

2ND FLOOR, PORTMAN HOUSE, 5-7 TEMPLE ROW WEST, BIRMINGHAM, B2 5NY 900 SQ FT (83.61 SQ M)





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

- Central Location
- Original Sash Windows
- Secondary Glazing
- Intercom Access and CCTV







#### DESCRIPTION

Portman House is a prominent and well-located property in the heart of Birmingham's thriving business district, offering a highly desirable mix of retail and office space. The building comprises a ground-floor coffee shop, providing an excellent amenity for both tenants and visitors, along with three upper floors of office accommodation. These office suites benefit from an elevated position, offering views over St Philip's Square, which enhances the overall appeal of the space.

The property offers a range of modern facilities, including 24-hour access and is equipped with intercom access and CCTV security.

Access to the building is via a common entrance, which leads into a ground-floor reception foyer. An internal staircase provides access to the upper floors, with the subject suite being location on the second floor.





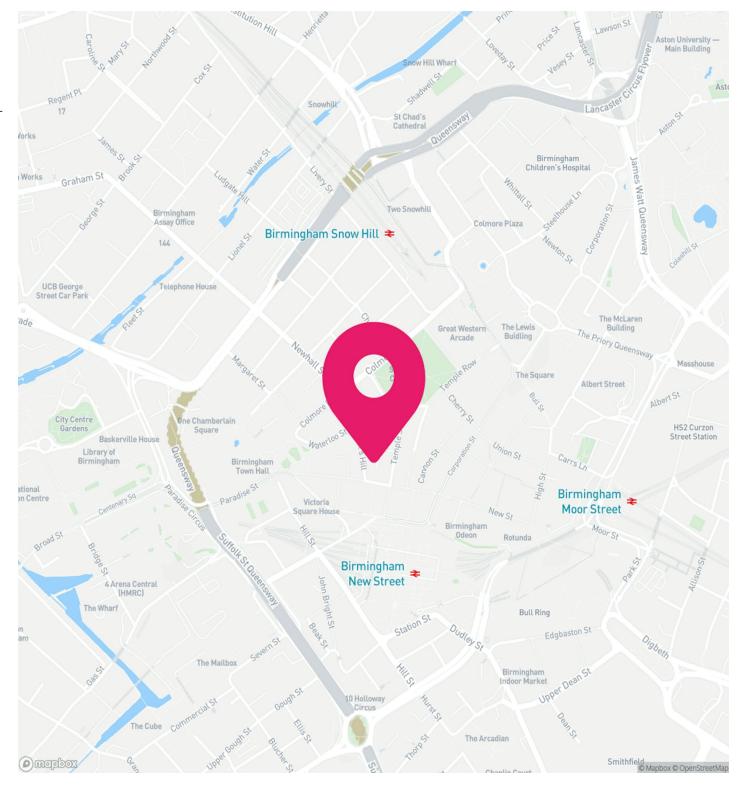


# LOCATION

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.

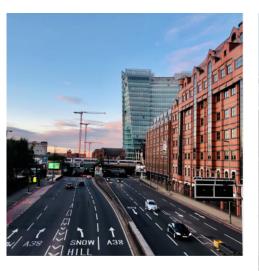
**Central location, global reach**: A strategic location offers quick train connections:

- 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.

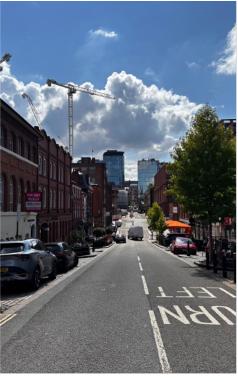
**Join us in Birmingham**: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

#### SIDDALLJONES.COM



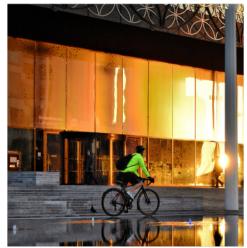


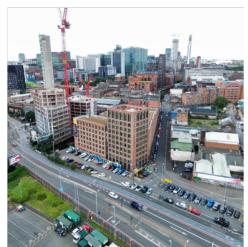


















# TERMS

The property is available on a new lease, with length to be agreed, at  $\pm 12,000$  per annum.

# 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.

# 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 Siddall Jones.

#### SERVICE CHARGE

n/a

# LEASE

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

#### POSSESSION

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

#### ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy antimoney laundering protocols.

#### VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

#### CONTACT



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



Scott Rawlings 0121 638 0500 | 07745521743 scott@siddalljones.com

The above information contained within this brochure is 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 inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/02/2025

# SIDALLONES.COM