

Maguire Jackson - George Street Commercial

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Maguire Jackson™
BIRMINGHAM

Aquinas House F2, 63 Warstone Lane, Birmingham, B18 6NG

£35,000 per annum



- First floor studio style offices
- Additional meeting rooms 2
- Approx 2,500 ft in
- Heart of the Jewellery Quarter.

Excellent first floor studio style offices with additional meeting rooms comprising 2500 ft in this attractive period building located close to the Clock Tower in the heart of the Jewellery Quarter.

Description

This Grade II listed property has been restored to a high standard offering office accommodation with 24/7 access. Accessed from Warstone Lane there is a spacious hallway with large feature staircase and Victorian tiled walls. The property benefits from secondary glazing, gas central heating, raised access flooring and feature lighting. To the rear of the office there is a separate kitchen with built in appliances and a meeting room with full height glass partition.

Location

Set on the corner of Warstone Lane and Tenby Street North in the historic Jewellery Quarter. With all public transport within easy access the property is situated close to St Pauls Square.

Service Charge

The Service charge is £2.75 per sqft

Business Rates

The rateable value for this property is £9,900

Car Parking

Available via separate negotiation.

Legal Costs

An in house lease will be produced by the landlord.

VAT

All prices quotes are exclusive of VAT which is not payable.

EPC

Available upon request.

Viewings

Strictly via appointment through the agents 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.

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Registered office: 33 George Street, Birmingham B3 1QG

