

TO LET

Attractive Office Suites
780 - 2,909 Sq Ft
(72.46 - 270.25 Sq M)

5 Lower Temple Street
Birmingham, B2 4JD

5 LOWER TEMPLE STREET



5 Lower Temple Street, Birmingham, B2 4JD



Upper floor office suites available within five storey building with attractive facade in city centre location.

- Attractive office suites
- 1,194 sq ft - 2nd Floor (front)
- 935 sq ft - 2nd Floor (rear)
- 780 sq ft - 4th Floor
- Flexible lease terms



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Upper floor office suites 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 3rd floor only) and staircase.

The suites are predominantly open plan in layout and include perimeter trunking, central heating, kitchen facilities, carpeting and painted plastered walls.

Accommodation

Floor	Sq M	Sq Ft
2 nd Floor (front)	110.92	1,194
2 nd Floor (rear)	86.87	935
4 th Floor	72.46	780
(IPMS 3 basis)		

Rent

The quoting rent is £15.00 per sq ft per annum exclusive, 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 lettings.

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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Or our joint agents JLL 0121 643 6440



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

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Particulars dated May 2023.
Photographs dated May 2023.