5 Lower Temple Street
Birmingham
B2 4JD

- Attractive self-contained office suite
- 780 sq ft
- Flexible lease terms

Lease Opportunity

Tel: 0121 643 9337  Fax: 0121 643 6407  johnsonfellows.com
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 and staircase.

The subject accommodation is an attractive self-contained office suite on the 4th floor. The suite is self-contained with male and female WCs and a kitchen facility. The suite is predominantly open plan in layout and includes perimeter trunking, central heating, carpeting and painted plastered walls.

ACCOMMODATION
The available suite is 780 sq ft.

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

BUSINESS RATES
Interested parties should verify the Rateable Value and likely rates payable directly with the local authority or Valuation Office Agency.

LEASE TERMS
The accommodation is offered by way of a new effectively full repairing and insuring lease, direct from the landlord, on terms to be agreed. The quoting rent is £15.00 per sq ft pax, subject to contract.

ENERGY PERFORMANCE CERTIFICATE
D79

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.
TO LET – ATTRACTIVE OFFICE SUITE

VAT
VAT will be payable, where applicable.

VIEWING
All viewings by prior appointment with this office.

CONTACT
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Tel: 0121 234 0457
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Or joint agent JLL, contact Vicki Burnett 0121 233 2898.

SUBJECT TO CONTRACT
TO LET – ATTRACTIVE OFFICE SUITE

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