

To Let

Office Premises

**3 Temple Row West,  
Birmingham,  
B2 5NY**



**Approximately 390 sq ft (36.30 sq m)**

- Small suite in the heart of the City
- Flexible lease available
- Close to all main transport links
- Immediately available

### Location

3 Temple Row West presents high quality boutique office accommodation centrally located in the heart of the Colmore Business District.

Overlooking St Philips Square and the Cathedral, 3 Temple Row West offers a perfect balance between modern and traditional.

### Description

The exterior of the building benefits from a beautiful rendered facade with period architectural details, while an impressive panelled entrance leads to contemporary internal facilities including new LED lighting, metal suspended ceilings and an energy efficient electric heating system.

### Specification

The property is located at first floor level and benefits from the following specification:

- 4-person passenger lift with integrated security access control
- New flat panel LED lighting
- Metal suspended ceilings
- Energy efficient electric heating system
- Male and female WC's located on each floor
- Shower facilities
- EPC - D95

### Accommodation

The suite totals approximately 390 sq ft (36.30 sq m).

### Tenure

The suite is available on flexible lease terms. Further details are available from the agent.

### Rent

On application.

### Business rates

Further details are available from the agent.

### EPC

D 95.

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Viewings

Strictly by appointment with the agents.

### Alex Evans

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