

TO LET

Attractive Office Suite/Retail
Opportunity

1,028 Sq Ft (95.48 Sq M)

Suite E, The Burlington

Lower Temple Street, Birmingham, B2 4JD

SUITE E, THE BURLINGTON



**Suite E, The Burlington, Lower Temple Street,
Birmingham, B2 4JD**



**Attractive first floor office/retail unit available within
the landmark Burlington.**

- Attractive and prominent suite
- 1,028 sq ft (95.48 sq m)
- Flexible lease terms



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Attractive and prominent suite

Location

The property is superbly situated on Lower Temple Street, almost adjacent to Birmingham New Street train station.

Description

The suite comprises an attractive office/retail unit within the landmark Burlington development.

Accommodation

Floor	Description	Sq M	Sq Ft
First	Office/retail	95.48	1,028

Rent

£16,500 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

The Rateable Value is £10,750.

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

The EPC is C 71.

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.

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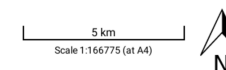
Or our joint agents Wright Silverwood
0121 454 4004



SUITE E, THE BURLINGTON



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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



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