

To Let



Portman House, 5-7 Temple Row West, Birmingham, Birmingham, B2 5NY

Prime City Centre offices overlooking St Phillip's Square

- Superb location overlooking St Phillip's Square
- Easy walking distance of mainline railway stations and extended Metro Line
- Close to high quality amenities, restaurants, bars, shops
- 1st & 3rd floor available – approx. 820 sq. ft. per floor
- Quoting rent - £15,000 pax
- Flexible lease terms available

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

To Let



Portman House, 5-7 Temple Row West, Birmingham, Birmingham, B2 5NY

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 fantastic transport infrastructure and is within easy walking distance of the recently extended Metro Tram at Bull Street, Mainline railway stations of Snow Hill and New Street and the new HS2 station at Birmingham Curzon Street currently under construction. The immediate surrounding area comprises a mix of modern office developments and complimentary retail and leisure uses that offer high quality amenity for the Central Business District function. The CBD area is Birmingham's premier concentration of professional and business service companies with over 500 companies located in the area.

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 1st floor is available alongside the 3rd floor which is currently configured as four offices, with refurbished communal WC facilities available on the floor above. The accommodation benefits from 24 hour access, gas central heating, kitchen facilities, secondary glazing and views over the square.

Price

Quoting rent - £15,000 per annum exclusive.

Lease Terms

The 1st & 3rd floor is available to let on flexible lease terms, for a term to be agreed.

Service Charge

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.

VAT

We are advised that VAT is applicable.

EPC

Available upon request.



Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.

Viewings and further information:

0121 525 0600
bondwolfe.com
agency@bondwolfe.com

Garry Johnson
gjohnson@bondwolfe.com
0121 524 2583

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.