



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET – ATTRACTIVE OFFICE SUITES

**5 Lower Temple Street
Birmingham
B2 4JD**

- Attractive self-contained office suites
- 935 sq ft – second floor suite
- Flexible lease terms



Lease Opportunity

Tel: 0121 643 9337 Fax: 0121 643 6407

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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 (to 4th floor only) and staircase.

The subject accommodation comprises a second floor office suite. The suites are 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, kitchen facilities, carpeting and painted plastered walls.

ACCOMMODATION

The available 2nd floor suite is 935 sq ft. (IPMS 3 basis).

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 currently let and the availability is subject to the landlord agreeing a lease surrender from the existing tenant. Subject to availability (a lease surrender happening). 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

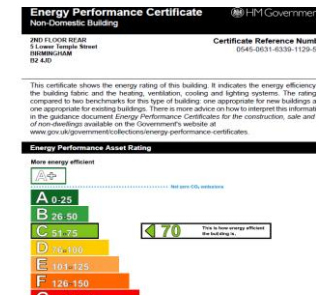
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LEGAL COSTS

Each party is to pay its own legal costs.

SERVICE CHARGE

A service charge will apply for the services provided by the landlord.



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VAT

VAT will be payable, where applicable.

VIEWING

All viewings by prior appointment with this office.

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512965

Or joint agent JLL, contact Vicki Burnett 0121 233 2898.

SUBJECT TO CONTRACT

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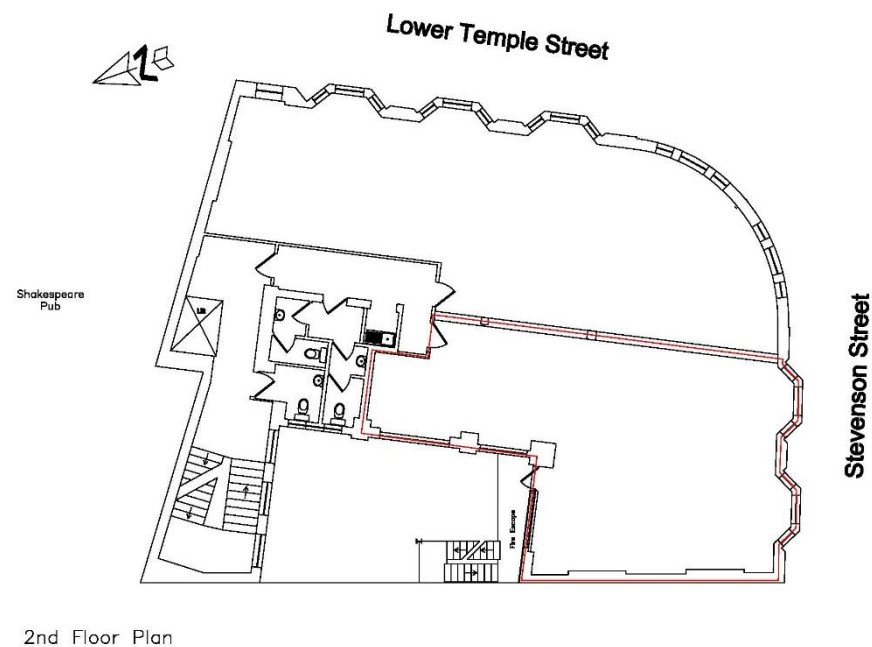
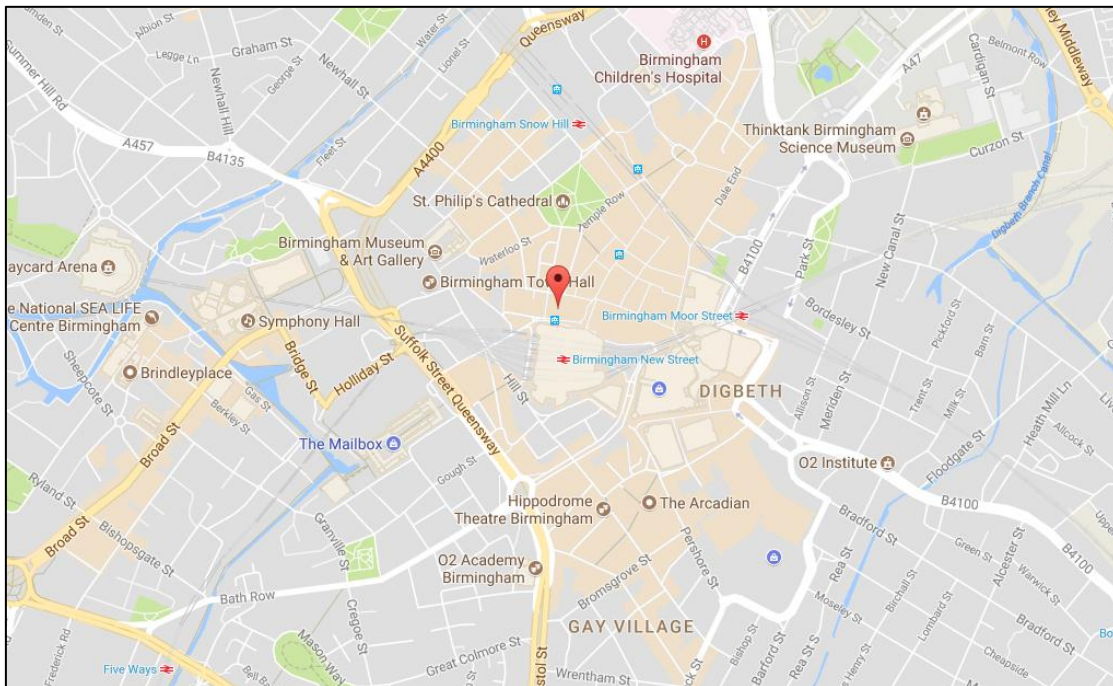
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