

ONE TEMPLE ROW

Part 11th Floor, Birmingham, B2 5LG

MODERN OFFICE SPACE AVAILABLE ON FLEXIBLE TERMS



Richard Williams
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DESCRIPTION

The office premises comprises an 11th floor open plan modern office suite totalling 3,784 sq. ft. One Temple Row is a purpose built multi-let office tower. The common areas have recently been refurbished to provide brand new amenities and shared roof terrace. The building provides male and female WC's, shower facilities, three passenger lifts, secure on-site parking and is fully DDA compliant.

SPECIFICATION

VRF Air Conditioning
 Raised access floors
 Full height glazing
 Suspended ceiling
 LG7 compliant lighting

ACCOMMODATION

Floor	SQ. M.	SQ. FT.
Part 11 th Floor	351.54 sq. ft.	3,784 sq. ft.



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TENURE

Existing leasehold interest expiring 30th September 2025. Available by way of sub-lease or assignment. A copy of the lease is available upon request

RENT

The passing annual rent is £94,600 per annum
£25.00 per sq ft

BUSINESS RATES

Rateable Value of £53,000

LEGAL COSTS

Each party to bare their own legal costs incurred in this transaction

SERVICE CHARGE

A Landlord's service charge is levied in respect of the upkeep and maintenance of the building's common parts. The service charge budget for the current year is apportioned at an estimated rate of £8.87 per sq ft

VAT

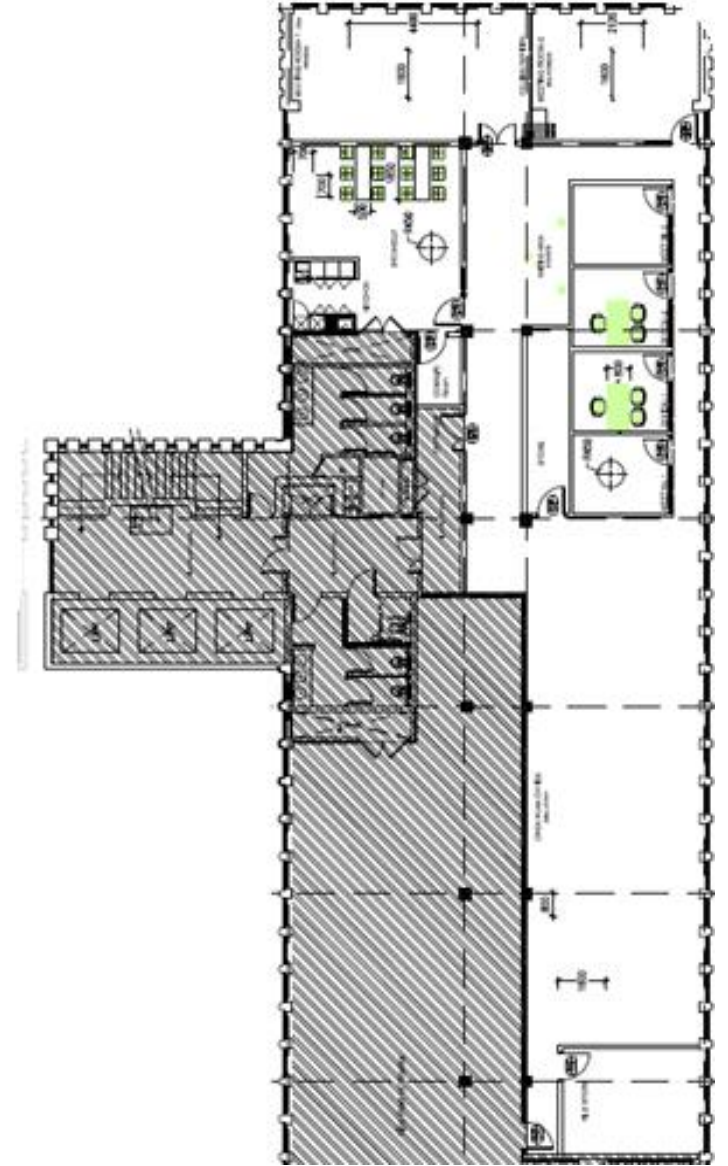
All prices quoted are exclusive of VAT, but subject to in addition where applicable

EPC

E-117

VIEWINGS

Viewing is strictly by appointment only with the sole agents Colliers International



