



**Warstone Lane, Jewellery Quarter,
Birmingham, B18 6NG**

£8,400 Per annum

Character second floor office space available in this attractive period building located close to the Clock Tower in the heart of the Jewellery Quarter.

Location

Set on the corner of Warstone Lane and Tenby Street North in the historic Jewellery Quarter. With all public transport within easy access the property is situated close to St Pauls Square.

Description

This Grade II listed property has been restored to a high standard offering office accommodation with 24/7 access. Accessed from Warstone Lane there is a spacious hallway with large feature staircase and Victorian tiled walls. Each unit has independent services including gas fired central and hot water, electrical installation and kitchen and w.c. facilities. The building also benefits from CCTV and electronic entry systems.

Accommodation

2nd floor - 350 sq ft (available at £750 pcm inc service charge)

There are currently two units available that could be linked

Terms

The premises are available by way of a new full and repairing and insuring leases for a term of years to be agreed

Business Rates

To be confirmed

Legal Costs

An in house lease will be produced by the landlord.

VAT

All prices quotes are exclusive of VAT which is not payable.

EPC

Available upon request.

Viewings

Strictly via appointment through the agents 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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