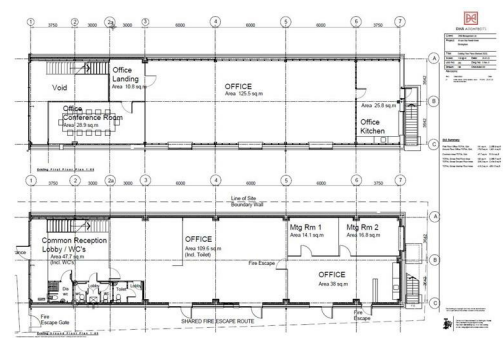


**£725,000**

Freehold modern purpose built property with 417 Sqm (4,491 Sq. Ft) well presented accommodation with courtyard parking for eight cars (in tandem)



THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

## Location

The property is located on Powell Street in Birmingham's popular Jewellery Quarter, situated just off Sand Pits, leading directly to the A4540 Inner Ring Road.

The Jewellery Quarter Railway and Metro station is in nearby Vyse Street, less than a 10 minute walk from the property.

## Description

Attractive, largely open plan office within a modern purpose built building. The facilities include:

- Cat 5 network cabling
- LG3 Lighting
- Raised access flooring
- CCTV & Alarm
- Roller shutter security

## Accommodation

- Ground floor - 226.2 Sq M (2435 Sq Ft)
- First Floor - 191 Sq M (2056 Sq Ft)

## Tenure

Freehold

## Legal Costs

Each party is to be responsible for their own legal costs

## VAT

This property has been elected for VAT

## Business Rates

The property is currently valued in two parts.

Part ground floor of £10,500 RV

First floor and remaining ground floor - £22,000 RV

Parking - £3,200 RV

## EPC

Available upon request

## Viewing

Strictly by appointment with 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.



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			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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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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