



**The Cloisters, Unit 3 11-12 George Road,
Edgbaston, Birmingham, B15 1NP**

£550,000

A bright well located ground & first floor long leasehold office comprising 191.1 sqm (2057 sq ft) available as an investment. George Road is well placed for the City Centre, Edgbaston and Brindley Place. Car parking for four cars.



Location

The property is located on George Road between junction of St James Road and Lee Bank Middleway close to Five Ways Station.

Accommodation

A handsome ground & first floor office arranged with glazed internal offices and benefiting from parking for four cars.

Service Charge

To be confirmed

Business Rates

Rateable Value £25,250

Viewing

Strictly by prior appointment through Maguire Jackson

Legal Costs

Each party to be responsible for their own legal costs.

VAT

To be confirmed

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(11-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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