

Birmingham, B2 5DB

TO LET

Leasehold | City Centre Office Suite | 1,948 Sq Ft (180.97 Sq M)



Location

31 Temple Street is located in the heart of Birmingham city centre. The building benefits from excellent transport links, with the city's main train, bus, and metro stations all within a 5 minute walk. Temple Street itself is home to some of Birmingham's premier restaurants and bars and benefits from proximity to the Colmore Row Business District.

Description

31 Temple Street has undergone a comprehensive refurbishment and provides a premium offering in Birmingham city centre. The building is accessed via a concierge-style front desk and offers numerous high-end features, including a screening room, fitness studio, cycle store, locker rooms and showers.

Suite 2E comprises open plan office accommodation, benefitting from a modern specification, including raised access floors, LED lighting, air conditioning and exposed services. Communal showers, WCs, meeting rooms and a kitchen are available to each floor.

One car parking space is available.

Accommodation

The accommodation has been measured on a Net Internal Area basis; the approximate area comprises:

| Suite | Sq Ft | Sq M |
|----------|-------|--------|
| Suite 2E | 1,948 | 180.97 |



Amenities







Fully Fitted



Reception



Air Con

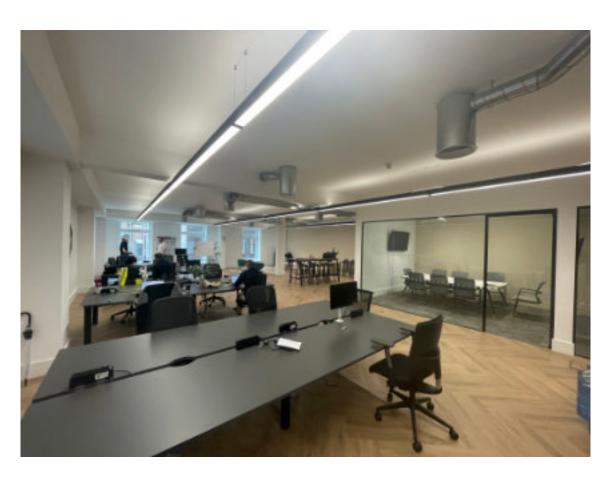




Fitness Studio











Further information

Tenure

The suite is available by way of a sub-lease or assignment.

The suite is currently let on a 5 year term expiring on 29th December 2027.

There is a tenant's only break option at the 3rd anniversary of the term, 30th December 2025.

Rent

£71,102 per annum exclusive.

Business Rates

The incoming tenant will be responsible for all business rates, which are currently estimated at £11.00 per sq ft.

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 to be responsible for their own legal cots incurred in this transaction.

Service Charge

There is a service charge in respect of the common parts, budgeted at £7.00 per sq ft for the year 22/23.

EPC

The property has an EPC Rating of A.

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.





31 Temple Street, Birmingham





Approximate Travel Distances



Locations

- Colmore Row Business District 3 mins walk
- China Town 9 mins walk
- · Jewellery Quarter 15 mins walk



Nearest Station

- New Street 3 mins walk
- Snow Hill 4 mins walk
- Moor Street 8 mins walk



Nearest Airport

• Birmingham International - 13 mins by rail



Viewings



- Jack Dutton
- **©** 0121 561 7883
- 07814 069 462
- ☑ jack.dutton@fishergerman.co.uk



- Arjun Delay
- © 0121 561 7884
- 07966 469 240
 - arjun.delay@fishergerman.co.uk

fishergerman.co.uk



Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.