



Colliers



4 TEMPLE ROW

4 Temple Row
Birmingham
B2 5HG

OFFICE SUITE TO LET

Colliers
19th Floor
103 Colmore Row
Birmingham
B3 3AG

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

The Property

- Prominently located within Birmingham's Central Business District
- Grade A office accommodation available, Cat A or part fitted
- 7th floor suite available – 2,522 sq. ft
- Within walking distance of Birmingham New Street Station & Birmingham Snowhill Station

Ready to talk?
Please Call/ Email/
WhatsApp

Molly Cook
07936336244
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Ben Grinnell
07827906235
Ben.grinnell@colliers.com



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Location

4 Temple Row is located within Birmingham's prime office core being apart of the Colmore Business District.

The property is located just off St Phillips Square with a dual frontage on Temple Row and Bull Street.

The location of 4 Temple Row benefits from Birmingham's transport links, located just 0.3 miles from Birmingham New Street and 0.2 miles from Birmingham Snow Hill.

The location also benefits from many nearby by amenities which include coffee shops, pubs, bars and restaurants.

Description	Sq M	Sq ft
7 th Floor	234.3	2,522
TOTAL	234.3	2,522

Description

4 Temple Row offers modern suites comprehensively refurbished to offer high class accommodation.

The 7th floor offers modern office accommodation including a meeting room, board room, a self contained kitchen area and WC on each floor. The suite benefits from a private roof terrace.

Internally the property is comprised from the following specification:

- Raised access floor
- LED lighting in a suspended ceiling
- Manned reception, CCTV, Access control
- EPC B
- Heating and cooling system
- WC on each floor
- Cycle racks ground floor
- Showers and lockers in the basement

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Business Rates

All parties are advised to contact the local rating authority in relation to Business Rates enquiries

EPC

EPC Rating B

Price

Upon application

Tenure

The property is available by way of sub-lease

VAT

VAT will be applicable to the transaction.

Planning

The premises currently fall within use class E Offices under the Town and Country Planning Act (Use Classes) Order 1987.

All parties are advised to contact Birmingham City Council in relation to planning enquiries.

Viewing

Strictly by appointment with the sole agent, Colliers:

Molly Cook

07936 336 244

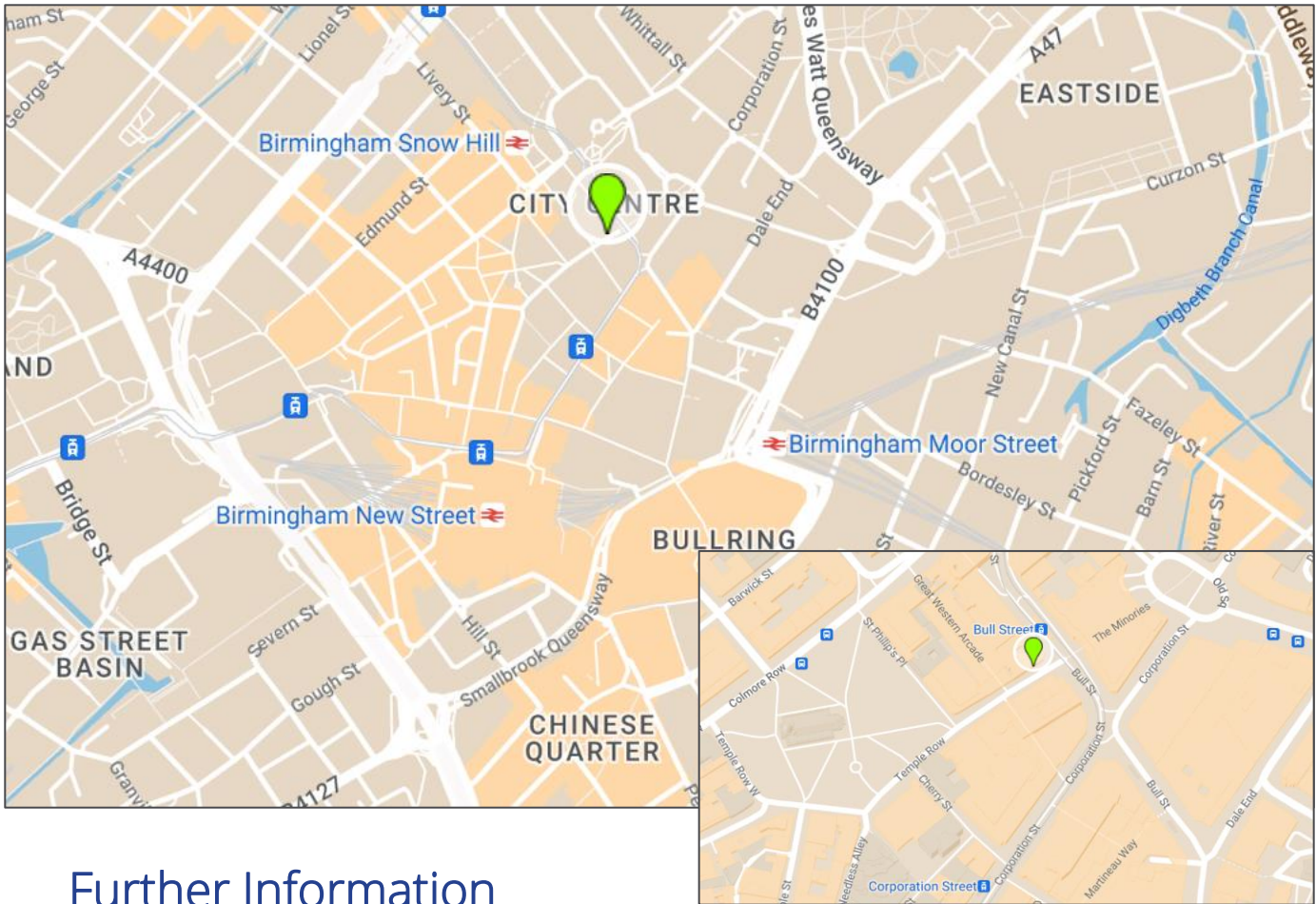
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07827 906 235



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Further Information

For further information or to arrange an inspection of the property, please contact:

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