

Unit 2, 63 Edward Street, Birmingham, B1 2RA

£30,000 per annum



- Ground floor office in prominent position
- 1955 sq ft (181.6 m²)
- Available immediately
- Close to City centre and Jewellery Quarter

A bright well located ground floor office comprising 1955 sq ft (181.6 m²) available immediately located below a recently built residential block. Edward Street is well placed for the City Centre, the Jewellery Quarter & Brindley Place. Car parking available upon requests.

Description

A handsome ground floor open plan office located below a recently built development comprising 58 apartments. The principle space is 1955 sq ft (181.6 m²). The premises includes three allocated car parking spaces.

Location

The property is located on the corner of Edward Street and Helena Street. Close to the A457 with easy access to the city core plus all routes out of the city.

Terms

£30,000 per annum.

Service Charge

£2,224.99 for the first half of 2026

Business Rates

To be confirmed.

EPC

EPC rating C

VAT

The property has been elected for VAT.

Viewing

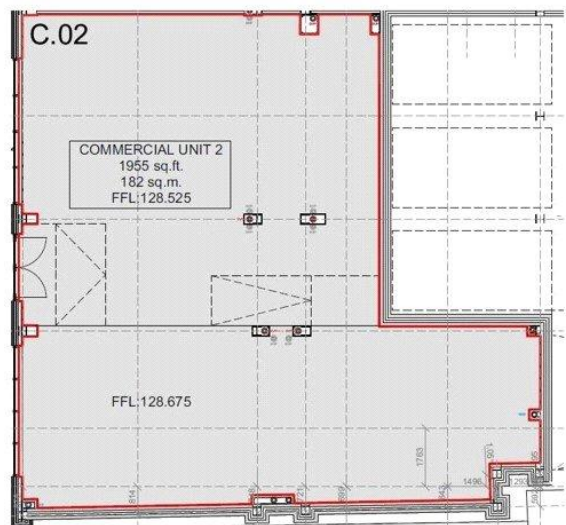
Strictly by prior appointment with sole agents Maguire Jackson.

Legal Costs

Each party is responsible for their own legal costs.

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.