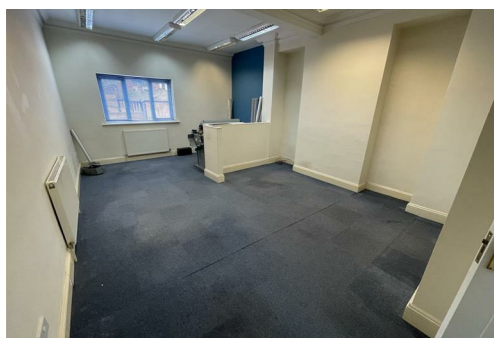




**Suite 6, 47 Frederick Street, Birmingham,  
B1 3HN**

**£5,300 Per annum**

Self-contained 374 sq ft office unit in a refurbished handsome three storey building.



## Location

located on Fredrick Street, close to the Graham Street junction. It is located close to all the necessary amenities and is within walking distance of St Pauls Square & the City Centre.

## Description

Self-contained 374 sq ft office unit in a refurbished handsome three storey building.

## Terms

£5,300 per annum

## Service charge

To be advised

## Legal Costs

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

## Business Rates

TBC

## VAT

VAT Payable



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			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-38) 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.

**0121 634 1520**

**maguirejackson.com**

