



**The Cloisters, Unit 3 11-12 George Road,
Edgbaston, Birmingham, B15 1NP**

£47,500 Per annum

A bright well located ground & first floor long leasehold office comprising 191.1 sqm (2057 sq ft) available as an investment. George Road is well placed for the City Centre, Edgbaston and Brindley Place. Car parking for four cars.



Location

The property is located on George Road between junction of St James Road and Lee Bank Middleway close to Five Ways Station.

Accommodation

A handsome ground & first floor office arranged with glazed internal offices and benefiting from parking for four cars.

Leasehold

Lease term to be negotiated

Service Charge

To be confirmed

Business Rates

Rateable Value £25,250

Viewing

Strictly by prior appointment through Maguire Jackson

Legal Costs

Each party to be responsible for their own legal costs.

VAT

To be confirmed

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.



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			(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 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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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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