

## Maguire Jackson - George Street Commercial

Maguire Jackson, 33 George Street  
Birmingham, B3 1QG

T: 01216341520

E: bham@maguirejackson.com

Maguire Jackson™

## Unit 2, JQ One, George Street, Birmingham, B3 1QA £22,500 per annum



- Well maintained office space
- Circa of 1337 sqft (124.23 m2)
- Available furnished or unfurnished
- Jewellery Quarter location

Well-presented ground floor office located close to St Pauls Square, comprising 1337 sq ft (124.23 sq m).

### Location

JQ One is located on the corner of Newhall Street and George Street within the Jewellery Quarter in close proximity to St Paul's Square. George Street feeds directly onto Birmingham's inner ring road providing access to the national motorway network via the A38 (M) Aston Expressway.

### Description

The development offers one ground floor commercial suite benefiting from full height glazing and independent access. The property has been fitted to a very high specification with carpeting throughout, air conditioning, LG II lighting, kitchen and WC. The property is available fully furnished if required.

### Legal Costs

Each party to be responsible for their own legal costs.

### Accommodation

Unit 2 - 124.23 sq m (1337 sq ft)

### EPC

EPC available upon request.

### VAT

This property has been elected for VAT.

### Service Charge

To be confirmed.

### Viewings

Strictly by appointment via Maguire Jackson.

### 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.

