



## 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

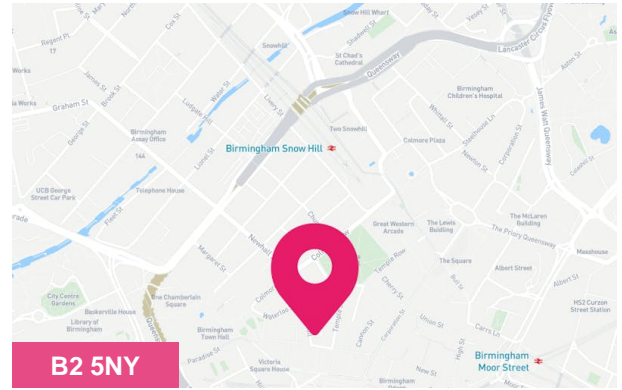
The property has planning under Use Class E.

## Services

We understand all mains services are available to the property.

## Energy Performance Certificate (EPC)

Energy Performance Certificate (EPC) Available upon request.



## Summary

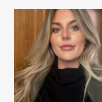
<b>Available Size</b>	904 sq ft
<b>Rent</b>	£13,560 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



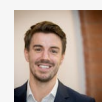
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### **Legal Costs**

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.