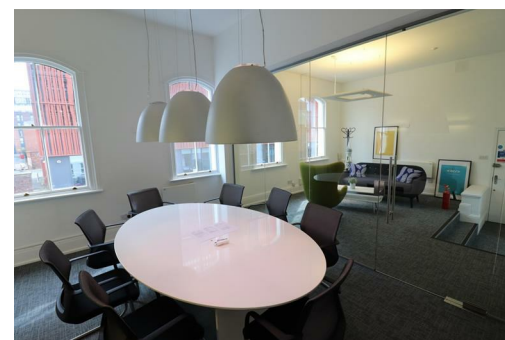
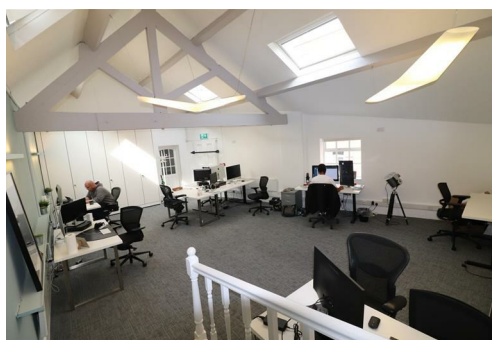
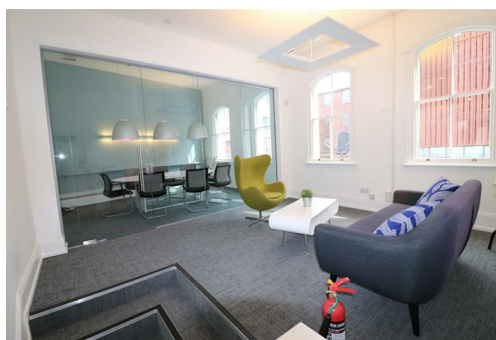




47a George Street, Birmingham, B3 1QA

£22,100 Per annum

A very well located first floor self contained office measuring circa 157 Sq m (1700 Sq ft) with four parking spaces situated in the heart of the Jewellery Quarter, close to Newhall Street and St Paul's Square



0121 634 1520

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Location

Set behind a white Stucco façade, a very well presented office overlooking George Street in the heart of the Jewellery Quarter

Accommodation 1700 (518.16m)

A first floor self contained unit arranged as reception, two meeting rooms, two studio style work areas, kitchen and private office. Courtyard parking for four cars.

Business Rates

To be advised

Viewing

Strictly by prior appointment with Maguire Jackson

Legal Costs

Each party is to be responsible for their own legal costs

VAT

To be added to the rental price

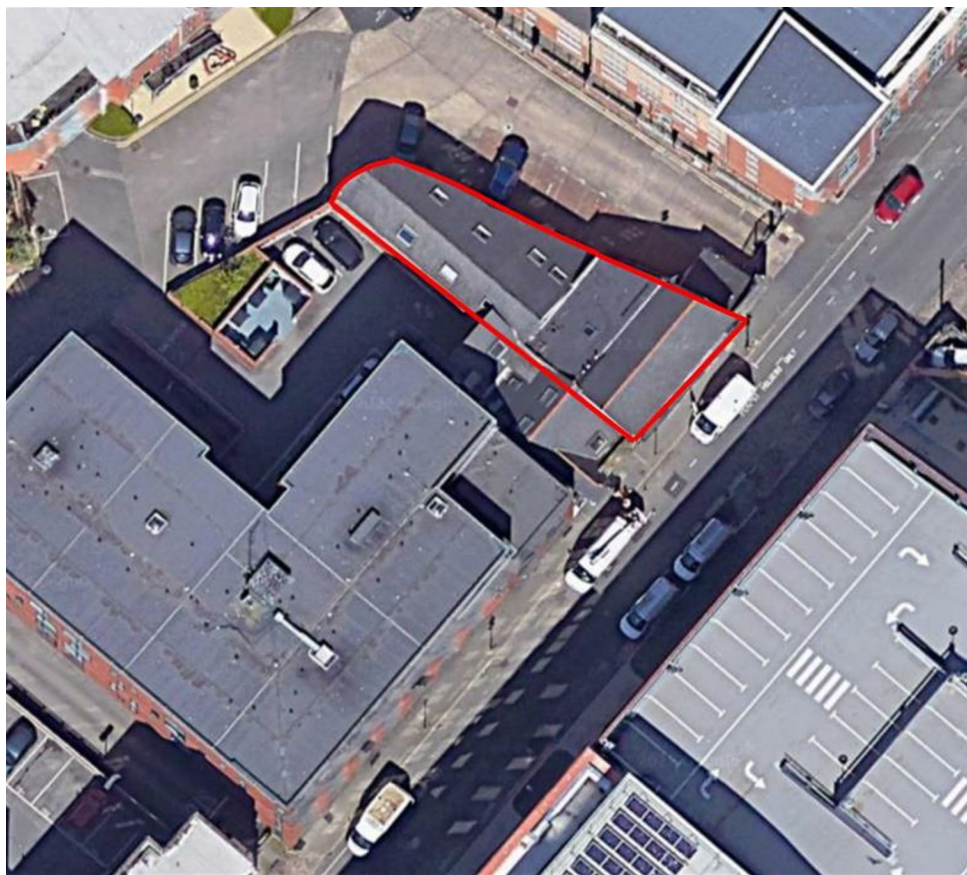
EPC

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.

The aerial photo below is a guide to the location, not the approx. size of the property



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(45-58) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

Philip Jackson
Philip@maguirejackson.com

Maguire Jackson. 33 George Street,
Birmingham B3 1QG

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

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