



RENT
£36.50
(per sq ft)



SERVICE CHARGE
£7.00
(per sq ft)



BUSINESS RATES
£11.00
(per sq ft)



**POTENTIAL FOR FULLY
FITTED SUITE**



**31 Temple Street,
Birmingham, B2 5DB**

Leasehold | City Centre Office Suite | 1,948 Sq Ft (180.97 Sq M)



TO LET

Location

31 Temple Street is located in the heart of Birmingham city centre. The building benefits from excellent transport links, with the city's main train, bus, and metro stations all within a 5 minute walk. Temple Street itself is home to some of Birmingham's premier restaurants and bars and benefits from proximity to the Colmore Row Business District.

Description

31 Temple Street has undergone a comprehensive refurbishment and provides a premium offering in Birmingham city centre. The building is accessed via a concierge-style front desk and offers numerous high-end features, including a screening room, fitness studio, cycle store, locker rooms and showers.

Suite 2E comprises open plan office accommodation, benefitting from a modern specification, including raised access floors, LED lighting, air conditioning and exposed services. Communal showers, WCs, meeting rooms and a kitchen are available to each floor.

One car parking space is available.

Accommodation

The accommodation has been measured on a Net Internal Area basis; the approximate area comprises:

Suite	Sq Ft	Sq M
Suite 2E	1,948	180.97

Amenities



Prestigious Entrance



Fully Fitted



Reception



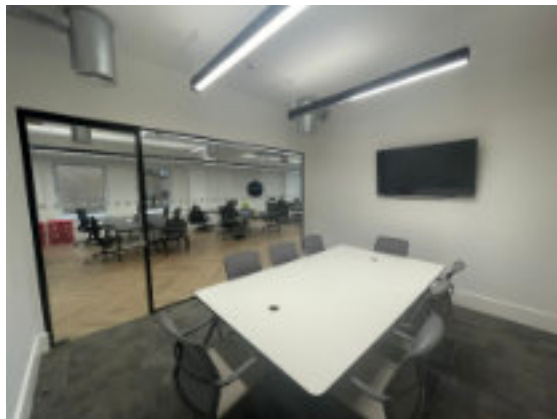
Air Con



Fitness Studio



Coffee Bar





Further information

Tenure

The suite is available by way of a sub-lease or assignment.

The suite is currently let on a 5 year term expiring on 29th December 2027.

There is a tenant's only break option at the 3rd anniversary of the term, 30th December 2025.

Rent

£71,102 per annum exclusive.

Business Rates

The incoming tenant will be responsible for all business rates, which are currently estimated at £11.00 per sq ft.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

There is a service charge in respect of the common parts, budgeted at £7.00 per sq ft for the year 22/23.

EPC

The property has an EPC Rating of A.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

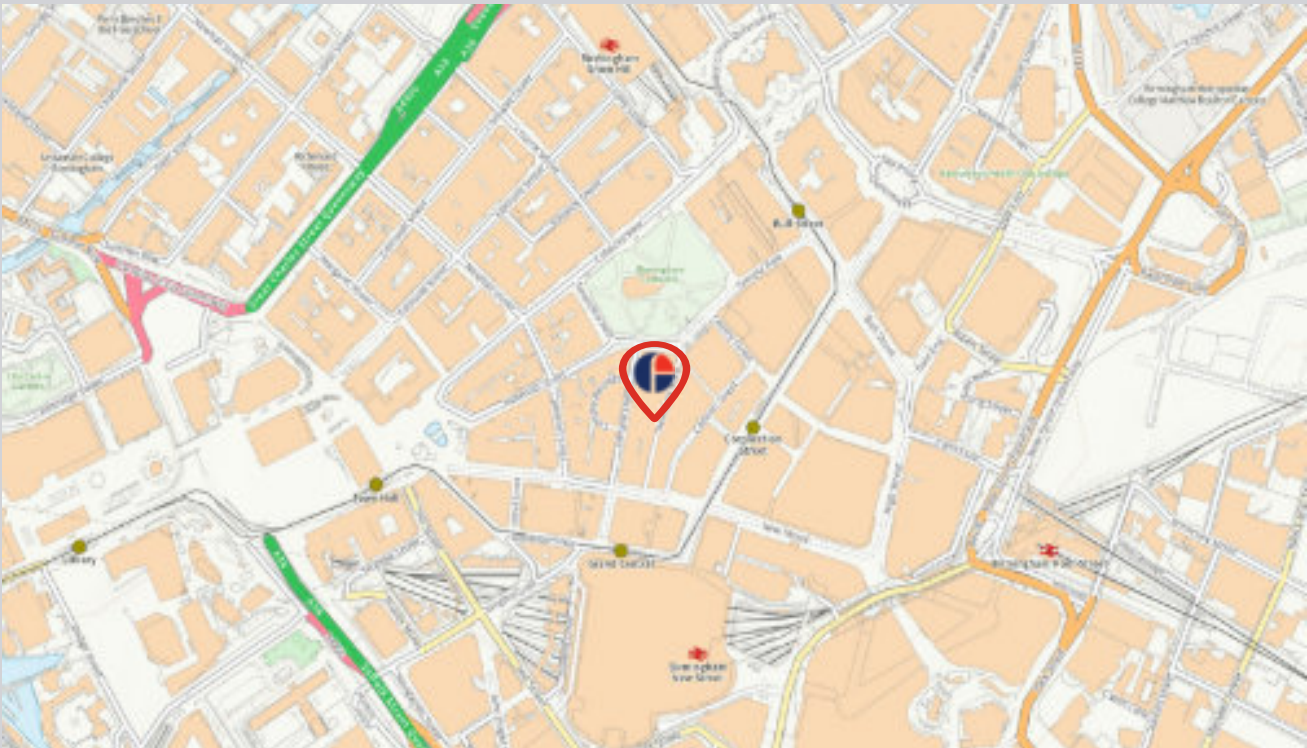
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



31 Temple Street, Birmingham



Approximate Travel Distances



Locations

- Colmore Row Business District - 3 mins walk
- China Town - 9 mins walk
- Jewellery Quarter - 15 mins walk



Nearest Station

- New Street - 3 mins walk
- Snow Hill - 4 mins walk
- Moor Street - 8 mins walk

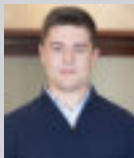


Nearest Airport

- Birmingham International - 13 mins by rail



Viewings



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Particulars dated July 2023. Photographs dated July 2023.