



PORTMAN HOUSE, 5-7 TEMPLE ROW WEST, BIRMINGHAM, B2 5NY

OFFICE TO LET | 904 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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

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- 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
  - Four Large Open Plan Rooms
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## 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.

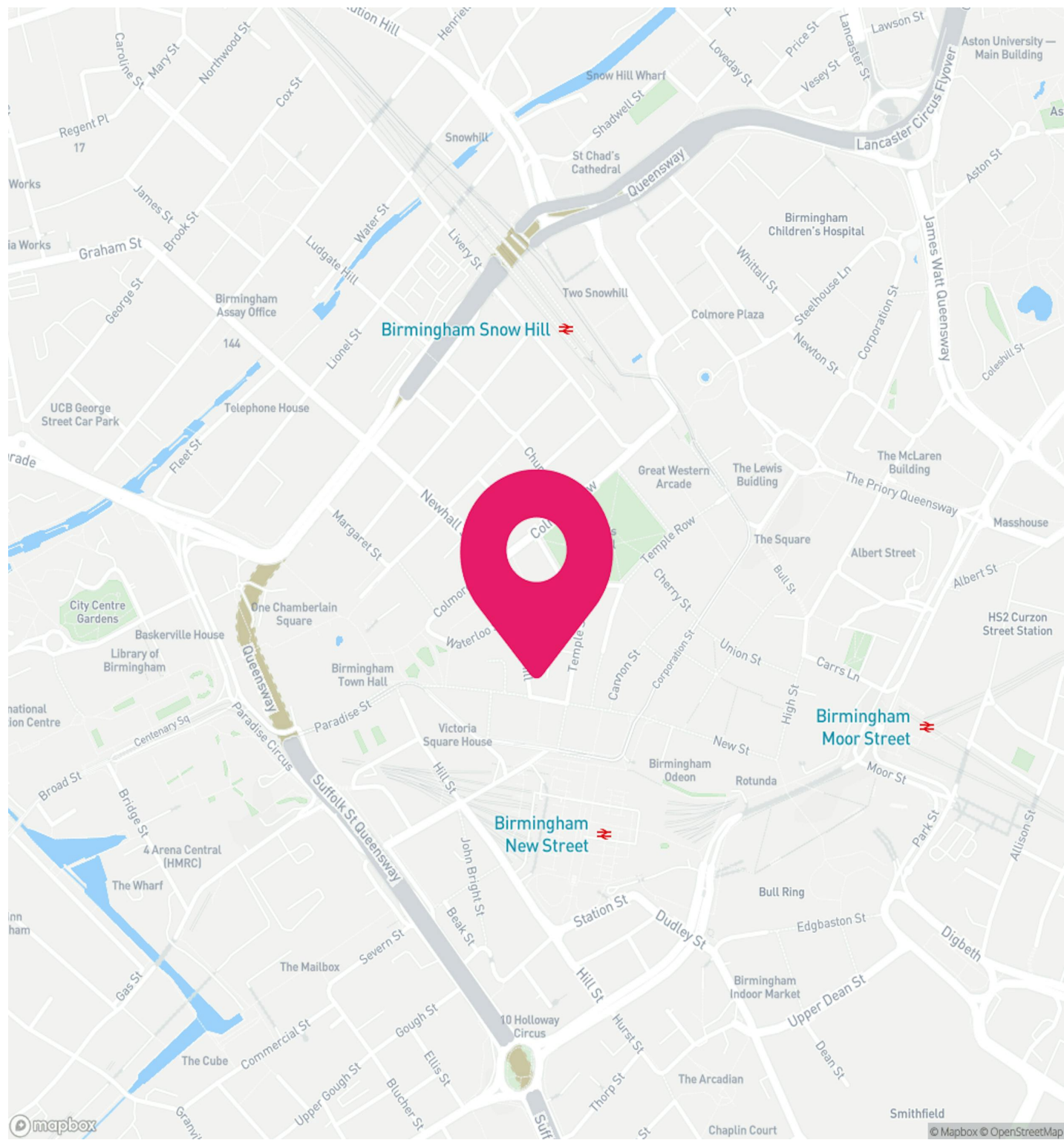


## LOCATION

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.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

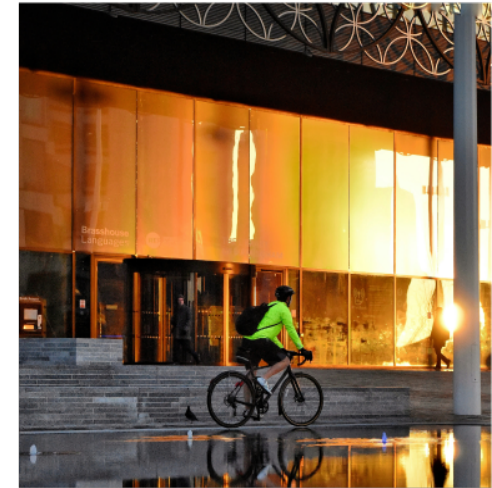
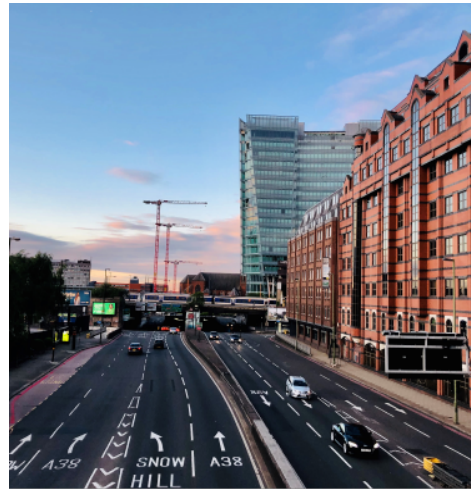
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## AVAILABILITY

Name	sq ft	sq m	Availability
3rd - Floor	904	83.98	Available
<b>Total</b>	<b>904</b>	<b>83.98</b>	

## 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.

## 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.

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£13,560 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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