



**22a Great Hampton Street, Birmingham,
B18 6AH**

£41,238 Per annum

A handsome top floor office comprising 2291 Sq. Ft (212.83 sq. m) situated in a former bank arranged as two principle rooms plus a meeting room and including a well fitted kitchen.



0121 634 1520

maguirejackson.com

Description

A newly refurbished former bank building offering excellent accommodation on its top floor which would readily suit a single company providing a variety of work spaces for open plan working and collaborative break-out space opportunities

Location

22A is located in a prominent and fast improving position on the corner of Great Hampton Street and Harford Street. St Paul's tram stop and JQ train station are both within five minutes walk and there are many buses stop nearby.

The centre of the Jewellery Quarter and the City Core are both within walking distance.

Accommodation

The second floor offices are arranged as two principle spaces being 1436 Sq. ft and 557 Sq. ft with a meeting room/office of 178 Sq. ft and separate well fitted kitchen

Terms

A term of three or more years are sought. A rent of £41,238 is asked.

Legal Costs

Each party is to be responsible for their own legal costs

VAT

VAT will be charged on the rent

Service Charge

To be advised

Business Rates

To be advised

Viewing

Strictly by prior appointment with Maguire Jackson

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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