

## **32-34 Constitution Hill, Jewellery Quarter, Birmingham, B19 3JT**

**£12,000 per annum**



- First floor office premises
- Cat II lighting
- Approx 1900 sq ft
- Intercom entry system

A spacious first floor office premises measuring circa 2000 sq ft in a fast-improving gateway location close to the City Centre. The accommodation might also suit alternative uses subject to planning. The landlord will also consider a stepped rent proposal.

### Location

Set in a prominent position on Constitution Hill which is the main route into Birmingham City Centre. St Pauls Square and many of the bars and restaurants are within walking distance.

### Description

A two storey mixed use building of brick building with a pitched tiled roof. Located on the first floor featuring laminate flooring, suspended ceilings incorporating CAT 2 lighting, integrated sound system, intercom entry system, a kitchen and WC.

### Use

Office use

### Terms

Flexible lease term on an IRI basis quoting rent of £12,000 pa subject to contract.

### Rates

To be confirmed

### Tenure

Flexible lease term on an IRI basis quoting rent of £12,000 pa subject to contract.

### VAT

We understand the property is not elected for VAT

### Legal Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment with Maguire Jackson

### EPC

Available on 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.