



**Suite 3, 36 Hylton Street, Birmingham, B18
6HN**

£8,750 Per annum

A very well presented self contained first floor open office measuring approx 611 sq ft.



0121 634 1520

maguirejackson.com

Location

The property is located on Hylton Street in the heart of Birmingham's Jewellery Quarter. Hylton Street is in close proximity to Great Hampton Street (A41) leading directly to A38M and the national motorway network. The Jewellery Quarter railway and metro station is situated on Vyse Street 200 yards away.

Description

Self-contained 611sq ft office unit in a refurbished handsome three storey building.

Terms

£8750 per annum plus VAT. One to three year leases available

Service Charge

The service charge is £86 (plus VAT) This covers water rates, communal cleaning, refuse collection and building insurance.

Legal Costs

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

VAT

We understand there is VAT on the rentals.

Business Rates

To be confirmed
Small Business Relief should be available

Viewing

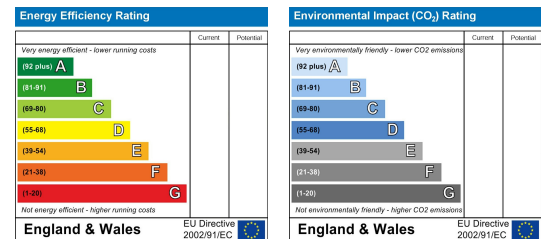
Strictly via prior appointment through Maguire Jackson.

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.

EPC

Available upon request



For more information please contact:

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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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