



Portman House

5-7 Temple Row West, Birmingham, B2 5NY

**Prime City Centre Office
Overlooking St Phillips
Square in the Heart of the
Central Business District
(CBD).**

904 sq ft
(83.98 sq m)

Portman House, 5-7 Temple Row West, Birmingham, B2 5NY

Description

Portman House comprises a ground floor coffee shop with three upper floors of office accommodation overlooking St Phillip's Square in the heart of Birmingham City's business district.

A common entrance door leads to the ground floor reception foyer with staircase access to the upper floors.

The entire third floor is available to let comprising four large open plan rooms benefiting from:

- Air Conditioning
- Carpet Flooring
- Suspended Ceiling with Inset LED Lighting
- Perimeter Power and Data
- Original Sash Windows with Secondary Glazing
- Intercom Access and CCTV
- Character feature Fireplace
- Refurbished Communal Toilets
- Kitchen Facilities

Location

Temple Row West occupies a highly prominent location within Birmingham City Centre, overlooking St Phillip's Square at the heart of the Central Business District (CBD).

The property is well placed to benefit from Birmingham's transport infrastructure and is within easy walking distance of the Metro Tram at Bull Street and Snow Hill and New Street Railway Stations.

The CBD area is Birmingham's premier concentration of professional and business service companies with over 500 companies located in the area.

Terms

The property is available to let on a new lease with length to be agreed.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

We understand both suites qualify for Small Business Rates Relief, subject to tenant's eligibility.

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of communal facilities.

Planning Use

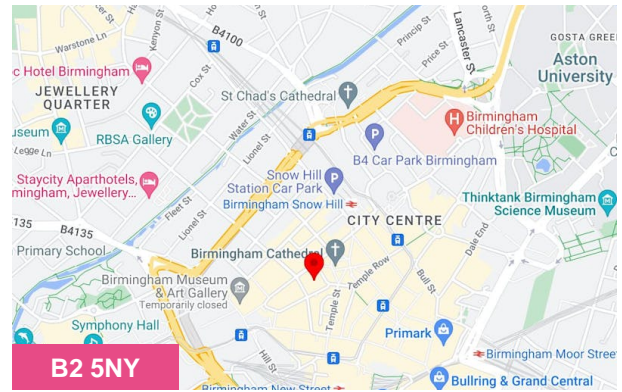
The property has planning under Use Class E.

Services

We understand all mains services are available to the property.

Energy Performance Certificate (EPC)

Energy Performance Certificate (EPC) Available upon request.



Summary

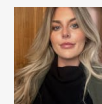
Available Size	904 sq ft
Rent	£13,560 per annum
Business Rates	N/A
Service Charge	£9,894.14 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



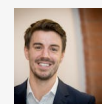
Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com



Sophie Froggatt

0121 638 0500 | 07842013854
sophie@siddalljones.com



Ryan Lynch

0121 638 0800 | 07710022800
ryan@siddalljones.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings / Further Information

Viewings / Further Information strictly via the sole letting agent Siddall Jones.