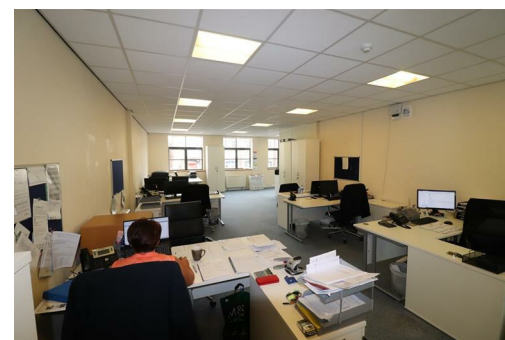
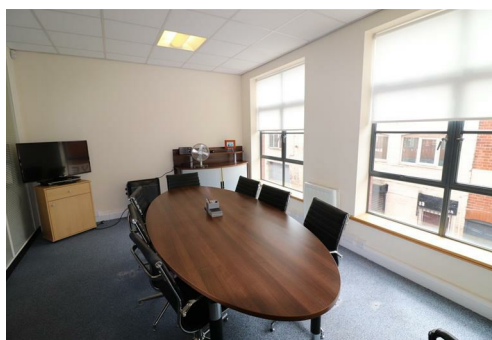
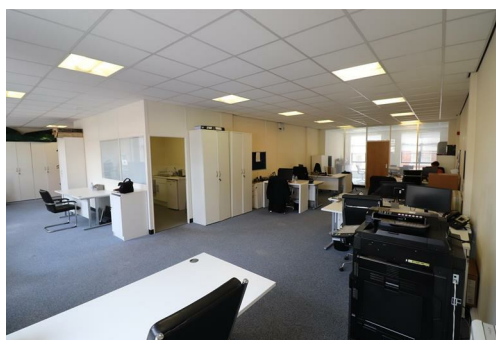




**Unit 4 Caroline Point Caroline Street,  
Birmingham, B3 1UF**

**£10,000 Per annum**

Prominent well presented first floor offices facing Regents Parade close to St Paul's Square in the Jewellery Quarter



**0121 634 1520**

**maguirejackson.com**

## Description

Caroline Point is a contemporary development of fourteen individual self contained office units. This attractive four storey building is sympathetically designed within the Jewellery Quarter Conservation Area. Caroline Point is only a 15 minute walk from Birmingham City Centre

## Location

Caroline Point is located on a prominent corner of Caroline Street just 200 metres away from St Paul's Square, within the vibrant Jewellery Quarter. The location is an up and coming business region in an attractive location with a number of excellent bars and restaurants.

## Accommodation

1248 Sq Ft office located on the first floor

## Terms

Stepped rent starting at £10,000 per annum and increasing to £14,000 per annum over 5 years

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

To be advised

## Service Charge

£3,400 per annum

## Business Rates

We have been advised that the current rateable value for the property is £15,000. However we would recommend that any interested parties should make necessary enquiries with the local authority. The current rate in the pound is 49p.

## Viewing

Strictly by prior appointment with Maguire Jackson



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(17-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
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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