

fifty 7

Frederick Street, Birmingham B1 3HS

MONTHLY LICENCE FEE INCLUSIVE OF SERVICE CHARGE, EXCLUSIVE OF RATES

<i>Flr</i>	<i>Unit</i>	<i>EPC</i>	<i>Sq. ft.</i>	<i>Sq. m.</i>	<i>Total Monthly Payable + VAT</i>	<i>Refundable Deposit</i>	<i>Rateable Value*</i>
1st	15B	E	433	40.2	£612	£1,102	£5600
2nd	23	E	487	45.24	£691	£1,242	£4500

The Jewellery Quarter is a Business Improvement District (BID)

^If you qualify for Small Business Rates Relief, then you may be able to obtain significant relief from rates charges, interested parties should verify all the above with the local authority.

High speed fibre optic symmetrical broadband - 48-hour turnaround

A refundable deposit is required on all units

On Site Car Parking

Communal kitchen and toilets

Where heaters are provided within the units for your use, they should be adequate to provide background heating only

Service charge includes: - Caretaker, Cleaning to common areas, building insurance and property management, etc.

The Misrepresentation Act 1967 and Property Misdescriptions Act 1991 - Conditions under which Particulars are issued:

Midlands Industrial Association for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Midlands Industrial Association cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Midlands Industrial Association has the authority to give any warranty or enter into any contract whatever in relation to the property; (iv) rents, prices, premiums and service charges quoted in these particulars are subject to VAT in addition; and (v) Subject to Contract.

E. & O.E.

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