



**20 Vittoria Street, Jewellery Quarter, B1
3PE**

£15,000 Per annum

An handsome well located office building in the heart of the Jewellery Quarter with accommodation on the first and second floor comprising 1220 sqft

Location

The property is located on Vittoria Street, close to the Graham Street junction. It is located close to all the necessary amenities and is within walking distance of St Pauls Square & the City Centre.

Description

The property was originally built as part of Gillot Works for manufacturing pen nibs. An attractive three storey L shaped building with brick elevations. Internally the property has been extensively refurbished to provide handsome studio style accommodation. This comprise of 1220 sqft net with 440 sqft first floor and 780sqft second floor with the option to split

Terms

An internal repairing and insuring lease is available

Legal Costs

Each party is to be responsible for their own legal costs

VAT

The property has been elected for VAT

Service Charge

TBC

Business Rates

To be confirmed

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.

EPC

Available upon request

Viewing

Strictly by prior appointment through Maguire Jackson.



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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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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