

OFFICE | TO LET



2ND FLOOR, PORTMAN HOUSE, 5-7 TEMPLE ROW WEST, BIRMINGHAM, B2 5NY

900 SQ FT (83.61 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

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
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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.



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.

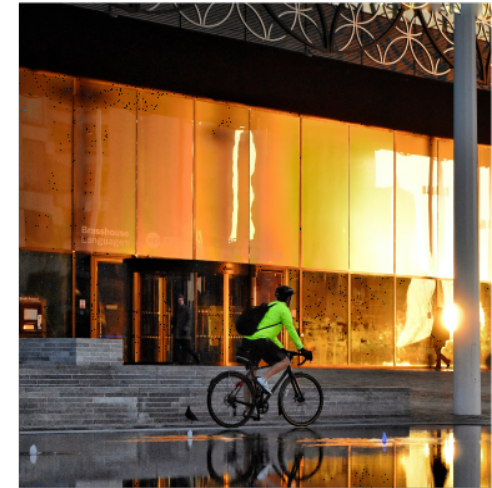
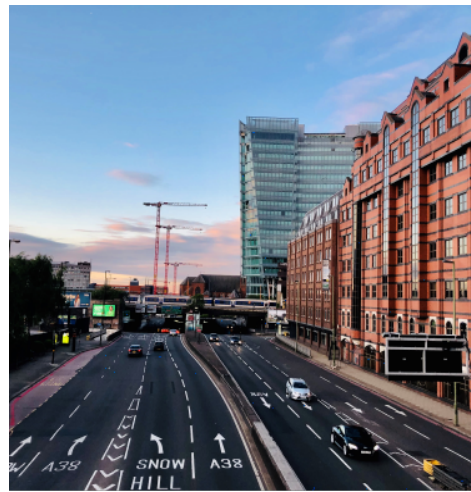
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

