

**Maguire Jackson - George Street Commercial**

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Maguire Jackson™  
BIRMINGHAM

**The Bank, 22A Great Hampton Street, Birmingham, B18  
6AH - £9,800 per annum**



- First floor
- 490 sqft (45.52 m2)
- Very well-presented office space

A handsome first floor in a historic building comprising of 490 sqft.  
Well located for the Jewellery Quarter & City Centre

### Description

A handsome first floor mezzanine office space in a historic building comprising 490 sqft. The building has lift access and bookable meeting rooms on two floors.

### Location

22A is located in a prominent and fast improving position on the corner of Great Hampton Street and Harford Street. St Paul's tram stop and JQ train station are both within five minutes' walk and there are many buses stop nearby. The centre of the Jewellery Quarter and the City Core are both within walking distance.

### Terms

Offers in the region of £9,800 per annum plus VAT.

### VAT

VAT will be charged on the rent.

### Service Charge

£1,600 per annum.

### Utilities

£1600 per annum.

### Business Rates

To be advised.

### Viewings

Strictly by prior appointment with sole agents Maguire Jackson.

### EPC

EPC rating 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  
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