOUTIQUE OFFICES  
TO LET 3,156 SQ FT



67

TEMPLE ROW

BIRMINGHAM | B2 5LS



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PENTHOUSE  
OFFICE  
WITH  
PRIVATE  
TERRACES



## Overview

**67 Temple Row** is located in the heart of Birmingham, overlooking the prestigious St Philip's Cathedral.

The location is supported by a vibrant mix of high-quality independent and national restaurants, bars and coffee shops, strengthening its appeal as a dining and entertainment destination.

## Description

The building benefits from a period facade, with the office suites accessed directly off Temple Row, adjacent to The Ivy Restaurant.

The 3rd Floor suite has undergone a full refurbishment and Cat A+ fit-out, ready for immediate occupation. The suite also benefits from two terraces which overlook Cathedral Square and Temple Street respectively.

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## Specification



Fully fitted 'plug & play' office suite



2x private terraces for the 3rd Floor occupier, providing excellent views over Cathedral Square



Fit-out includes 28x desks, 2x meeting rooms, collaboration spaces and a kitchen and breakout



high quality refurbished toilets included within the demise



Brand new VRF heating and cooling

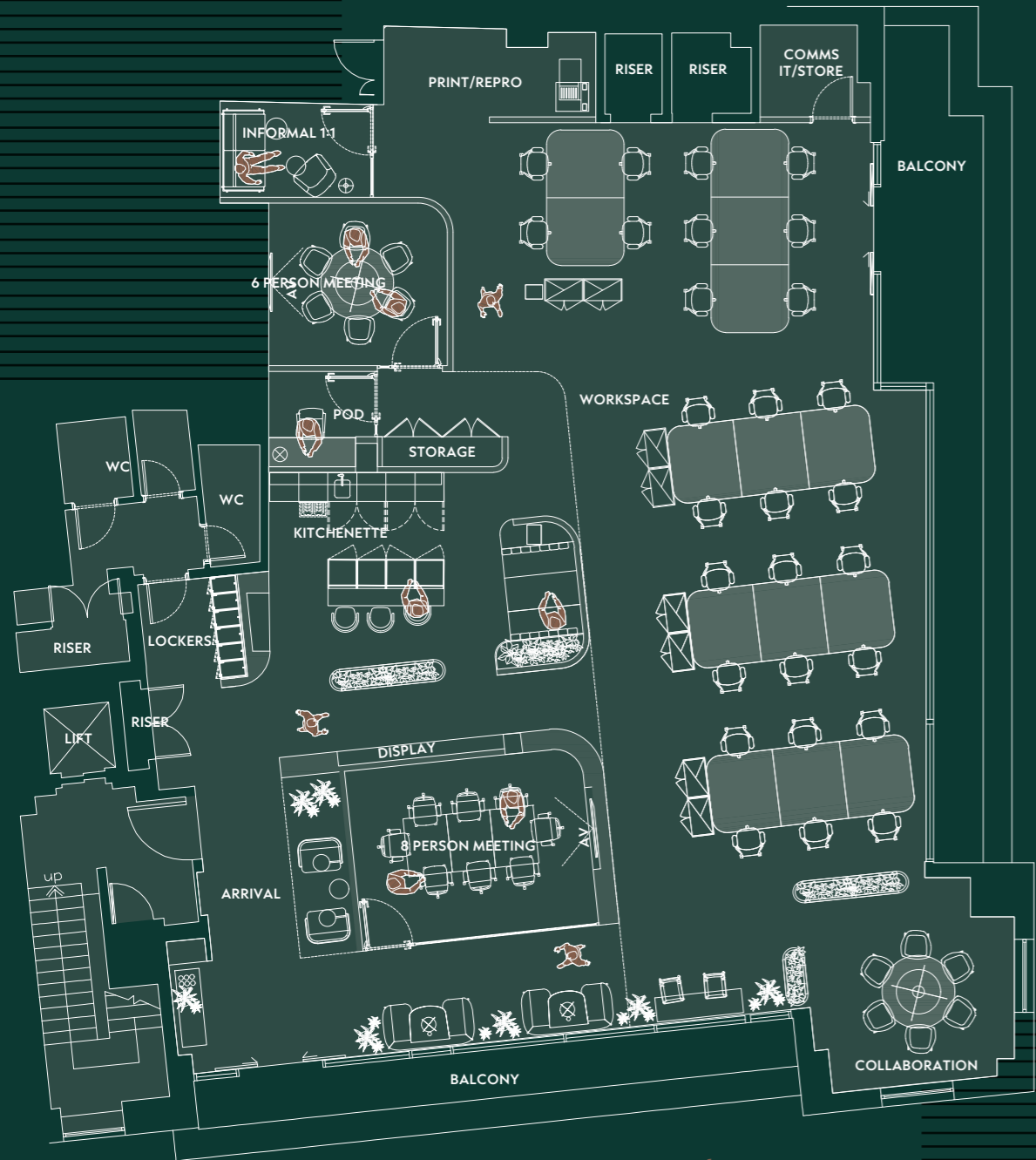


Newly refurbished common areas including intercom entrance, lift lobby and stairwell



Lift access to floors

# Third Floor



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TEMPLE STREET

*the Bullring*

➔ BIRMINGHAM NEW STREET



SAN CARLO



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RIVA

TEMPLE ROW

THE IVY

BLANK STREET COFFEE

ST PHILIPS CATHEDRAL

DAMASCENA



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## Location

**67 Temple Row** benefits from being positioned in the centre of Birmingham's Central Business District. There are many restaurants located nearby which include The Ivy, Riva Blu, and San Carlo. There are also a number of coffee shops and eateries including the new Blank Street Coffee Shop, Damascena and Philpotts.

67 Temple Row is conveniently situated just 320 metres from the entrance to Birmingham New Street Station, which serves Birmingham's passengers via regional and national rail routes. Additionally, Birmingham Snow Hill Station is less than 5 minutes' walk from the Property.

Temple Row is also served by the Midland Metro, with tram stops situated on nearby Bull Street and Corporation Street. Colmore Row is also served by regional bus routes.



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## Legal & Surveying Costs

Each party to bear own legal and surveying costs.

## EPC

B rating.

## VAT

We understand that the Property is elected for VAT.

## Tenure

Available by way of a new lease via the landlord, with terms to be agreed.

## Rent

Upon application to the agents.

## Contacts

For further information or to arrange a viewing please contact the joint agents:

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