

**Unit 1, The Old Barns, Sapcote Yard, Camden Street,
Jewellery Quarter, Birmingham, B1 3DD**

Rental from: £24,000 per annum



- Stunning barn conversion
- Recently refurbished ground floor
- 1440 Sq Ft (134 m2)
- One car parking space included
- Jewellery Quarter location

Characterful and recently refurbished barn conversion on Camden Street in the Jewellery Quarter.

Location

The property is located in the courtyard, former Sapcote Builders Yard within the historic Jewellery Quarter. Camden Street has ready access to the Icknield Street (A4540) & Sand Pits (B4135) into and out of the City Centre.

Description

A recently refurbished office space comprising 1440 sq ft (134 m²) on the ground floor of a characterful barn conversion in the Jewellery Quarter.

The open plan space is self-contained with the first floor including a grade A air conditioning unit with top class fixtures, desks and lighting. One car parking space is available.

Terms

From £24,000 per annum + Service Charge

Service Charge

£2.20 per sq ft/ per annum

VAT

The property has been elected for VAT

Business Rates

To be confirmed.

Viewings

Strictly by prior appointment with Sole Agents Maguire Jackson

Legal Costs

Each party to be responsible for their own legal costs

EPC

Available upon request

Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson
Registered office: 33 George Street, Birmingham B3 1QG
Registered in England No. 5124751. VAT No. 844855492.