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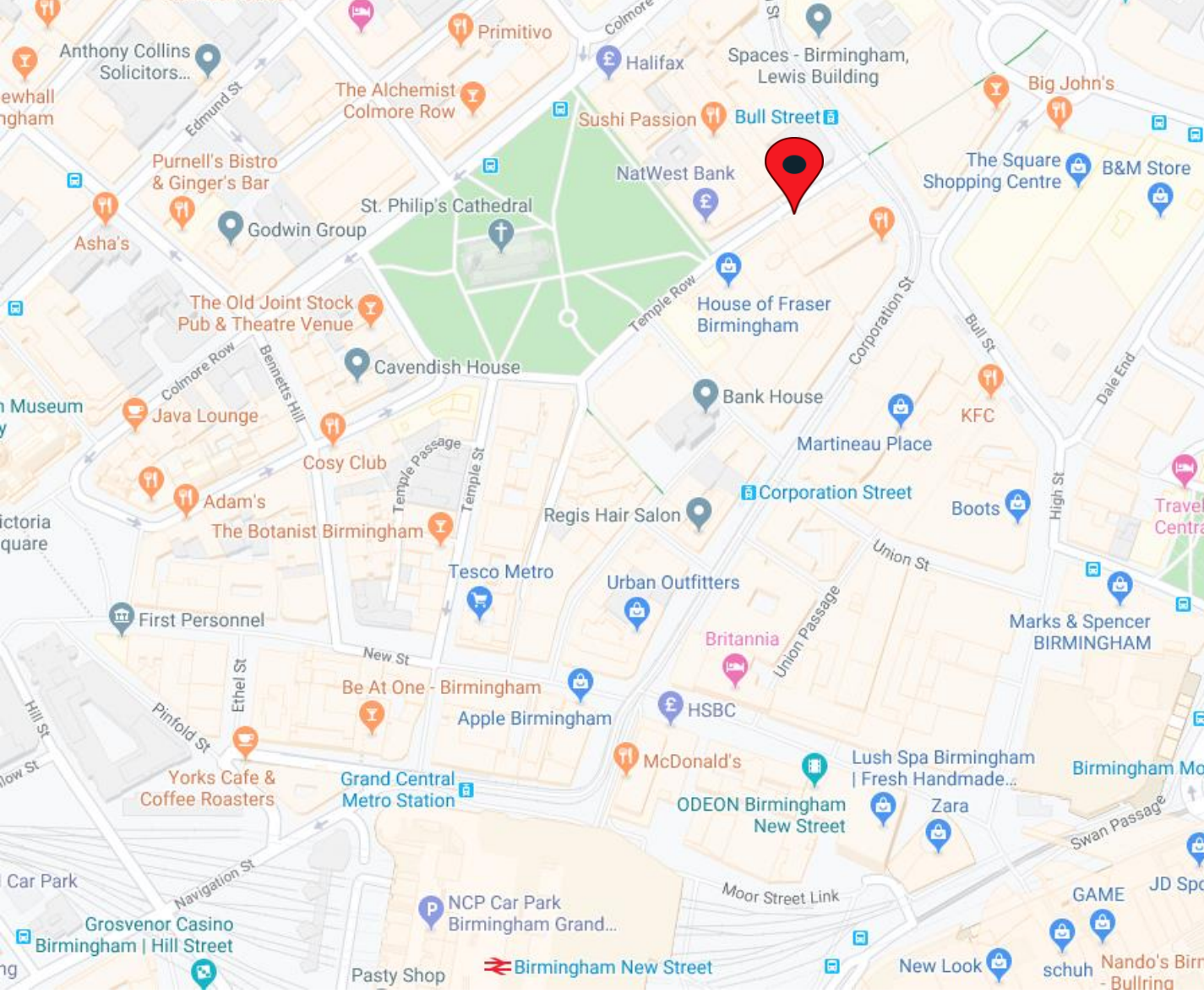
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Location

One Temple Row is ideally located within the heart of Birmingham's Business District. The premises benefits from an abundance of surrounding amenities including the Great Western Arcade. The main retail district is also located just a short 10-minute walk away.

Birmingham's inner ring road (Great Charles Street) is close by which gives direct access to A38 (M) and the national motorway network.

The property is located a few minutes from Grand Central Station and Snowhill Station.



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Misrepresentation Act

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