

### 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

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2nd Floor Plan

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**NOTES** 

Project: Front Suite
5 Lower Temple Street
Birmingham

Date: 30th November 2010

Drawing Title: Lease Plan

Drawing No:

006/2001/front\_lease\_plan

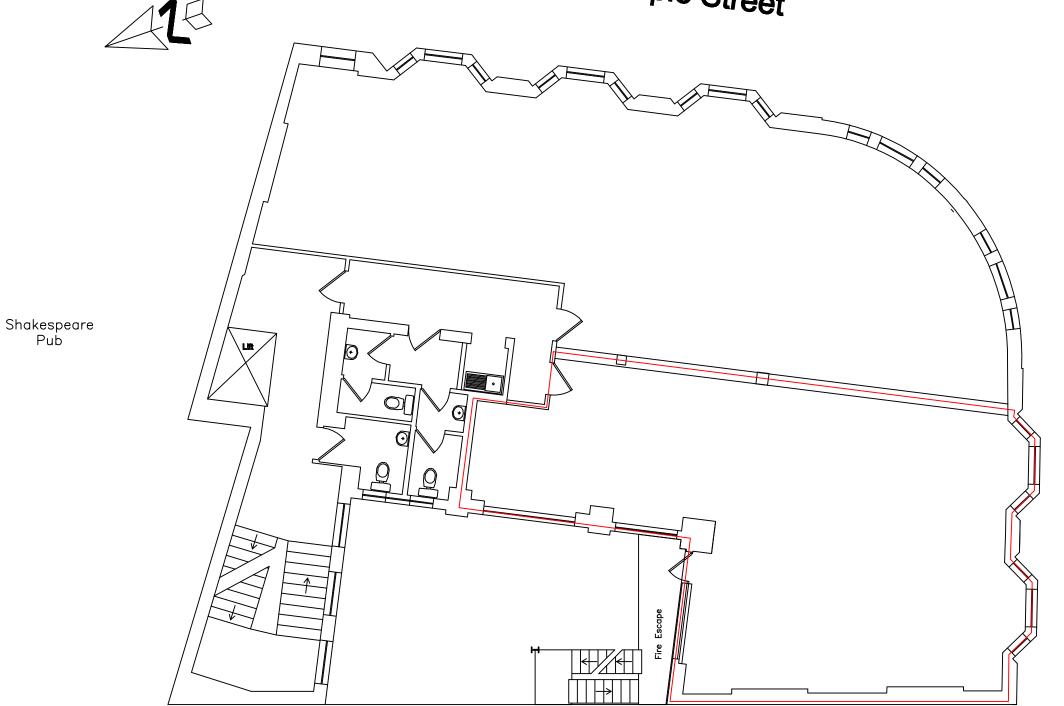
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Drawn by JS



31a Colmore Row Birmingham B3 28U Tel 0121 236 6481 Fax 0121 236 6548 email: jalater@hortons .co.uk

# Lower Temple Street



2nd Floor Plan

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Date: 30th November 2010

Project: Rear Suite

5 Lower Temple Street Birmingham

Drawing Title:

Lease Plan

Drawing No:

Stevenson Street

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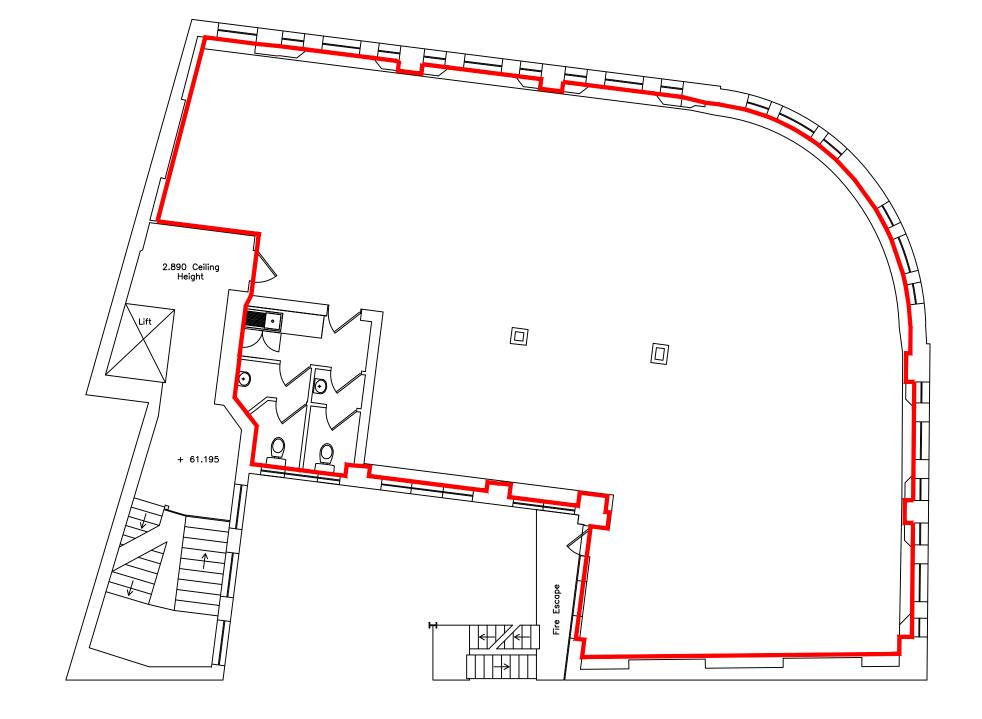
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# Lower Temple Street



3rd Floor Plan

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work is to comply in every aspect with Building Regulations, Codes 
Practice and British Standards. 
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Stevenson Street

Date: February 2015

Project:

5/9 Lower Temple Street Birmingham

Drawing Title: Third Floor Plan Lease Plan

Drawing No:

006/3001

Scale @ A3: 1:100 Drawn by:



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