



To Let

Attractive self-contained office suites in the heart of Birmingham's commercial centre

- Excellent location close to Grand Central and West Midlands Metro
- Within walking distance of all amenities
- Refurbished suites available
- Lift to all floors
- Access control

5 Lower Temple Street

Birmingham, B2 4JD

1,200 sq ft

111.48 sq m

Reference: #18750

5 Lower Temple Street

Birmingham, B2 4JD



Summary

Available Size	1,200 sq ft / 111.48 sq m
Rent	£15 per sq ft
EPC	Property graded as D-E (Third Floor - 76(D), Fourth Floor - 115(E), Second Floor - 70 (C))

Location

The property is located on Lower Temple Street in the heart of Birmingham's commercial centre and directly opposite to the new rear entrance to Birmingham New Street railway station. The West Midlands Metro stop is located outside of Birmingham New Street and all convenience amenities including food and beverage outlets are located nearby. There are several public car parks located within close proximity. The building is well located for public transport and the national motorway network is easily accessible via the A38(M) Aston Expressway.

Description

5 Lower Temple Street offers refurbished office suites that can accommodate a variety of requirements and benefits from lift access to all floors. Approached via a shared ground floor entrance off Lower Temple Street, the second floor comprises two separate suites that are capable of being let separately or combined. The third floor offers a self-contained suite retaining some light partitioning and a dedicated kitchen area together with WCs. A fourth floor suite is also available.

The suites have been refurbished to include suspended ceilings incorporating LED lighting and new carpet floor coverings with the remaining specification including central heating, plaster painted walls and perimeter trunking.

Accommodation

Floor/Unit	Size	Rent	Availability
4th	780 sq ft	£15 /sq ft	Let
2nd	935 sq ft	£15 /sq ft	Let
3rd	2,224 sq ft	£15 /sq ft	Let
2nd	1,200 sq ft	£15 /sq ft	Available

Terms

The accommodation is offered by way of a new effectively full repairing and insuring leases from the landlord on terms to be agreed.

Service Charge

A service charge will be payable by the ingoing tenant towards the cost of heating, internal and external maintenance, lift and management. Further details are available upon request.

Legal Costs

Each party is to bear their own costs.

VAT

All figures quoted are exclusive of VAT which we understand will be applicable.

Evie Davies

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Steven Hannaford

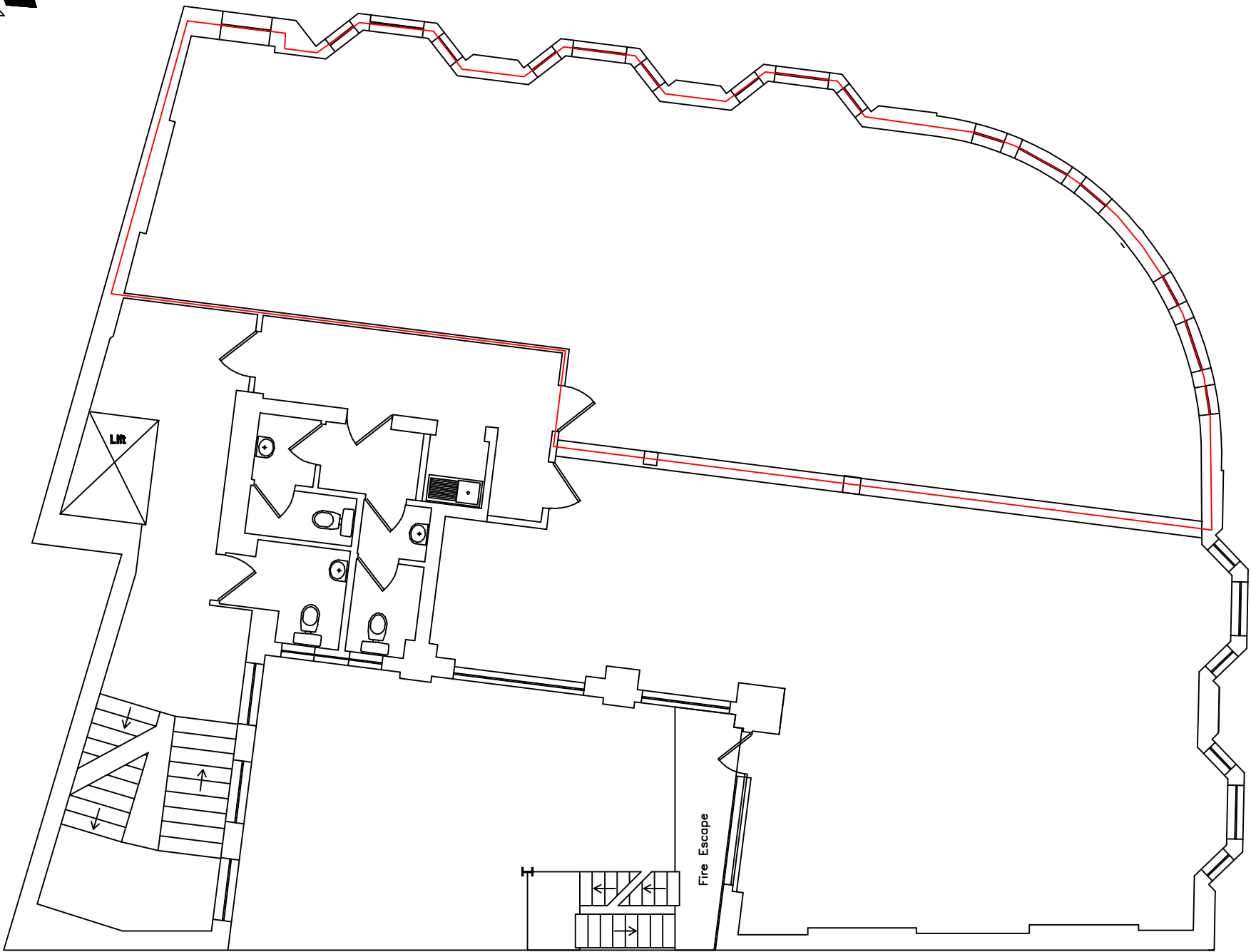
0121 634 6516 | 07935 354501
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Lower Temple Street

