



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

**£22,850 - £40,440 per annum**

A handsome ground floor former banking hall of 1,145 sq. ft (106 sq m) with adjacent office comprising 882 Sq. Ft (82 Sq. m), Total: 2027 Sq. Ft, available together or separately



**0121 634 1520**

**maguirejackson.com**

## Description

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## 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.

## Terms

Offers are sought for the banking hall alone or together with the adjacent ground floor office. Three or more years are sought.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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