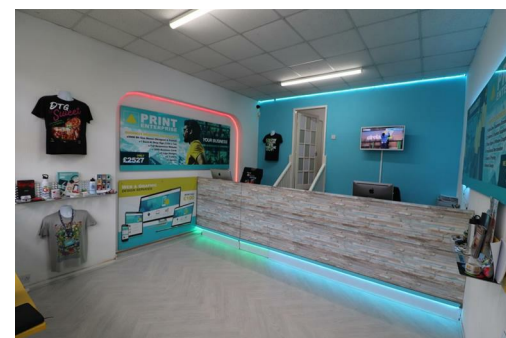
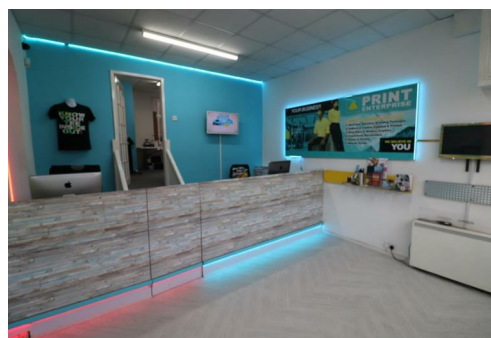
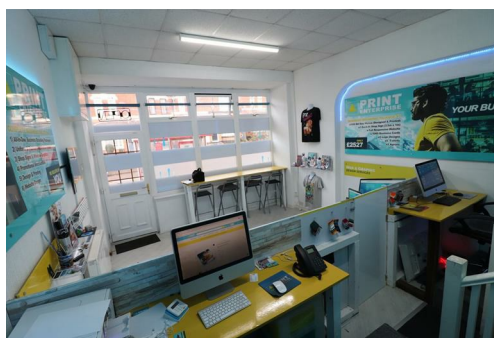




**463 Warwick Road, Tyseley, Birmingham,
B11 2JP**

£10,000 Per annum

An attractive self contained ground floor office of 35.15 Sq. M (378 Sq. Ft), well located on Warwick Road in the heart of Tyseley



Location

463 Warwick Road sits close to the junction of Boscombe Road, being one of the major thoroughfares into Sparkhill and the City Centre

Description

The retail units sites within a parade of four units with residential accommodation above

Accommodation

378 Sq. Ft office arranged as two rooms with a cloakroom.

Terms

Leasehold. Offers sought on £10,000 per annum

Legal Costs

Each party is to be responsible for their own legal costs

VAT

VAT is not applicable on the rent

Service Charge

Service charge is not applicable as it is incorporated into 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 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			(45-58) 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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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.

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