Shakespeare
Pub



Stevenson Street

2nd Floor Plan

This drawing should not be used.
The contractor is to check all dimensions on site and inform the
Contract Administrator/ Project Manager of any discrepancies.
All works to be carried out in accordance with Building Regulations, Codes
of Practice and British Standards.
This drawing is to be used in conjunction with all other contract
drawings and specifications.
Hortons' Studio Limited is not liable for any works that are carried out
as a result of these drawings.

rev	date	details
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NOTES

Date: 30th November 2010

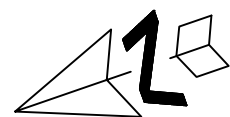
Project: Front Suite
5 Lower Temple Street
Birmingham

Drawing Title:
Lease Plan

Drawing No:
006/2001/front_lease_plan

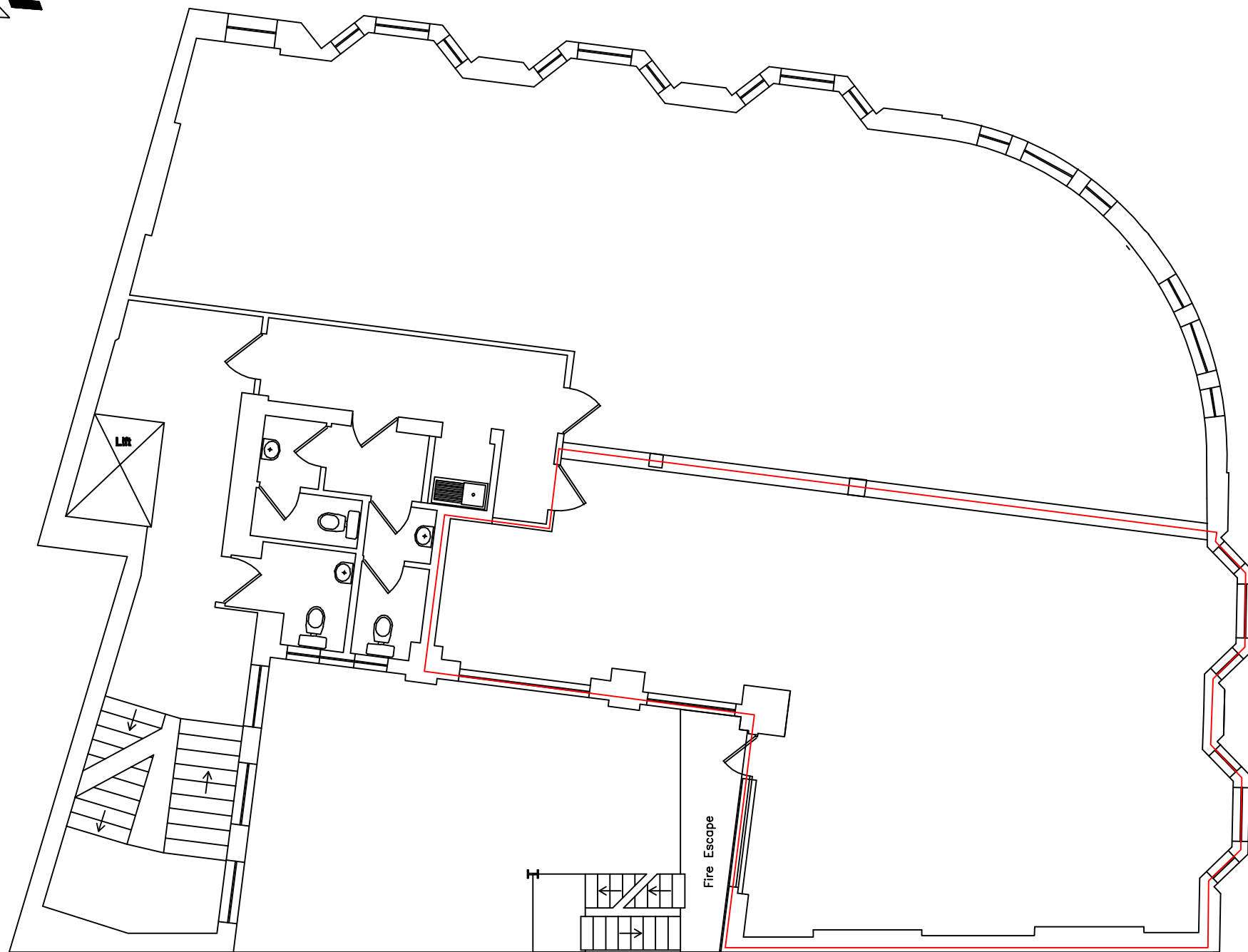
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Lower Temple Street

Shakespeare
Pub



Stevenson Street

2nd Floor Plan

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NOTES

Date: 30th November 2010

Project: Rear Suite
5 Lower Temple Street
Birmingham

Drawing Title:
Lease Plan

Drawing No:
006/2002/rear_lease_plan

Scale @ A3:
1:100

Drawn by:
JS



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rev	date	details
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Project:
5/9 Lower Temple Street
Birmingham

Drawing No:
006/3001

Drawn by:
SP



Stevenson Street

3rd Floor Plan

