



**Aquinas House, 63 Warstone Lane,  
Jewellery Quarter, Birmingham, B18 6NG**

**£30,000 Per annum**

Excellent first floor studio style offices with additional meeting rooms comprising 2500 ft in this attractive period building located close to the Clock Tower in the heart of the Jewellery Quarter.

**0121 634 1520**

**maguirejackson.com**



### 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. The property benefits from secondary glazing, gas central heating, raised access flooring and feature lighting. To the rear of the office there is a separate kitchen with built in appliances and a meeting room with full height glass partition.

### Service Charge

There is a small service charge for the maintenance and upkeep of the communal areas and services. The current service charge is £2.75 per sq ft.

### Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief.

### Car Parking

Available via separate negotiation.

### 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.

\*\*The aerial photo below is a guide to the location, not the approx size of the property\*\*



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(91 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

Philip Jackson  
Philip@maguirejackson.com

Maguire Jackson. 33 George Street,  
Birmingham B3 1QG

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.

0121 634 1520

maguirejackson.com