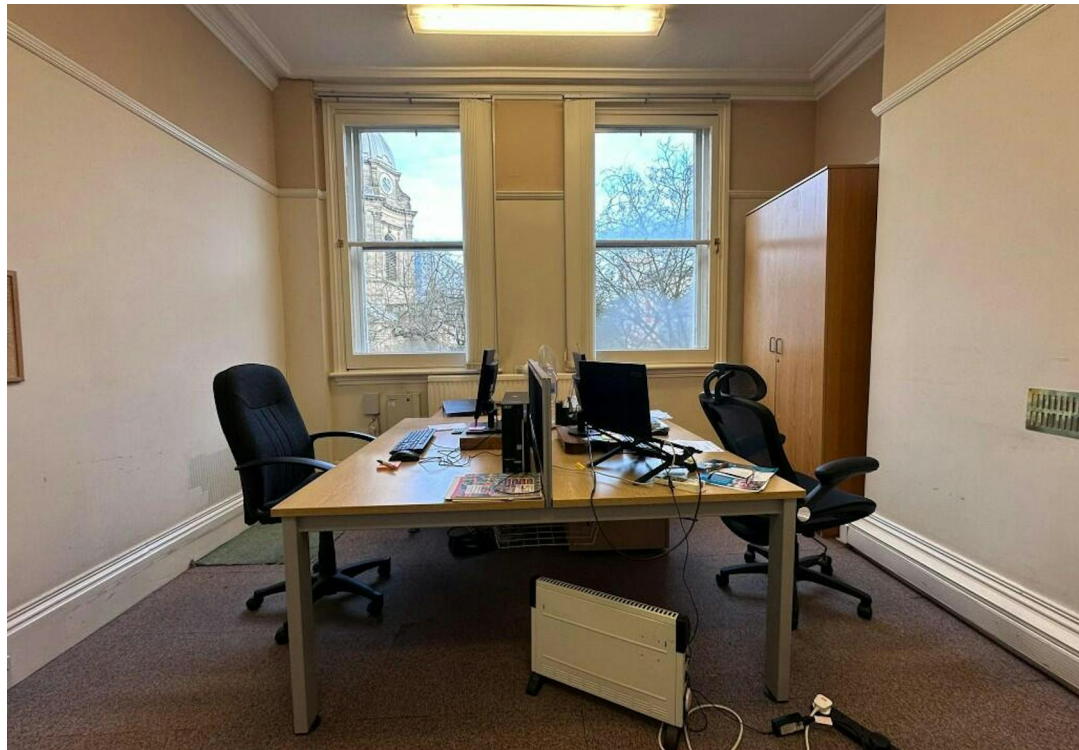
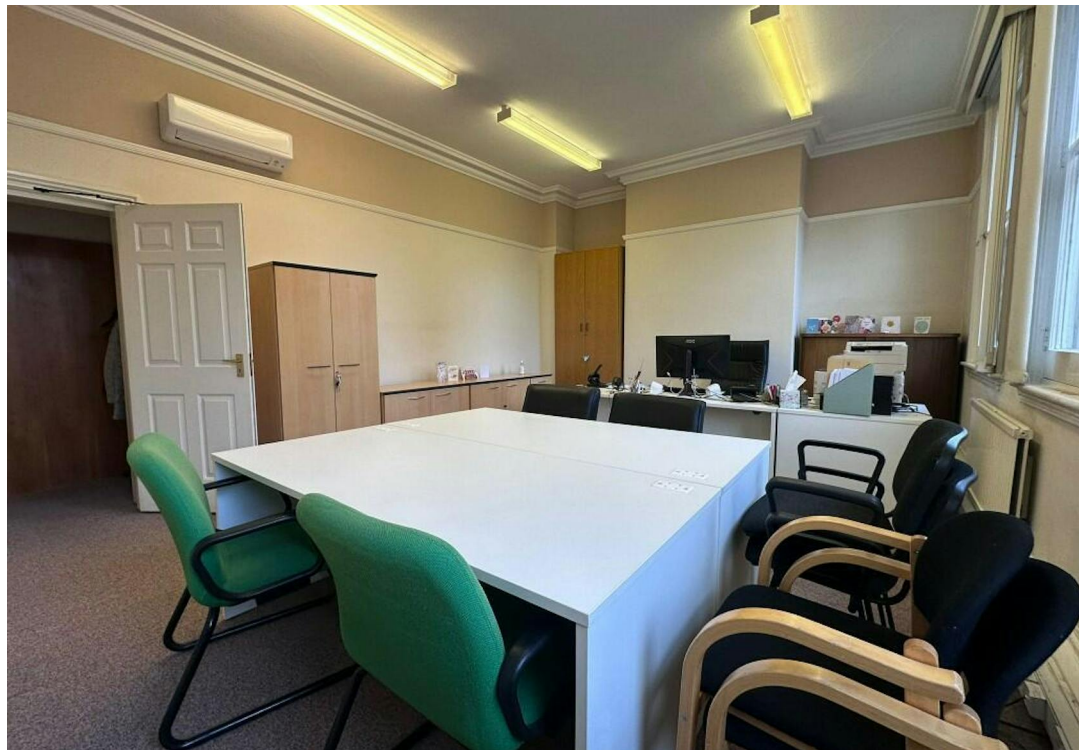
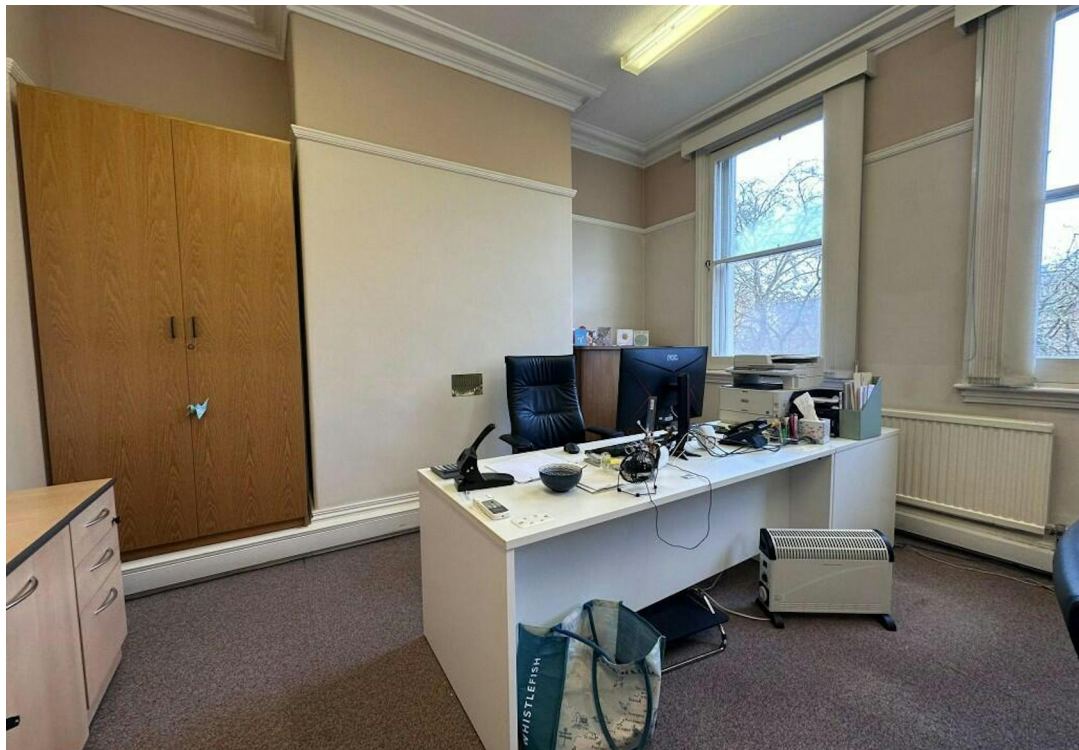
Central location, global reach: A strategic location offers quick train connections:

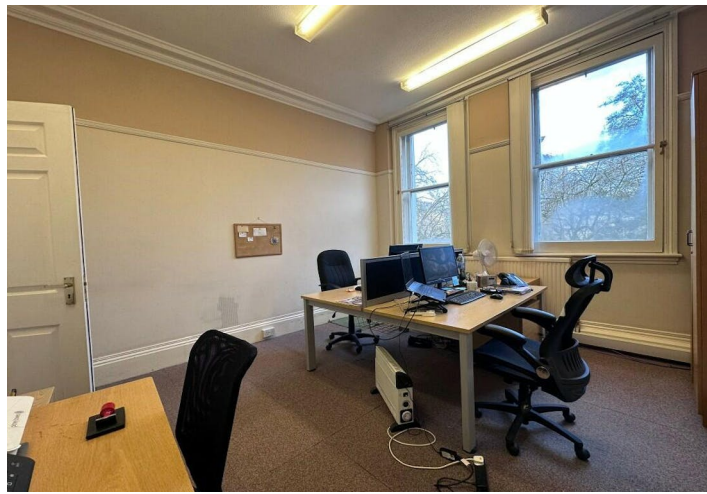
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







TERMS

The property is available on a new lease, with length to be agreed, at £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 anti-money 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

SIDDALL JONES

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