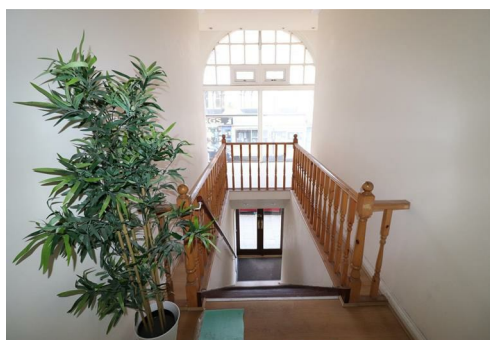




**32-34 Constitution Hill, Jewellery Quarter,
Birmingham, B19 3JT**

£15,000 Per annum

A spacious first floor office premises measuring circa 2000 sq ft in a fast improving gateway location close to the City Centre. The accommodation loosely arranged as one principle office & three smaller offices.



Location

Set in a prominent position on Constitution Hill which is the main route into Birmingham City Centre. St Pauls Square and may of the bars and restaurants are within walking distance.

Description

A two storey mixed use building of brick building with a pitched tiled roof. Located on the first floor featuring laminate flooring, suspended ceilings incorporating CAT 2 lighting, integrated sound system, intercom entry system, a kitchen and WC.

Use

Office use

Tenure

Flexible lease term on an IRI basis quoting rent of £18,000 pa subject to contract.

Business Rates

To be confirmed

Legal Costs

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

Viewing

Strictly by appointment with Maguire Jackson

VAT

We understand the property is not elected for VAT

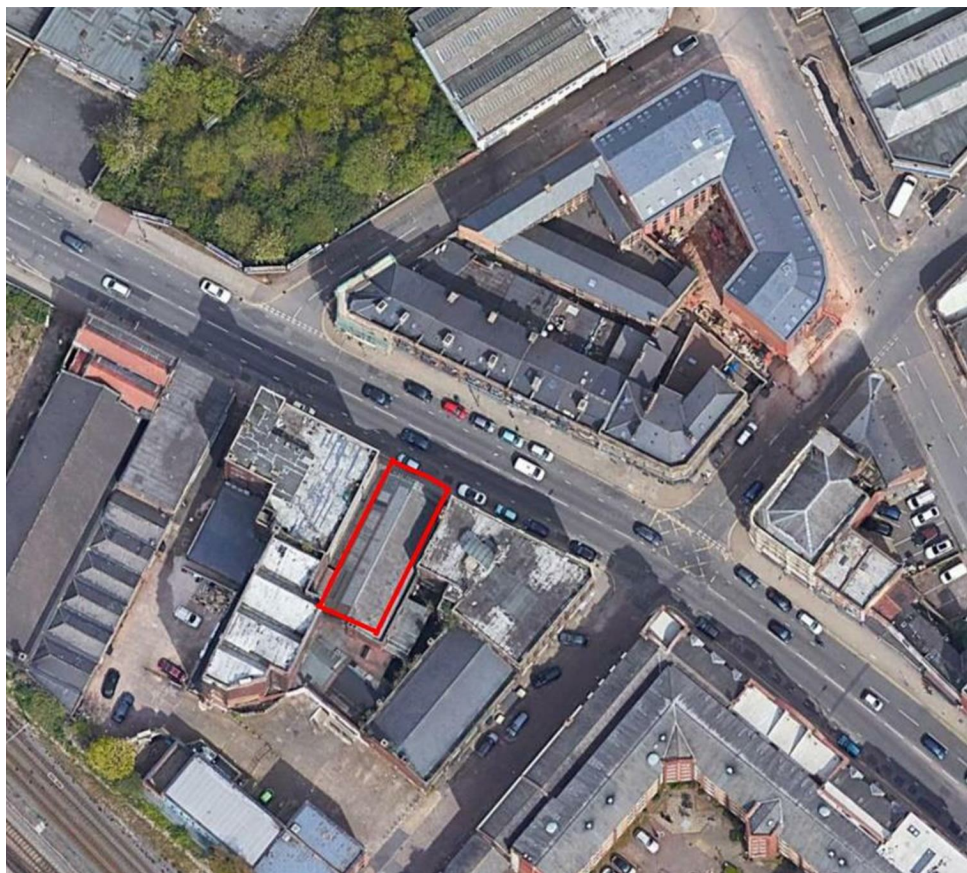
EPC

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			(55-68) 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:

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Philip@maguirejackson.com

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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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maguirejackson.com

