



**JQ Modern, 120 Vyse Street, Hockley,
Birmingham, B18 6NF**

Prices From £555 PCM

A collection of office spaces to rent in the iconic JQ Modern development offering superb views over the Jewellery Quarter and City centre scape



Location

JQ Modern sits on Golden Square, the geographic centre of the Jewellery Quarter. Full of history and character, the bustling streets of the Quarter have some of the best independent cafes, bars, pubs and restaurants in Birmingham. It makes for a great place to work, with the atmosphere of a local urban village. Excellent transport links within 50 meters include a tram stop, a train stop, 7 bus routes and car parking adjacent.

Description

JQ Modern is designed to provide everything your business needs. A stunning reception will wow your guests when they arrive. We keep you connected with lightning-fast Wi-Fi throughout the building. Facilities include boutique communal lounges; a refectory area with fresh coffee and snacks; informal meeting spaces; formal meeting rooms for 4 to 16 people; bicycle parking; electric car charging; storage facilities and ultra-fast internet connections with Wi-Fi everywhere.

Accommodation

The collection of office spaces comprise the following;

External View 2 person office - £555 + VAT per month on 12 month term.
X4 available

Internal View 3 person office - £700 + VAT per month on 12 month term.
X10 available

External View 3 person office - £825 + VAT per month on

12 month term.

X5 available

External View 4 person office - £1100 + VAT per month on 12 month term.

X2 available

Terms

Prices include rent, service charge, utilities, lounge access with complimentary refreshments, superfast Wi Fi and furniture.

VAT

VAT is payable on all rents

Legal Costs

Each party to be responsible for their own legal costs

Service Charge

Included in the rent

Business Rates

To be advised

Viewing

Strictly by 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 and funds 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			(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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