

## Maguire Jackson - George Street Commercial

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Maguire Jackson™  
BIRMINGHAM

## Victoria Mansions, 32/35 Hall Street, B18 6BS

Rent on application



- Service charge all inclusive
- Recently refurbished iconic building
- Heart of the Jewellery Quarter
- 210-575 sqft (20-53 m2) units available

A well-located, refurbished and handsome three storey building. The property offers a variety different office spaces across all floors, with a central courtyard.

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## Location

Located on Hall Street in the heart of the Jewellery Quarter at the end of Warstone Lane and Caroline Street. Some of its busiest streets.

## Description

A well-located, refurbished and handsome three storey building. The property offers a variety of different office spaces across all floors, with a central courtyard.

## Terms

£12-£15 per sqft

## Accommodation (current availability)

1st Floor:

Office 5- 550 sqft (51 m2) £6,600pa

2nd Floor:

Office 7- 575 sqft (53 m2) £6,900pa

Office 8- 225 sqft (21 m2) £3,375pa

Office 10- 250 sqft (23 m2) £6,750pa

+ Attic Storage 722 sqft (68 m2)

## Service Charge

£3.83 per sqft

## VAT

The property has NOT been elected for VAT

## Viewings

Strictly by appointment only with Sole Agents Maguire Jackson

## Legal Fees

Each party to be responsible for their own legal fees

## 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.

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Registered office: 33 George Street, Birmingham B3 1QG